



KNOX CITY COUNCIL MINUTES

Ordinary Meeting of Council

Held at the

Civic Centre

511 Burwood Highway

Wantirna South

On

Tuesday 28 June 2016

KNOX CITY COUNCIL

**MINUTES FOR THE ORDINARY MEETING OF COUNCIL HELD AT THE
CIVIC CENTRE, 511 BURWOOD HIGHWAY, WANTIRNA SOUTH**

**ON
TUESDAY 28 JUNE 2016 AT 7.00PM**

PRESENT:

<i>Cr T Holland (Mayor & Chairperson)</i>	<i>Friberg Ward</i>
<i>Cr P Lockwood</i>	<i>Baird Ward</i>
<i>Cr J Mortimore</i>	<i>Chandler Ward</i>
<i>Cr J Cossari</i>	<i>Collier Ward</i>
<i>Cr A Gill</i>	<i>Dinsdale Ward</i>
<i>Cr K Orpen</i>	<i>Dobson Ward</i>
<i>Cr L Cooper</i>	<i>Scott Ward</i>
<i>Cr D Pearce</i>	<i>Taylor Ward</i>
<i>Cr N Seymour</i>	<i>Tirhatuan Ward</i>
<i>Ms J Truman</i>	<i>Acting Chief Executive Officer</i>
<i>Dr I Bell</i>	<i>Director – Engineering & Infrastructure</i>
<i>Mr A Kourambas</i>	<i>Director - City Development</i>
<i>Ms M Palatsides</i>	<i>Acting Director – Corporate Development</i>
<i>Ms J Brown</i>	<i>Acting Director – Community Services</i>
<i>Ms F Cousins</i>	<i>Manager - Governance & Innovation</i>

**THE MEETING OPENED WITH A PRAYER, STATEMENT OF ACKNOWLEDGEMENT
AND A STATEMENT OF COMMITMENT**

***“Knox City Council acknowledges we are on the
traditional land of the Wurundjeri and Bunurong people
and pay our respects to elders both past and present.”***

BUSINESS:**Page Nos.****1. APOLOGIES AND REQUESTS FOR LEAVE OF ABSENCE**

Nil.

2. DECLARATIONS OF CONFLICT OF INTEREST

Pursuant to Section 79 of the Local Government Act 1989 (the Act), Councillor Orpen declared an indirect interest pursuant to Section 78B of the Act in Item 10.5 on the grounds that she holds office in an association that may be a beneficiary of Council's deliberations.

Pursuant to Section 79 of the Local Government Act 1989 (the Act), Councillor Seymour declared an indirect interest pursuant to Section 78B of the Act in Item 10.5 on the grounds that she holds office in an association that may be a beneficiary of Council's deliberations.

3. CONFIRMATION OF MINUTES

MOVED: CR. PEARCE
SECONDED: CR. COSSARI

3.1 Confirmation of Minutes of Ordinary Meeting of Council held on Tuesday 24 May 2016

CARRIED

MOVED: CR. PEARCE
SECONDED: CR. COSSARI

3.2 Confirmation of Minutes of Strategic Planning Committee Meeting held on Tuesday 14 June 2016

CARRIED

4. PETITIONS AND MEMORIALS

4.1 Councillor Cooper presented a petition with 78 signatories requesting a school crossing be placed on Tyner Road, Wantirna South, outside the front of St Andrews Christian College.

The Petition lay on the table.

5. REPORTS BY COUNCILLORS

- | | | |
|-----|------------------------|----|
| 5.1 | Committees & Delegates | 1. |
| 5.2 | Ward Issues | 4. |

6. CONSIDERING AND ORDERING UPON OFFICERS' REPORTS WITHIN THE CITY DEVELOPMENT GROUP

- | | | |
|-----|---|-------------|
| | All Wards | |
| 6.1 | <i>Report Of Planning Applications Decided Under Delegation (160/1/06)</i> | 6. |
| | All Wards | |
| 6.2 | <i>Knox Planning Scheme Rewrite – Amendment C150 To The Knox Planning Scheme</i> | 13. |
| | Friberg Ward | |
| 6.3 | <i>Application For The Construction Of Nine (9) Dwellings (Seven (7) Double Storey And Two (2) Single Storey Dwellings) At 45-47 Conn Street, Ferntree Gully (P/2015/6877)</i> | 23. |
| | Dinsdale Ward | |
| 6.4 | <i>Application For The Construction Of Six (6) 3-Storey Townhouses And Alteration Of Access To A Road In A Road Zone Category 1 At 265 Stud Road, Wantirna South, (P/2015/6979)</i> | 57. |
| | Dinsdale Ward | |
| 6.5 | <i>Application For The Construction Of Seven (7) Double Storey Dwellings And One (1) Single Storey Dwelling (Total Eight (8) Dwellings) At 39 Aubrey Grove, Boronia (Application No. P/2016/6147)</i> | 99. |
| | Collier Ward | |
| 6.6 | <i>To Use And Develop The Land For The Purpose Of 128 Dwellings (Comprising 100 Apartments Within A 5 Storey Building And 28 Three (3) Storey Townhouses), Buildings And Works For The Purpose Of A Retail Premises (Shop Or Cafe), Removal Of Native Vegetation, And Reduction In The Car Parking Requirements Of Clause 52.06 (Car Parking) At 601 Boronia Road, Wantirna (Application No. P/2015/6866)</i> | 131. |

7. PUBLIC QUESTION TIME

(Following the completion of business relating to Item 6, City Development, the business before the Council Meeting will be deferred to consider questions submitted by the public). **192.**

8. CONSIDERING AND ORDERING UPON OFFICERS' REPORTS WITHIN THE ENGINEERING & INFRASTRUCTURE GROUP

		<i>All Wards</i>	
8.1	<i>Footpath and Shared Path Asset Management Plan</i>		<i>194.</i>
		<i>Ward</i>	
8.2	<i>Awarding of Contract No. 2185 - Reconstruction of Ashton Road, Kingston Street and Mountain Gate Drive, Ferntree Gully</i>		<i>203.</i>

9. CONSIDERING AND ORDERING UPON OFFICERS' REPORTS WITHIN THE COMMUNITY SERVICES GROUP

		<i>All Wards</i>	
9.1	<i>Community Facilities Planning Policy</i>		<i>211.</i>

10. CONSIDERING AND ORDERING UPON OFFICERS' REPORTS WITHIN THE CORPORATE DEVELOPMENT GROUP

		<i>All Wards</i>	
10.1	<i>Annual Budget 2016/17</i>		<i>243.</i>
		<i>All Wards</i>	
10.2	<i>Amendment to 2016 Council Meeting Schedule</i>		<i>249.</i>
		<i>Dobson Ward</i>	
10.3	<i>Proposed Sale of Part Drainage Reserve Abutting 10 Blucher Street, Ferntree Gully (Melway Ref: 74 B7)</i>		<i>252.</i>
		<i>Baird Ward</i>	
10.4	<i>Proposed Sale of Land Abutting 49 Albert Avenue, Boronia</i>		<i>256.</i>
		<i>All Wards</i>	
10.5	<i>Incidental Community Grants Program Applications</i>		<i>260.</i>

<u>14.</u>	<u>URGENT BUSINESS</u>		272.
14.1	<i>Urgent Business (brought forward for discussion prior to Item 11.1)</i>		272.
<u>11.</u>	<u>ITEMS FOR INFORMATION</u>		
11.1	<i>Works Report (as at 14 June 2016)</i>	<i>All Wards</i>	274.
11.2	<i>Assemblies of Councillors</i>	<i>All Wards</i>	290.
11.3	<i>Supplementary Valuations</i>	<i>All Wards</i>	307.
<u>12.</u>	<u>MOTIONS FOR WHICH NOTICE HAS PREVIOUSLY BEEN GIVEN</u>		311.
12.1	<i>Notice Of Motion - No. 38 Amendment to the Draft General Provisions Local Law Administrative Guidelines related to election signage</i>		311.
12.2	<i>Notice Of Motion - No. 39 Required Changes to Dog and Cat Registration Fees</i>		312.
12.3	<i>Notice Of Motion - No. 40 Upper Gully Strategic Plan - Amendment C141 to the Knox Planning Scheme</i>		315.
<u>13.</u>	<u>SUPPLEMENTARY ITEMS</u>		318.
<u>14.</u>	<u>URGENT BUSINESS</u>		318.
14.2	<i>Call Up Items</i>		318.
<u>15.</u>	<u>QUESTIONS WITHOUT NOTICE</u>		318.

JOANNE TRUMAN
ACTING CHIEF EXECUTIVE OFFICER

5. REPORTS BY COUNCILLORS

5.1 Committees & Delegates

5.1.1 COUNCILLOR ORPEN

Councillor Orpen attended the following Meetings

- Knox Regional Sports Park Advisory Committee
- Coonara Community House Annual General Meeting
- Jason Wood MP, Member for La Trobe re funds for feasibility study - Pedestrian/Cycle Overpass in Upper Ferntree Gully
- National Disability Insurance Scheme Public Submission Hearing
- Annual Budget Submissions Hearing
- Audit Committee
- Leisure Minor Capital Works Grant Scheme Committee
- Knox Rotary Club Changeover Dinner
- Stamford Park Steering Committee
- Knox Central Advisory Committee
- GoWomenLG2016 Victorian Local Governance Association Panel

5.1.2 COUNCILLOR MORTIMORE

Councillor Mortimore attended the following Meetings

- Eastern Alliance Greenhouse Action Committee (elected Chair for next 12 months)
- Green Foot Flicks
- Annual Budget Submissions Hearing
- Knox Housing Advisory Committee
- The Basin Triangle Community Garden
- Metropolitan Waste Management Group
- Community Health and Wellbeing Reference Group
- Community Safety Advisory Committee
- The Basin Fire Brigade

5.1 Committees & Delegates (cont'd)

5.1.3 COUNCILLOR COSSARI

Councillor Cossari attended the following Meetings

- Municipal Association of Victoria Multicultural Committee
- Templeton Reserve Draft Masterplan - meeting with key stakeholders
- Annual Budget Submissions Hearing
- Chinese Association of Victoria Mid Year Dinner
- Knox Central Advisory Committee

5.1.4 COUNCILLOR PEARCE

Councillor Pearce attended the following Meetings

- Mayoral Ball
- Economic Development Committee
- Knox One Tree per Child Formal Presentation to Park Ridge Primary School
- Annual Budget Submissions Hearing
- Knox Central Advisory Committee

5.1.5 COUNCILLOR GILL

Councillor Gill attended the following Meetings

- Hon. Daniel Andrews MP, Premier of Victoria discussion on Bayswater Grade Separation, possibility of developing a new library and community facility as well as relocating the Scouts to provide increased car parking in the area.

5.1.6 COUNCILLOR COOPER

Councillor Cooper attended the following Meetings

- Knox Regional Sports Park Advisory Committee
- National Disability Insurance Scheme Public Submission Hearing
- Citizenship Ceremony
- Annual Budget Submissions Hearing
- Knox Park Primary School
- Knox Central Advisory Committee

5.1 Committees & Delegates (cont'd)

5.1.7 COUNCILLOR SEYMOUR

Councillor Seymour attended the following Meetings

- Knox Regional Sports Park Advisory Committee
- Peppertree Hill Retirement Community
- Annual Budget Submissions Hearing
- Scoresby 55+ Social Circle
- Community Health and Wellbeing Advisory Committee
- World Elder Abuse Awareness Day Morning Tea
- Early Years Advisory Committee
- Official Opening of Community Kids Haven Early Learning & Kinder
- Leisure Minor Capital Works Grant Scheme Committee
- Stamford Park Steering Committee

5.1.8 COUNCILLOR HOLLAND (MAYOR)

Councillor Holland attended the following Meetings

- Launch of Wall to Wall Mentoring Program
- Citizenship Ceremony
- Annual Budget Submissions Hearing
- Bayswater Secondary College - Talk to Year 7 Civics Class
- Kingston Economic Development Breakfast
- Audit Committee
- Opening of Exner Reserve Floodlighting
- Chinese Association of Victoria Mid Year Dinner
- Knox Central Advisory Committee

5.2 Ward Issues

5.2.1 COUNCILLOR ORPEN (DOBSON WARD)

- Councillor Orpen advised that the Director City Development discussed the interim height controls for Upper Ferntree Gully with the Minister for Transport, Planning and Local Infrastructure and has been advised the controls are about to be signed off. Councillor Orpen noted that Council now needs to wait until they are gazetted to take effect.
- Councillor Orpen provided her fellow Councillors with an update on the Ferntree Gully Structure Plan. Councillor Orpen advised that part of the plan is for a pedestrian and cycle shared overpass that will help combat the parking issues at the 1000 Steps and be the missing link in the Lilydale to Belgrave cycle route. Councillor Orpen was proud to inform Council that on Saturday the Coalition Government committed \$300,000 if re-elected towards addressing the parking at the 1000 steps as well as funding a feasibility study for the proposed overpass.

5.2.2 COUNCILLOR MORTIMORE (CHANDLER WARD)

- Councillor Mortimore stated that recently he was approached in a supermarket by a local resident who wanted to pass on that he had had dealings with a council officer and found her to be courteous, friendly and extremely helpful. Councillor Mortimore confirmed that he has experienced the same attitude from this council officer in his interactions with her. Councillor Mortimore noted this is wonderful feedback.
- Councillor Mortimore further noted that he has been approached by parents with concerns about the mud patch that currently exists at Miller Park, Boronia. Councillor Mortimore confirmed that Council does intend to remedy this issue but is not able to do so this year.
- Councillor Mortimore noted that the interim height controls for The Basin and Alchester Village neighbourhood activity centres are about to become permanent with Council now just waiting for gazettal. Councillor Mortimore thanked all colleagues, particularly Councillor Orpen, who helped develop these controls. Councillor Mortimore stated that this has been a long battle but Council has been able to provide the community with the end result they wanted.

5.2 Ward Issues

5.2.3 COUNCILLOR LOCKWOOD (BAIRD WARD)

- Councillor Lockwood informed his fellow Councillors that he has been meeting with the sporting clubs who utilise Pickett Reserve to discuss what they would like to see included in the reserve's masterplan.
- Councillor Lockwood discussed the Knox Housing Strategy (Amendment C131) and stated that now the amendment has been approved by the Minister, further feedback has been received. Councillor Lockwood noted that Amendment C131 was mostly successful and that although there are still some issues, all-in-all it is a good outcome for the municipality. Councillor Lockwood advised that the Knox Housing Strategy means there will be less dense development throughout the suburbs with more development around the activity centres.
- Councillor Lockwood commended the work of the Arts and Culture Committee. Councillor Lockwood noted the success of Immerse, Wall-to-Wall, the replacement of Bunjil and all the shows hosted by the Arts Centre. Councillor Lockwood stated that the Committee is now busy preparing for the coming festivals within the municipality.

5.2.4 COUNCILLOR COSSARI (COLLIER WARD)

- Councillor Cossari noted that he has met with stakeholders at Templeton Reserve and is currently in the process of resolving their issues.

5.2.5 COUNCILLOR PEARCE (TAYLOR WARD)

- Councillor Pearce noted his attendance at a presentation at Park Ridge Primary School for the One Child One Tree project. Councillor Pearce described Council's Biodiversity team as dedicated and passionate. Councillor Pearce further commended the fantastic job the team is doing in delivering this project.

ALL WARDS**6.1 REPORT OF PLANNING APPLICATIONS DECIDED UNDER DELEGATION**

SUMMARY: *Manager – City Planning (Paul Dickie)*

Details of planning applications considered under delegation are referred for information. It is recommended that the items be noted.

RECOMMENDATION

That the planning applications decided under delegation report (between 1 May to 31 May 2016) be noted.

REPORT

Details of planning applications decided under delegation from 1 May to 31 May 2016 are attached. The applications are summarised as follows:

Application Type		No
Building & Works:	Residential	19
	Other	5
Subdivision		18
Units		18
Tree Removal/Pruning		16
Change of use		6
Signage		2
Single Dwelling		2
Variation to Covenant		1
TOTAL		87

COUNCIL RESOLUTION

MOVED: CR. PEARCE

SECONDED: CR. LOCKWOOD

That the planning applications decided under delegation report (between 1 May to 31 May 2016) be noted.

CARRIED

Knox City Council
Planning Applications Decided by Responsible Officer

1 May – 31 May 2016

Ward	No/Type	Address	Description	Decision
Baird	2015/6856	40 Paton Crescent BORONIA VIC 3155	The construction of two (2) double storey dwellings to the rear of the existing dwelling	17/05/2016 Notice of Decision
Baird	2015/6742	17 Woodmason Road BORONIA VIC 3155	The construction of a double storey dwelling to the rear of the existing dwelling	4/05/2016 Notice of Decision
Baird	2016/6298	287 Scoresby Road BORONIA VIC 3155	Removal and pruning of trees	4/05/2016 Approved
Baird	2015/6557	251 Boronia Road BORONIA VIC 3155	Development of land for double storey dwelling to the rear of the existing dwelling and alteration of vehicle access to a Category 1 Road.	30/05/2016 Refused
Baird	2015/6937	1/55 Barry Street BAYSWATER VIC 3153	Change of use to museum and reduction of the car parking requirements of Clause 52.06 of the Knox Planning Scheme	5/05/2016 Approved
Baird	2016/6259	104 Boronia Road BORONIA VIC 3155	Signage	9/05/2016 Approved
Baird	2016/6311	22 Gregory Road BORONIA VIC 3155	Removal of 2 Trees	6/05/2016 Approved
Baird	2015/6838	222 Boronia Road BORONIA VIC 3155	6 Lot Subdivision (Approved Unit Development)	13/05/2016 Approved
Baird	2016/9038	4/30 Rankin Road BORONIA VIC 3155	The removal of one Eucalyptus nicholii	5/05/2016 Approved
Chandler	2016/6165	19 Wedmore Road BORONIA VIC 3155	The construction of one (1) double storey dwelling and one (1) single storey dwelling to the rear of the existing dwelling	24/05/2016 Notice of Decision
Chandler	2016/9050	33 Underwood Road BORONIA VIC 3155	Removal of bifurcated Chamaecyparis lawsoniana Aurea	24/05/2016 Approved
Chandler	2016/6276	27 Marland Road BORONIA VIC 3155	Buildings and Works (Freestanding Colorbond Steel Carport)	18/05/2016 Approved
Chandler	2016/6043	15 Albert Avenue BORONIA VIC 3155	The construction of seven (7) three storey dwellings	20/05/2016 Refused

Ward	No/Type	Address	Description	Decision
Chandler	2016/9054	15 Goodwin Street THE BASIN VIC 3154	Remove a Eucalyptus macrorhyncha on the fenceline	30/05/2016 Approved
Chandler	2016/9049	4 Democrat Drive THE BASIN VIC 3154	Removal of Eucalyptus radiata	23/05/2016 Approved
Chandler	2016/6157	11 Allandale Road BORONIA VIC 3155	9 Lot Subdivision (Approved unit site)	10/05/2016 Approved
Chandler	2016/6146	3 Melrose Court BORONIA VIC 3155	Building and works (extension to an existing dwelling)	30/05/2016 Approved
Chandler	2016/6197	34 Bambury Street BORONIA VIC 3155	3 Lot Subdivision (Approved Unit Development)	19/05/2016 Approved
Chandler	2016/6168	17 Albert Avenue BORONIA VIC 3155	6 Lot Subdivision (approved unit development)	6/05/2016 Approved
Chandler	2016/9037	4/362 Dorset Road BORONIA VIC 3155	Removal of one Leyland Cypress tree	4/05/2016 Approved
Chandler	2015/6832	1 Dobson Lane THE BASIN VIC 3154	3 Lot Subdivision	26/05/2016 Approved
Chandler	2016/6003	20 Old Coach Road THE BASIN VIC 3154	Use and construction of a dependant persons unit	12/05/2016 Approved
Chandler	2015/6750	2 Frances Street THE BASIN VIC 3154	The construction of two (2) double storey dwellings and removal of vegetation	18/05/2016 Notice of Decision
Chandler	2016/9045	13 Landscape Drive BORONIA VIC 3155	Habitat pruning of one dead Eucalyptus radiata	17/05/2016 Approved
Chandler	2016/6247	17 Harnett Street BORONIA VIC 3155	Addition to existing dwelling	18/05/2016 Approved
Collier	2016/6110	28 Havelock Road BAYSWATER VIC 3153	Change of Use - Car Sales	13/05/2016 Approved
Collier	2016/6241	Knox Pvt Hospital 262 Mountain Highway WANTIRNA VIC 3152	Business Identification Signage	11/05/2016 Approved
Dinsdale	2016/6198	26 Yarran Grove BAYSWATER VIC 3153	2 Lot Subdivision (approved unit development)	23/05/2016 Approved
Dinsdale	2016/6273	Knox Ozone (MASTER) 509 Burwood Highway WANTIRNA SOUTH VIC 3152	Change of use to an indoor recreation facility, associated buildings & works, advertising signage and a car parking reduction.	24/05/2016 Approved
Dinsdale	2015/6793	3 Strahan Court BORONIA VIC 3155	The construction of a double storey dwelling to the rear of the existing dwelling	9/05/2016 Notice of Decision
Dinsdale	2016/9042	22 Queenstown Road BORONIA VIC 3155	The removal of one Eucalyptus radiata	9/05/2016 Approved

Ward	No/Type	Address	Description	Decision
Dinsdale	2015/6749	20 Norfolk Avenue WANTIRNA SOUTH VIC 3152	2 Lot Subdivision (Approved Unit Development)	13/05/2016 Approved
Dobson	2016/9052	30A Albert Street UPPER FERNTREE GULLY VIC 3156	Removal of one Eucalyptus cladocalyx	26/05/2016 Approved
Dobson	2016/9048	31 Waters Avenue UPPER FERNTREE GULLY VIC 3156	Removal of Corymbia ficifolia	23/05/2016 Approved
Dobson	2016/9044	1 Willow Road UPPER FERNTREE GULLY VIC 3156	Remove 1 large tree limb that is over hanging the main power line	17/05/2016 Approved
Dobson	2016/6139	30A Albert Street UPPER FERNTREE GULLY VIC 3156	Building works (Garage) and removal of vegetation	2/05/2016 Approved
Dobson	2016/6194	13 Chestnut Avenue FERNTREE GULLY VIC 3156	Buildings and works (extension to an existing dwelling)	9/05/2016 Approved
Dobson	2016/6231	2 Nelson Street FERNTREE GULLY VIC 3156	Construction of garage and carport	9/05/2016 Approved
Dobson	2016/6170	14 Old Belgrave Road UPPER FERNTREE GULLY VIC 3156	Extension to existing dwelling	5/05/2016 Approved
Dobson	2016/6100	4 Tarana Avenue UPPER FERNTREE GULLY VIC 3156	Buildings and Works - Alteration & addition to existing dwelling and associated outbuilding (garage)	31/05/2016 Approved
Dobson	2016/6069	10 Broadview Terrace LYSTERFIELD VIC 3156	Use and construction of a dwelling	19/05/2016 Approved
Dobson	2016/9053	52 Dorset Road FERNTREE GULLY VIC 3156	Remove 1 Liquidambar styraciflua	30/05/2016 Approved
Dobson	2016/6271	50 Heritage Way LYSTERFIELD VIC 3156	Buildings and Works (Shed)	9/05/2016 Approved
Dobson	2016/6309	4 Johns Street UPPER FERNTREE GULLY VIC 3156	Buildings and Works (Dwelling additions)	19/05/2016 Approved
Dobson	2016/6333	24 Harnett Street BORONIA VIC 3155	Construction of dwelling additions including a carport and deck	30/05/2016 Approved
Dobson	2016/6205	24 Cornhill Street FERNTREE GULLY VIC 3156	2 Lot Subdivision (Approved Unit Development)	27/05/2016 Approved
Dobson	2016/9047	2/41 Austin Street FERNTREE GULLY VIC 3156	Prune/lop one Pin Oak tree in rear courtyard	19/05/2016 Approved

Ward	No/Type	Address	Description	Decision
Dobson	2015/6682	26 Bales Street FERNTREE GULLY VIC 3156	The construction of a double storey dwelling on the land	13/05/2016 Refused
Dobson	2016/6073	2 Opie Street FERNTREE GULLY VIC 3156	Construction of additions to existing dwelling (verandah)	20/05/2016 Approved
Dobson	2014/6451	1168 Burwood Highway UPPER FERNTREE GULLY VIC 3156	Development of the land for a 3 storey apartment building containing 15 dwellings, basement car parking, one ground floor retail space, and alteration to a Road Zone Category 1	25/05/2016 Refused
Dobson	2016/6200	37 Williams Lane FERNTREE GULLY VIC 3156	Alterations and additions to dwelling and construction of a garage	4/05/2016 Approved
Dobson	2015/6930	26 Myrtle Crescent FERNTREE GULLY VIC 3156	Double Storey Dwelling & Tree Removal	31/05/2016 Approved
Dobson	2016/6079	2B George Street FERNTREE GULLY VIC 3156	Construction of second storey addition to existing dwelling	10/05/2016 Approved
Dobson	2016/9039	2/22 Veronica Street FERNTREE GULLY VIC 3156	The removal of one Pin Oak	9/05/2016 Approved
Dobson	2016/6242	5 Opie Street FERNTREE GULLY VIC 3156	Buildings and Works (Dwelling)	6/05/2016 Approved
Dobson	2016/6145	26 The Avenue FERNTREE GULLY VIC 3156	Buildings and works (the construction of a dwelling)	6/05/2016 Approved
Dobson	2016/6142	15 Logan Court LYSTERFIELD VIC 3156	The use and construction of a dwelling	6/05/2016 Approved
Friberg	2016/9036	5/50 Rushdale Street KNOXFIELD VIC 3180	Awning and picnic tables	5/05/2016 Approved
Friberg	2015/6925	1/794 Burwood Highway FERNTREE GULLY VIC 3156	Use of land for a veterinary centre, reduction in area of the existing restricted retail premises, associated buildings and works, advertising signs and reduction of car parking spaces.	24/05/2016 Approved
Friberg	2016/6176	2 Holme Road FERNTREE GULLY VIC 3156	The construction of a double storey dwelling to the rear of the existing dwelling	24/05/2016 Notice of Decision

Ward	No/Type	Address	Description	Decision
Friberg	2016/6023	880 & 882-884 Burwood Highway FERNTREE GULLY VIC 3156	Use of the land for an indoor recreation facility (gymnasium), office and restricted retail	24/05/2016 Notice of Decision
Friberg	2015/6437	146 Taylors Lane ROWVILLE VIC 3178	2 Lot Subdivision (Approved Unit Development)	4/05/2016 Approved
Friberg	2016/6006	37 Adele Avenue FERNTREE GULLY VIC 3156	The construction of three (3) double storey dwellings	31/05/2016 Notice of Decision
Friberg	2016/6138	33 Lloyd Street KNOXFIELD VIC 3180	2 Lot Subdivision (Approved unit site)	10/05/2016 Approved
Friberg	2015/6968	1824 Ferntree Gully Road FERNTREE GULLY VIC 3156	The construction four (4) double storey dwellings and access to a road in road zone category 1	31/05/2016 Approved
Friberg	2015/6906	59 Harley Street KNOXFIELD VIC 3180	The construction of three (3) double storey dwellings on the land	19/05/2016 Refused
Friberg	2016/6236	25 Ross Street FERNTREE GULLY VIC 3156	The construction of a single storey dwelling to the rear of the existing dwelling	30/05/2016 Approved
Friberg	2016/6221	1577 Ferntree Gully Road KNOXFIELD VIC 3180	Buildings and Works - Shop front roller shutters	3/05/2016 Approved
Friberg	2016/6140	6 Elton Road FERNTREE GULLY VIC 3156	2 Lot subdivision (approved unit development)	10/05/2016 Approved
Scott	2016/9046	10 Wolf Street WANTIRNA SOUTH VIC 3152	Studio	20/05/2016 Approved
Scott	2016/6188	525 Stud Road WANTIRNA SOUTH VIC 3152	18 Lot Subdivision (Approved Unit Development)	4/05/2016 Approved
Scott	2016/6173	36 Bunnett Road KNOXFIELD VIC 3180	3 lot Subdivision (Approved Unit Development)	13/05/2016 Approved
Scott	2015/6465	10 White Road WANTIRNA SOUTH VIC 3152	The construction of two (2) three storey dwellings on the land	2/05/2016 Notice of Decision
Scott	2015/6450	87 Rickards Avenue North KNOXFIELD VIC 3180	The construction of two (2) double storey dwellings on the land	9/05/2016 Notice of Decision
Scott	2016/9041	5 Newstead Way WANTIRNA SOUTH VIC 3152	Buildings and works - demolition of existing dwelling and construction of a new double storey dwelling with dependant persons unit to the rear.	11/05/2016 Approved

Ward	No/Type	Address	Description	Decision
Taylor	2016/6150	20 Burchall Crescent ROWVILLE VIC 3178	2 lot subdivision (approved unit site)	10/05/2016 Approved
Taylor	2016/6148	1 Mersey Close ROWVILLE VIC 3178	2 Lot Subdivision (approved unit site)	10/05/2016 Approved
Tirhatuan	2016/9051	54 Seebeck Road ROWVILLE VIC 3178	Removal of one Eucalyptus nicholii	25/05/2016 Approved
Tirhatuan	2015/6781	66 Lakeview Avenue ROWVILLE VIC 3178	Variation to Covenant L908636L to delete the wording "...any building other than one private dwelling house..." and replace it with "... any buildings..."	20/05/2016 Approved
Tirhatuan	2015/6892	2 Leigh Court SCORESBY VIC 3179	The construction of a single storey dwelling to the rear of the existing dwelling	5/05/2016 Approved
Tirhatuan	2016/6227	1/23 Kelletts Road ROWVILLE VIC 3178	Alteration to existing building	4/05/2016 Approved
Tirhatuan	2015/6488	9 Sunningdale Court ROWVILLE VIC 3178	The construction of a double storey dwelling to the rear of the existing dwelling	30/05/2016 Notice of Decision
Tirhatuan	2016/6307	PEPPERTREE HILL 148/15 Fulham Road ROWVILLE VIC 3178	Buildings and Works (Open Verandah attached to a Existing Retirement Unit)	13/05/2016 Approved
Tirhatuan	2016/6206	713 Stud Road SCORESBY VIC 3179	3 Lot Subdivision (Approved Unit Development)	26/05/2016 Approved
Tirhatuan	2016/6207	9/1271 Ferntree Gully Road SCORESBY VIC 3179	Change of use - Personal training studio	30/05/2016 Approved
Tirhatuan	2016/6171	3 Stamford Crescent ROWVILLE VIC 3178	5 Lot Subdivision (Approved Unit Development)	13/05/2016 Approved
Tirhatuan	2016/6186	13 Avalon Road ROWVILLE VIC 3178	2 Lot Subdivision (Approved Unit Development)	12/05/2016 Approved

Total: 87

ALL WARDS**6.2 KNOX PLANNING SCHEME REWRITE – AMENDMENT C150 TO THE KNOX PLANNING SCHEME**

SUMMARY: *Project Manager – Strategic Planning
(Susan Thompson)*

This report provides an overview of the proposed Amendment C150 which rewrites the local content of the Knox Planning Scheme. It seeks Council's endorsement of Amendment C150 to request the Minister for Planning's authorisation to publicly exhibit the Amendment to implement the new content into the Planning Scheme.

Amendment C150 proposes to implement recommendations of the Knox Planning Scheme Review 2015, which was endorsed by Council on 26 May 2015. The Amendment rewrites the Municipal Strategic Statement (MSS) to provide clearer strategic direction, integrate current Council plans and strategies, reduce red tape and address policy gaps. The proposed structure and content, including new local planning policies, are outlined in this report.

Subject to Council's endorsement and the Minister for Planning's authorisation, it is proposed to publicly exhibit Amendment C150 in August-September 2016, prior to the Council election period.

RECOMMENDATION

That Council:

- 1. Endorse Appendix A – Proposed Planning Scheme Amendment C150 to the Knox Planning Scheme documentation for the purpose of public exhibition;**
- 2. Seek authorisation from the Minister for Planning to prepare and exhibit Planning Scheme Amendment C150;**
- 3. Subject to receiving authorisation from the Minister for Planning, place Amendment C150 on public exhibition for a period of at least one month;**
- 4. Resolve that, pursuant to Section 19(1A) of the *Planning and Environment Act 1987*, notification of Amendment C150 will not include direct notification to all landowners and occupiers and occupiers within the municipality (pursuant to Section 19(1)(b)) on the basis that it is impractical to do so. Notification of the Amendment will occur in accordance with Section 19(1B) of the Act, and will be in the form as outlined in Section 3 of this report.**
- 5. Request an extension of time from the Minister for Planning from *Ministerial Direction Number 15* to enable additional time to consider submissions prior to the Planning Panel process commencing.**

6.2 Knox Planning Scheme Rewrite (cont'd)

Recommendation (cont'd)

- 6. Authorise the Director - City Development to make minor changes to Amendment C150, where the changes do not affect the purpose or intent of the Amendment.**

1. INTRODUCTION

The Knox Planning Scheme (the Scheme) guides and regulates land use and development in the City of Knox. It is the framework (used by Council and VCAT) to make decisions on planning permit applications.

Proposed Amendment C150 will implement the recommendations of the Planning Scheme Review (adopted by Council in May 2015). It will restructure the Municipal Strategic Statement (MSS) to improve strategic direction and clarity, and reduce red tape. It also includes new content that addresses identified policy gaps in the current Scheme.

It incorporates Council's adopted policies by introducing objectives and strategies into the MSS that reflect the Knox Vision, City Plan and Integrated City Strategy, which are relevant to land use and development.

This report outlines the proposed new content of the Scheme and attaches the full Amendment C150 to the Knox Planning Scheme in Appendix A. The report also recommends that Council request the Minister for Planning to authorise Amendment C150 to commence the planning scheme amendment process.

2. DISCUSSION

2.1 Knox Planning Scheme

The Knox Planning Scheme includes State content (the State Planning Policy Framework (SPPF) and local content (Local Planning Policy Framework (LPPF) – which includes the Municipal Strategic Statement (MSS), local planning policies, and zone, overlay and particular provision schedules.

Amendment C150 proposes to amend the LPPF - primarily the MSS and local planning policies. Some zone, overlay and particular provision schedules have been revised to be more concise and cut red tape, in line with recommendations of the *Knox Planning Scheme Review Report 2015*.

2.2 Why is the Scheme being rewritten?

The Scheme is being rewritten to implement the recommendations of the *Knox Planning Scheme Review 2015*, which is required under the *Planning and Environment Act 1987*.

6.2 Knox Planning Scheme Rewrite (cont'd)

The rewrite will:

- provide clearer strategic direction that better integrates Council's Vision, City Plan and Integrated City Strategy, and other relevant Council plans and strategies recently adopted (e.g. the Integrated Transport Strategy). A summary of how the new Scheme addresses the Integrated City Strategy is provided in the Explanatory Report forming part of Appendix A;
- address specific policy gaps, such as liveability, environmentally sustainable development (ESD), advertising signage and gaming;
- be more efficient and reduce complexity by cutting red tape for planning scheme users, particularly for less complex applications within the Foothills;
- be clearer and concise, removing irrelevant and unnecessary detail;
- remove repetition and provide a more logical structure for the community to follow and understand;
- reflect best practice planning policy;
- better align the LPPF with the SPPF.

2.3 What is changing?

Existing content is being substantially restructured. While some local content in the Scheme is being revised, no key policy directions are changing.

The rewrite elevates and strengthens existing policy by removing superfluous and unnecessary detail, contributing to a more transparent and efficient planning assessment process. No content critical to decision-making on permit applications will be deleted.

A complete copy of the proposed content of the new Knox Planning Scheme is in Appendix A.

2.4 What is the new local content?

Four new local planning policies are proposed. They were all recognised as policy gaps in the *Knox Planning Scheme Review 2015*:

1. Advertising signs:

This policy will guide decision-making on applications for advertising signs, with a particular focus on large format signs such as promotional, panel, pole and sky signs. It does not change the permit triggers for signs; rather it will give better guidance on the appropriate location, style, size, lighting etc. of large promotional signs.

2. Non-residential uses in residential areas:

This policy will guide decision-making on non-residential uses (such as medical centres, vets, convenience shops, child care centres) proposing to locate in residential areas.

6.2 Knox Planning Scheme Rewrite (cont'd)

This policy content exists in the current MSS; however it will be more effective as a separate local policy with clearer objectives and strategies. The policy will not change permit requirements for these uses, rather it will provide better guidance on appropriate locations, design, scale and management of these uses.

3. Environmentally Sustainable Development (ESD):

This policy will require permit applications for two or more additional dwellings, or larger non-residential development, to incorporate environmentally sustainable design standards. Applicants will need to achieve ESD through design standards on energy performance, water resources, indoor environment quality, stormwater and waste management, transport and urban ecology. It builds on and improves Council's current ESD policy, which sits outside the Planning Scheme. The policy is consistent with current practice for assessment of ESD in planning applications, and will provide greater clarity and direction for permit applicants.

4. Gaming:

This policy will guide decision-making on planning applications to use or install gaming machines or to use and develop land for a gaming premises. Applicants will need to meet harm minimisation policy objectives by complying with performance criteria on appropriate locations and venue management and submitting a social and economic impact assessment. This is consistent with similar policies progressively being introduced by other Councils across Victoria.

This policy will incorporate Council policy on gaming into the Planning Scheme. The supporting *Gaming Policy Direction Paper 2015* and Council's *Electronic Gaming Policy* was adopted by Council on 24 May 2016.

2.5 What are the other significant changes?

While some major structural changes are proposed, no critical content to decision making will be removed. Throughout the planning scheme language will be tightened to strengthen its effectiveness. In addition the planning scheme will be updated to reflect current adopted Council policy. Specific changes include:

- Introducing a new 'Community Development' clause within the MSS. This will raise the profile of liveability, social impact and community health and wellbeing issues in decisions on major planning applications. It also addresses specific land uses such as gaming and licensed premises. Policy guidance on these issues were identified as a gap as part of the *Knox Planning Scheme Review 2015*.

6.2 Knox Planning Scheme Rewrite (cont'd)

- Introducing a 'Local Areas' clause within the MSS. This will translate existing area-based policies for activity centres and the Dandenong Foothills into the MSS. This will elevate their importance and strengthen the role of structure planning and Council's integrated planning processes. The local area implementation section will provide greater clarity on implementation of planning policy for these areas.
- Introducing a new MSS clause 'Environmental Risks' to better align with the SPPF and address potential issues including bushfire, land use buffers, climate change resilience and potentially contaminated land.
- Integrating the recently adopted *Knox Affordable Housing Action Plan 2015-2020* into the MSS and local policy for housing. The changes acknowledge the issues of declining housing affordability and limited supply of social housing, and includes strategies to support development that includes social housing in: Activity Centres; Strategic Investigation Sites; other large-scale sites; and Council-owned land.
- Updating the schedule to Clause 52.28 'Gaming', to clarify shopping complexes in Knox where new gaming machines are prohibited.
- Reducing red tape by revising schedules to the Significant Landscape Overlay and the Design and Development Overlay in the Dandenong Foothills to ensure consistency of permit triggers and decision guidelines between controls, and to make the permit process more efficient.
- Removing Schedule 5 to the Significant Landscape Overlay from the Carrington and Rathgar Road residential estates in Lysterfield. These estates are now fully developed, and do not have the same landscape or environmental character as other parts of the Foothills. Their inclusion within the SLO5 is no longer considered relevant.
- Reducing red tape by revising schedules to the Vegetation Protection Overlay and the Environmental Significance Overlay to improve clarity, ensure consistency with the new MSS, and effectively implement their objectives.

2.6 What is the process for implementing the rewritten Scheme?

The proposed Planning Scheme Amendment C150 will implement the proposed changes to the Knox Planning Scheme.

Council's endorsement of Amendment C150 is sought to request authorisation from the Minister for Planning to publicly exhibit the Amendment in August/September 2016, prior to the election period.

If Council receives submissions as a result of the public exhibition process (and Council is unable to change the amendment in the manner requested by the submitter), they will need to be considered by a Planning Panel appointed by the Minister for Planning. It is recommended that Council apply to the Minister for Planning for an extension of time from section 4(3) of *Ministerial Direction Number 15* to enable Council adequate time to consider submissions prior to the Planning Panel commencing.

6.2 Knox Planning Scheme Rewrite (cont'd)

This is important as consideration of submissions and reporting to Council is likely to occur over the Christmas/New Year period in 2016/17.

3. CONSULTATION

Proposed Amendment C150 to the Knox Planning Scheme was prepared with substantial input from several departments across Council.

An independent peer review of the draft content was completed in May 2016. Overall the review was positive and the recommended alterations have been incorporated into the amendment documentation at Appendix A.

Section 19(1)(b) of the *Planning & Environment Act 1987* requires that the planning authority must give notice of an amendment to *“the owners and occupiers of land that it believes may be materially affected by the amendment”*.

Section 19(1A) of the Act further states that the planning authority is not required to give notice of an amendment under S.19(1)(b) *“if it considers the number of owners and occupiers affected makes it impractical to notify them all”*. Section 19(1B) requires that where this occurs, the planning authority *“must take reasonable steps to ensure that public notice of the proposed amendment is given in the area affected by the amendment”*.

It is considered impractical to undertake direct notification to all owners and occupiers in the City of Knox. In lieu of this, and as provided for in the Act, it is proposed that the following community consultation and notice of the Amendment will occur:

- Public notices in the Government Gazette and the Knox Leader newspaper.
- Notification of the Amendment on Council's website and use of social media (including Council's Facebook page).
- Hard copies of the amendment documentation and a fact sheet available at the Civic Centre and local libraries.
- Letters to statutory State Government Ministers and public authorities, local State and Federal MPs, and adjoining councils.

In addition, direct consultation will occur with targeted interest groups which may have a particular interest in all or part of the amendment, including:

- Direct notification to: environmental groups; resident action groups; and major and regular planning permit applicants.
- Direct notification to gaming vendors and gaming support groups.
- Direct notification to shop owners and occupiers impacted by the proposed Gaming Schedule to Clause 52.28.

6.2 Knox Planning Scheme Rewrite (cont'd)

- Direct notification to the owners and occupiers of properties in the Carrington and Rathgar Road housing estates (affected by the proposed removal of the SLO5).
- Notification to Council Advisory Committees.

Subject to meeting the relevant deadlines (and dependent on receiving Ministerial authorisation in time), additional notification may also be able to be undertaken in:

- the August edition of the *Knox News*; and
- local community newspapers.

Subject to the Minister for Planning's authorisation, public exhibition will occur for a period of at least one month from mid-August to mid-September 2016, prior to the Council election period (which commences on 21 September 2016), in accordance with Council's 'Election Period Policy'.

Submissions will be reported to Council in December 2016/January 2017.

4. ENVIRONMENTAL/AMENITY ISSUES

Amendment C150 will deliver better environmental and amenity outcomes by reinforcing current planning policy that protects Knox's valued environmental and landscape features, integrating related council policies and addressing gaps in the current Scheme such as climate change resilience, flooding, land use buffers and facilitating environmentally sustainable development.

5. FINANCIAL & ECONOMIC IMPLICATIONS

Amendment C150 will provide clearer policy direction for potential future investment in the City.

Reducing red tape will reduce time and costs for applicants and Council.

Processing of Amendment C150 is funded within existing budgets. The planning scheme amendment process is expected to be completed by the end of 2017. This will be funded within Councils' ongoing City Futures planning scheme amendment budget.

6. SOCIAL IMPLICATIONS

The rewritten Knox Planning Scheme is expected to deliver better social outcomes by updating and clarifying current content, integrating current strategies and plans, and addressing policy gaps in the current Scheme. In particular, a new Gaming local planning policy that introduces harm minimisation principles, and a new clause in the MSS which focuses on liveability and community wellbeing issues, are included in the rewrite.

6.2 Knox Planning Scheme Rewrite (cont'd)

7. RELEVANCE TO CITY PLAN 2013-17 (INCORPORATING THE COUNCIL PLAN)

The Vision, *City Plan 2013-17* and *Integrated City Strategy and Implementation Plan 2015-17* are embedded in the rewritten Knox Planning Scheme, ensuring that land use and development objectives are now aligned. This was a key driver for rewriting the Scheme.

8. CONCLUSION

This report provides an overview of the proposed rewritten local content of the Knox Planning Scheme, which will provide clearer strategic direction, integrate current Council plans and strategies, reduce red tape and address key gaps.

The report seeks Council's endorsement of Amendment C150 to request the Minister for Planning's authorisation to publicly exhibit the Amendment to implement the new content into the Scheme.

Subject to Council's endorsement and the Minister for Planning's authorisation, it is proposed to publicly exhibit Amendment C150 for a period of at least one month in August-September 2016, prior to the Council election period.

Public exhibition will include broad and targeted consultation, but will not include direct notification to all landowners and occupiers in the municipality.

Submissions to Amendment C150 will be reported to Council in December 2016/January 2017.

9. CONFIDENTIALITY

There are no confidentiality issues associated with this report.

6.2 Knox Planning Scheme Rewrite (cont'd)**COUNCIL RESOLUTION**

MOVED: CR. LOCKWOOD

SECONDED: CR. COOPER

That Council:

1. Endorse Appendix A – Proposed Planning Scheme Amendment C150 to the Knox Planning Scheme documentation for the purpose of public exhibition;
2. Seek authorisation from the Minister for Planning to prepare and exhibit Planning Scheme Amendment C150;
3. Subject to receiving authorisation from the Minister for Planning, place Amendment C150 on public exhibition for a period of at least one month;
4. Resolve that, pursuant to Section 19(1A) of the *Planning and Environment Act 1987*, notification of Amendment C150 will not include direct notification to all landowners and occupiers and occupiers within the municipality (pursuant to Section 19(1)(b)) on the basis that it is impractical to do so. Notification of the Amendment will occur in accordance with Section 19(1B) of the Act, and will be in the form as outlined in Section 3 of this report.
5. Request an extension of time from the Minister for Planning from *Ministerial Direction Number 15* to enable additional time to consider submissions prior to the Planning Panel process commencing.
6. Authorise the Director - City Development to make minor changes to Amendment C150, where the changes do not affect the purpose or intent of the Amendment.

CARRIED

6.2 Knox Planning Scheme Rewrite - Amendment C150 To The Knox Planning Scheme (Cont'd)

APPENDIX A - Proposed Amendment C150 circulated under separate cover

PROCEDURAL MOTION

MOVED: CR. GILL
SECONDED: CR. COSSARI

That Councillor Lockwood be appointed Temporary Chairperson.

CARRIED

COUNCILLOR LOCKWOOD ASSUMED THE CHAIR AT 7.19PM

COUNCILLOR HOLLAND VACATED THE CHAMBER AT 7.20PM

FRIBERG WARD

6.3 APPLICATION FOR THE CONSTRUCTION OF NINE (9) DWELLINGS (SEVEN (7) DOUBLE STOREY AND TWO (2) SINGLE STOREY DWELLINGS) AT 45-47 CONN STREET, FERNTREE GULLY (P/2015/6877)

1. SUMMARY:

Land:	45-47 Conn Street, Ferntree Gully
Applicant:	Peter Brown Architects Pty Ltd
Proposed Development:	The construction of nine (9) dwellings (seven (7) double storey and two (2) single storey dwellings)
Existing Land Use:	Single dwelling on each allotment
Area/Density:	1,450 m ² / 1:161m ²
Zoning:	General Residential Zone - Schedule 3
Overlays:	Nil
Local Policy:	Municipal Strategic Statement (MSS) Development in Residential Areas and Neighbourhood Character Policy
Application Received:	24 November 2015
PCC Meeting:	Not applicable

Assessment:

The proposal provides an appropriate balance between the need for additional housing within an established residential area and the amenity of occupants and adjoining residents.

The proposal generally complies with the Municipal Strategic Statement (MSS), Development in Residential Areas and Neighbourhood Character Policy and Rescode.

The proposal complies with the General Residential Zone – Schedule 3.

On balance the proposal responds well to State and Local Planning Policies, subject to modifications. It is recommended that Council issue a Planning Permit, subject to conditions.

6.3 45-47 Conn Street, Ferntree Gully (cont'd)

2. BACKGROUND

2.1 Subject Site and Surrounds

The location of the subject site is shown in Appendix A.

- The subject site comprises two allotments known as 45-47 Conn Street, Ferntree Gully.
- The subject site is located on the south side of Conn Street, approximately 150 metres east of Lydford Road. The site is regular in shape with an overall frontage of 33.5 metres and a depth of 43.28 metres, yielding a total area of 1450.74 square metres.
- The site is accessed via one crossover connecting to a driveway aligning the western boundary of each allotment.
- The land falls approximately 1.8 metres from the north-west corner to the south-east corner of the site.
- The site is encumbered by a 1.83 metre wide drainage and sewerage easement abutting the rear southern boundary. No other encumbrances or restrictions are registered on the Certificate of Title for each allotment.
- The land is currently occupied by one single storey dwelling and associated outbuildings on each allotment. No significant vegetation is located on the land.
- The surrounding sites consist mainly of single storey dwellings; however, a number of double storey multi-unit developments have been approved at 25 and 31 Conn Street and a development of 32 dwellings are under construction on the site at 9 Mountain Gate Drive.
- The site is located within an established residential area with proximity to community facilities and services, including public transport with the Mountain Gate Activity Area located approximately 160 metres from the subject site.

2.2 The Proposal

(Refer to attached plans at Appendix B)

The application seeks permission for the construction of nine (9) dwellings (seven (7) double storey and two (2) single storey dwellings). Details as follows:

6.3 45-47 Conn Street, Ferntree Gully (cont'd)

- The existing buildings on each allotment are to be demolished to facilitate the development. A planning permit is not required for demolition.
- Access to the development will be from the existing crossover located to the western boundary of No. 45 Conn Street which will connect to a central accessway within the site. The crossover to No. 47 is to be reinstated to Council requirements.
- All dwellings (with the exception of Dwelling 9) have a minimum side boundary setback of 3 metres. Dwelling 9 has a minimum setback of 2 metres to the western boundary.
- At ground level Dwellings 1 and 2 and Dwellings 6 and 7 are attached whilst the remaining dwellings are separated by a one (1) metre wide pedestrian path and a visitor car parking space located between Dwellings 8 and 9.
- Each double storey dwelling is separated by at least 750mm at the upper storey level.

Dwellings 1-4 and Dwellings 6-8

- Dwellings 1-4 and Dwellings 6-8 are double storey two bedroom dwellings comprising of similar ground and upper floor layouts. Ground floor level contains an open plan kitchen/meals/living area, small study, powder room and single garage. Two bedrooms, a lounge area, bathroom and laundry are located on the upper storey.

Dwellings 5 and 9

- Dwellings 5 and 9 are single storey with similar floor layout. Dwelling 5 contains two bedrooms and a single garage and Dwelling 9 contains three bedrooms and a double garage.

3. CONSULTATION

3.1 Advertising

The application was advertised by way of a sign on the site and notices sent to adjoining property owners and occupiers. No objections were received to the proposal.

Subsequent to advertising, the plans were amended to delete one (1) dwelling and to convert the rear dwellings to single storey. The amended plans were not advertised as it was considered the changes would not cause detriment to adjoining property owners and occupiers.

6.3 45-47 Conn Street, Ferntree Gully (cont'd)

3.2 Referrals

The application has been referred to internal departments for comment. The following is a summary of relevant advice:

Drainage Engineer

- *Standard conditions to be included on any permit issued*

Traffic Engineer

- *Standard conditions to be included on any permit issued*

Arborist

- *No significant vegetation is located in the front or rear yard of both properties.*
- *No vegetation to adjoining properties will be affected by the development.*

Building

- *Retaining walls have not been shown on the plans. This will be addressed via conditions of approval.*

Assets

- *No objection.*

Waste

- *It is advised that Council is satisfied that the waste, recycling and hard waste collections can be undertaken kerbside on the naturestrip frontage of the property in Conn Street.*

4. DISCUSSION

This section considers the proposed development in light of the provisions of the Knox Planning Scheme including State and Local Planning Policies, any other relevant policies and objectives.

4.1 Zoning and Overlays

4.1.1 Zone

The land is currently zoned General Residential 3 Zone. A permit is required for the construction of two or more dwellings on the land pursuant to Clause 32.08-4 of the General Residential 3 Zone.

6.3 45-47 Conn Street, Ferntree Gully (cont'd)

- *The proposal remains consistent with the purpose of the General Residential Zone by providing for diversity in housing types that respects the neighbourhood character of the area.*

Schedule 3 to the General Residential Zone varies the ResCode requirements for Standard B13 (Landscaping) which requires that landscaping should consist of a minimum of one canopy tree per 200 square metres of the site area including a minimum of one canopy tree within the front setback per 5 metres of width of the site. Each tree should be surrounded by 20 square metres of permeable surface with a minimum radius of 3 metres. Up to 50 per cent of the permeable surface may be shared with another tree.

- *It is considered that the proposed development can accommodate the canopy tree planting.*

4.1.2 Overlays

The land is not affected by any overlays.

4.2 Policy Consideration

4.2.1 State Planning Policy Framework

State policy requires Council to integrate the range of policies relevant to the issues to be determined, and balance conflicting objectives in favour of net community benefit and sustainable development.

Key Policies:

Clause 15 Built Environment and Heritage – Encourages high quality architecture and urban design outcomes that reflects the particular characteristics, aspirations and cultural identity of the community; enhances liveability, diversity, amenity and safety of the public realm; and promotes attractiveness of towns and cities within broader strategic contexts.

- *The design of the development will make a positive contribution to the surrounding area, with built form considered to be appropriate in form and scale. The design incorporates separation between dwellings at ground and first floor level, reasonable vertical and horizontal articulation and visually interesting facades to the streetscape created by the use of a mix of materials and vertical and horizontal lines and appropriately proportioned fenestration.*

6.3 45-47 Conn Street, Ferntree Gully (cont'd)

- *To improve the presentation of the development to the street, a condition of approval will require the inclusion of a window in the stairwell to Dwellings 1 and 6.*

Clause 15.02 Energy and Resource Efficiency – Ensure land use and development is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.

- *The proposal contributes to the consolidation of urban development through the provision of increased density within an existing residential area with good provision of urban services and transport.*
- *Should a permit be issued, the development is required to be constructed in accordance with an approved Sustainable Design Assessment.*

Clause 16 Housing – Encourage the development of well-designed medium-density housing that respects the neighbourhood character; improves housing choice; makes better use of existing infrastructure; and, improves energy efficiency of housing.

- *Neighbourhood character – This is discussed in a later section of the report (Section 4.2.2).*
- *Housing choice – The development provides eight two (2) bedroom dwellings and one three (3) bedroom dwelling, providing a range of housing choices.*
- *Existing infrastructure – The site is located within a fully serviced and established area.*
- *Energy efficiency – This has been discussed above under Clause 15.02.*
- *Location – The subject site is located in an established area undergoing change close to community facilities and transport.*

Clause 18.01 Transport – Ensure that access is provided to all available modes of transport.

The subject site is within approximately 300 metres of the following bus routes:

6.3 45-47 Conn Street, Ferntree Gully (cont'd)

- *Bus route 693: available along Ferntree Gully Road 260 metres north of the subject site. The bus route provides a direct service between Belgrave Railway Station and Oakleigh Railway Station via Ferntree Gully. The service operates between 6:20am and 8:56pm Monday to Friday; between 7.31am and 8.30pm Saturdays and between 9.17am and 9.38pm Sundays at various intervals.*
- *Bus route 755: available along Mountain Gate Drive 250 metres east of the subject site. The bus route has a direct service between Bayswater and Knox Shopping Centre. This service operates between 6:03am and 8:54pm Monday to Friday; between 7:47am to 8:52pm Saturdays; and 8:55am to 8:54 Sundays at various intervals.*

4.2.2 Local Planning Policy Framework

Clause 21.01 Municipal Strategic Statement (MSS) – encourages planning and development occurring with the necessary consideration to such matters as managing population growth, encouraging sustainable development and influencing the urban form so that Knox itself becomes more sustainable.

All development therefore is encouraged to incorporate Ecologically Sustainable Design (ESD) and Water Sensitive Urban Design (WSUD) principles to ensure that a sustainable urban environment is ultimately achieved with a strong use of existing infrastructure and to reduce dependence on private vehicle travel.

- *The site is located in an established urban area reasonably close to urban services and open space areas, where existing infrastructure is readily available.*
- *A Sustainable Design Assessment will be required as a condition on any permit issued.*

Clause 21.04 Urban Design – Municipal Strategic Statement (MSS) To ensure that all development responds positively to the existing patterns of urban form and character, the landscape qualities, historic and cultural elements and social aspirations of the Knox community.

- *The proposal respects the preferred neighbourhood character and is consistent with the requirements of the MSS.*

6.3 45-47 Conn Street, Ferntree Gully (cont'd)

- *An assessment against Council's Development in Residential Areas and Neighbourhood Character Policy (Clause 22.07) is below. The development complies with the open space requirements and provides opportunities for meaningful landscaping.*
- *As highlighted above, the site is located in an established urban area reasonably close to urban services and open space areas.*

Clause 21.05 – Housing – The Housing theme implements the Knox Housing Strategy 2013. In managing the City of Knox's current and future housing needs, Council supports a scaled approach to residential development. This scaled approach recognises that some parts of the City will need to accommodate change, due to population growth and the community's changing household needs. Development in residential areas will need to respond positively to the desired future character of the local area and take account of the particular built form and natural environmental elements that make up the neighbourhood character of Knox. The strong landscape character is the unifying element of the neighbourhood character of Knox.

The subject site is located within a "Local Living Area", which are located around Knox's larger local villages. These areas are within walking distance of local shops and have access to several transport options. Medium scale residential development that contributes to the green and leafy character of the area is encouraged in these areas.

Objective 1 for Housing Objectives and Strategies is to support residential development in accordance with the Knox Housing Strategy 2013, which identifies a scaled approach to residential development. A strategy is to direct housing growth toward Local Living and Activity Areas.

- *The intensity of the proposed development is consistent with the strategy of increased residential development within a 'Local Living Area' where a greater range and increased densities of residential development are encouraged.*
- *The proposal is considered to be consistent with the preferred neighbourhood character as set out in the local policy as the proposed development will make a positive contribution to the character of the surrounding area.*

6.3 45-47 Conn Street, Ferntree Gully (cont'd)

Objective 2 is to support a diversity of housing choice in appropriate locations. Strategies include encouraging a diversity of housing styles, types, forms and sizes to cater for the changing needs of the community and to encourage developments of three or more dwellings in Activity Areas and Local Living areas to include a mix of dwelling sizes (including 1 and 2 bedroom dwellings), to respond to a shortfall in the number of smaller sized dwellings within the municipality.

- *The development will provide future residents with alternative forms of housing styles and sizes.*

Objective 3 is to ensure the quality of housing design in Knox is improved to better respond to neighbourhood identity and to create a stronger sense of place. Strategies include ensuring that residential development enhances the City's "green and leafy" image, support development that makes a positive contribution to the preferred future character of the area and that is innovative, environmentally sustainable, accessible and site responsive.

- *Landscaping can be accommodated within the front setback and along the driveway, contributing to the green and leafy image of Knox.*

Objective 4 is to protect and enhance the landscape and environmental values of the nature areas of significance within the municipality.

- *The site is not located in an area of biological significance.*

Objective 5 is to ensure that residential development better responds to the community's current and future needs, and allows people to 'age-in-place' by supporting the provision of a diverse range of housing including smaller scale dwellings.

- *The development provides smaller scale dwellings, thus supporting the provision of diverse housing. The development also includes two dwellings which are single storey and accessible to residents with reduced mobility.*

Clause 22.07 – Development in Residential Areas and Neighbourhood Character: Local Living Area – Villa units and townhouses are encouraged.

The desired future character of this area is to:

- Contribute to creating quality designed detached houses, dual occupancies, villa units and townhouses.

6.3 45-47 Conn Street, Ferntree Gully (cont'd)

- Contribute to and enhance the green and leafy identity and character of the area.
- Enhance the 'village feel' of local shopping areas, by providing medium density housing in the form of dual occupancies, villa units and townhouses.

The key design (relevant) objectives are:

Provide a landscaped front yard, including the planting of canopy trees in accordance with the requirements of the applicable zone schedule.

- *There is sufficient space to provide a landscaped front yard. A condition of approval will require a landscape plan to be submitted to the satisfaction of the Responsible Authority.*

Locate carports and garages behind the line of the dwelling or in the rear yard.

- *All garages are located to the rear of the site.*

Provide single crossovers for driveways

- *One central crossover dimensioned 5.5 metres connects to a passing area that abuts a 3 metre wide accessway. The dimension of the crossover is acceptable having regard to the size of the development.*

Minimise the amount of paving in front yards and driveways.

- *Hardstand area within the site frontage has been minimised by locating most of the development car parking to the rear of dwellings and providing one crossover and accessway.*

Significantly setback first floor levels from the ground floor level.

- *Generally the upper storey is setback one (1) metre from ground floor level along the east and west side elevations. There is no setback between the upper storey and ground floor along the north and south elevations. These nominal setbacks have potential to create visual bulk design issues but have been addressed by providing reasonable horizontal articulation to the upper storey of each double storey dwelling avoiding sheer walls to the side boundaries. Furthermore spacing has been provided between dwellings at ground and upper floor levels.*

In developments of three or more dwellings, ensure that the rear dwelling is single storey in height.

6.3 45-47 Conn Street, Ferntree Gully (cont'd)

- *The application proposes two single storey dwellings to the rear of the site complying with this requirement.*

Provide no, low or transparent front fencing.

- *No front fencing is proposed along the front boundary thereby maintaining viewlines between the public/private realm.*

Applications must also consider:

Accessible Design

- *The two rear dwellings are single storey providing greater accessibility for people with limited mobility.*

Sustainable Design

- *Passive design initiatives are incorporated into the design.*
- *A Sustainable Design Assessment will be required as a condition on any permit issued.*

Architectural Design

- *As previously mentioned the design of the development will make a positive contribution to the surrounding area, with built form considered to be appropriate in form and scale. The design incorporates separation between dwellings at ground and first floor level, reasonable vertical and horizontal articulation and visually interesting facades to the streetscape created by the use of a mix of materials and vertical and horizontal lines and appropriately proportioned fenestration.*

4.3 Particular Provisions

Clause 52.06 – Car Parking

Prior to a new use commencing or a new building being occupied the car parking spaces required under Clause 52.06-5 must be provided on the land or as approved under Clause 52.06-3 to the satisfaction of the responsible authority.

Clause 52.06-5 outlines the requisite amount of parking to be provided to each dwelling and any applicable visitor parking at a ratio of two car spaces to each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms) and one visitor space to every five dwellings for developments of five or more dwellings.

6.3 45-47 Conn Street, Ferntree Gully (cont'd)

- *One car parking space in the form of a single garage is provided for each of the two bedroom dwellings.*
- *Two car parking spaces within a double garage are provided for Dwelling 9 which is a three bedroom dwelling.*
- *One visitor car parking space is provided.*

Clause 52.06-8 details the design standards for car parking. The provision of car parking should meet the design requirements of this Clause. An assessment of the design standards, including any areas of non-compliance are considered below:

Design Standard 1: Access ways – *Can comply. A condition on any permit issued will require all structures (including fences and meter boxes) shall be constructed to a maximum height of 900mm or relocated clear of a splayed area near the access way to ensure safe sight distances.*

Design Standard 2: Car Parking Spaces – *Generally complies. Turning templates highlight it is difficult for vehicles to exit the garages to Dwellings 2 and 7 given the landscape buffer adjacent the front entrances. A condition of approval will require the landscape buffers to be slightly reduced to allow the vehicles to overhang and complete the turn.*

Design Standard 3: Gradients – *Complies.*

Design Standard 4: Mechanical Parking – *N/A.*

Design Standard 5: Urban Design – *Complies.*

Design Standard 6: Safety – *Complies.*

Design Standard 7: Landscaping – *Complies.*

4.4 Clause 55 – Two or More Dwellings on a Lot and Residential Buildings (ResCode)

Neighbourhood Character and Infrastructure

Neighbourhood Character – *Complies, refer to Section 4.2.2 above.*

Residential Policy – *Complies, refer to Section 4.2.2 above.*

Infrastructure – *Complies.*

Integration with the Street – *Complies.*

6.3 45-47 Conn Street, Ferntree Gully (cont'd)

Site Layout and Building Massing

Street Setback – *Complies with objective. The front setback of each of the adjoining dwellings is 7.8 metres. The standard therefore requires a setback of 7.8 metres.*

The proposed front setback which varies between 7.0 – 7.2 metres falls short of the standard. More intensive development is encouraged within Local Living Areas; therefore a variation to the front setback standard is acceptable and is consistent with the 6.0m setback of other new developments in the area.

Building Height – *Complies, maximum building height is 7.5 metres.*

Site Cover/Permeability – *Complies.*

Energy Efficiency – *Complies, passive design initiatives are incorporated into the design.*

Should a permit be issued, the development is required to be constructed in accordance with an approved Sustainable Design Assessment.

Open Space – *Not applicable, no public or communal open space is provided on site.*

Safety – *Complies. Entrances to the dwellings are not be obscured or isolated from the internal access way.*

Landscaping – *Complies. A condition on any permit issued will require that appropriate landscape plans are submitted to the satisfaction of the Responsible Authority.*

Access – *Complies.*

Parking Location – *Complies.*

Amenity Impacts

Side and rear setbacks – *Complies.*

Walls on boundaries – *Not applicable, no walls on boundary proposed.*

Daylight to existing windows/north facing windows – *Complies.*

Overshadowing open space – *Complies.*

6.3 45-47 Conn Street, Ferntree Gully (cont'd)

Overshadowing of neighbouring properties to the east and west by the proposed dwellings is minimal with at least 40 square metres of neighbouring dwelling's secluded private open space with a minimum dimension of 3.0 metres, receiving a minimum of five (5) hours sunlight between 9am and 3pm on 22 September.

Overlooking – Complies subject to condition, there is opportunity for overlooking from the east and west facing habitable room windows on the upper levels to the dwellings. This will be addressed via conditions of approval.

The west facing ground floor habitable windows to Dwellings 6, 7, 8 and 9 are capable of overlooking neighbouring secluded private open space areas and habitable room windows. A condition of approval will require compliance with the standard through the use of window screening or raised boundary fence heights to obscure overlooking.

No ground floor overlooking is expected to the east due to the fall of the land.

To ensure no ground floor overlooking is experienced to the south, a condition will be placed on any permit issued requiring a new 2.0m high fence to be constructed along the south boundary.

Internal views – Complies subject to condition. A condition of approval will require all internal fencing to be detailed on the plans and to be opaque to avoid internal views.

A condition of approval will require all balconies to be screened to comply with Standard B23 (Internal Views) of ResCode.

Noise Impacts – Complies. No mechanical plants and the like are proposed to be located near bedrooms of immediately adjacent existing dwellings.

On-Site Amenity and Facilities

Accessibility – Complies.

Daylight to new windows – Complies, clerestory windows have been incorporated into the design so adequate daylight will be available to the windows in the new development.

All new habitable room windows within the development will be located to face an outdoor area of at least 3.0sqm with a minimum of 1.0m clear to the sky.

Private Open Space – Complies with objective, the proposal provides a mix of ground level and supplementary upper (balconies) floor private open space for the double storey dwellings and ground level private open space for the single storey dwellings.

6.3 45-47 Conn Street, Ferntree Gully (cont'd)

The private open space areas for Dwellings 2, 3, 4, 7, 8, and 9 do not fully meet the requirements of Standard B28, falling short either in terms of dimension and/or total area provided.

To address this, a condition of approval will require the balconies to Dwellings 2, 3, 4, 7 and 8 to have a minimum area of 8m². A further condition of approval will require the secluded private open space to Dwelling 9 to have a minimum area of 25m² with a minimum 3m dimension.

It is also noted that the ground floor private open space provided to Dwellings 1 and 6 protrude forward of the dwellings which is contrary to Standard B28. A condition of approval will address this.

Solar access – *Complies.*

Storage – *Can comply. A condition of approval will require each dwelling to have at least 6m³ of externally accessible, secure storage space.*

Detailed Design

Design Detail – *Complies.*

Site Services – *Complies.*

Front fence – *Complies.*

4.5 General Decision Guidelines

Clause 65 of the Knox Planning Scheme and Section 60 of the *Planning and Environment Act 1987* set out decision guidelines/matters which the responsible authority must consider when deciding any planning application.

- *The decision guidelines of Clause 65 of the Knox Planning Scheme and Section 60 of the Planning and Environment Act (1987) have been appropriately considered.*

5. CONCLUSION

Clause 10.04 of the Knox Planning Scheme requires Council to balance relative policy objectives when making decisions to ensure resulting development is sustainable and achieves a net community gain. In this context, the development is appropriate given the following:

- *The development is consistent with State Policy, Clause 21.07 (Municipal Strategic Statement) and Clause 22.07 (Development*

6.3 45-47 Conn Street, Ferntree Gully (cont'd)

in Residential Areas and Neighbourhood Character Policy) of the Knox Planning Scheme, subject to conditions.

- *The proposal complies with the General Residential Zone - Schedule 3, subject to conditions.*
- *The development provides an appropriate balance between the need for additional housing within an established residential area and the amenity of occupants and adjoining residents within a Local Living Area.*
- *The development is generally compliant with ResCode subject to conditions of any permit issued.*

6. CONFIDENTIALITY

There are no confidentiality issues associated with this report.

RECOMMENDATION

That Council issue a Planning Permit to develop the land for nine (9) dwellings (seven (7) double storey and two (2) single storey dwellings) at 45-47 Conn Street, Ferntree Gully subject to the following conditions:

Amended plans

- 1. Prior to the commencement of any buildings or works, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans prepared by Peter Brown Architects Pty Ltd but modified to show:**
 - 1.1 Annotation stating, ‘all structures (including fences, letterboxes and meter boxes) shall be constructed to a maximum height of 900mm or relocated clear of a splayed area near the access way to ensure safe sight distances.’ Letterboxes must front the street.**
 - 1.2 Any changes required to satisfy Condition 2.5.**
 - 1.3 Annotation stating “no parking” in front of all garages.**
 - 1.4 Location and details of retaining walls shown on the plans.**

6.3 45-47 Conn Street, Ferntree Gully (cont'd)**Recommendation (cont'd)**

- 1.5 The inclusion of a window in the stairwell to Dwellings 1 and 6.**
- 1.6 The fence surrounding the private open space areas to Dwellings 1 and 6 must not protrude the line of the dwellings.**
- 1.7 The landscape buffer adjacent the front entrances to Dwellings 2 and 7 reduced to enable vehicles to exit the garages.**
- 1.8 The balconies to Dwellings 2, 3, 4, 7 and 8 must have a minimum area of 8m².**
- 1.9 The secluded private open space to Dwelling 9 to have a minimum area of 25m² with a minimum 3m dimension.**
- 1.10 The west facing ground floor habitable room windows to Dwellings 6, 7, 8 and 9 to comply with Standard B22 (Overlooking) of Clause 55.04-6 of the Knox Planning Scheme, through obscure glazing, raised window sill heights or increased fencing heights.**
- 1.11 The provision of a 2m high fence along the rear (south) boundary.**
- 1.12 All east and west facing habitable room windows on the upper levels to all dwellings screened with obscure glazing to 1.7m above finish floor levels.**
- 1.13 A notation that that the windows to be screened will have fixed obscure glazing (non-openable) to a height of 1.7 metres above finished floor level. The window may be clear and openable above 1.7 metres. Adhesive film must not be used.**
- 1.14 All internal fencing to be detailed on the plans and to be opaque to avoid internal views to comply with Standard B23 (Internal Views) of ResCode.**
- 1.15 All balconies screened to comply with Standard B23 (Internal Views) of ResCode.**
- 1.16 Each dwelling to have at least 6m³ of externally accessible, secure storage space.**
- 1.17 Drainage Plans in accordance with Condition 2.**

6.3 45-47 Conn Street, Ferntree Gully (cont'd)**Recommendation (cont'd)**

1.18 Landscape Plans in accordance with Condition 4.

1.19 A Sustainable Design Assessment in accordance with Condition 7.

1.20 A Construction Management Plan in accordance with Condition 21.

To the satisfaction of the Responsible Authority.

Drainage plans

2. Prior to commencement of any buildings or works, three copies of drainage plans and computations must be submitted to and approved by the Responsible Authority. Construction of the drainage is to be in accordance with these plans. The plans must show the following:

2.1 All stormwater drainage discharge from the site connected to a legal point of discharge.

2.2 The internal drains of the dwellings to be independent of each other.

2.3 An on-site detention system designed by a suitably qualified Civil Engineering Consultant to ensure no net increase in stormwater discharge from the proposed development.

2.4 The on-site detention system to be installed in a suitable location for easy access and maintenance.

2.5 A suitable overland flow path for the entire site to the satisfaction of the Responsible Authority. Details of the overland flow path are to be included on the plans.

2.6 All levels to be to AHD (Australian Height Datum).

To the satisfaction of the Responsible Authority.

3. Stormwater runoff from all buildings and hardstand surfaces shall be properly collected and discharged in a complete and effective system of drains within the property and shall not cause or create a nuisance to abutting properties.

6.3 45-47 Conn Street, Ferntree Gully (cont'd)**Recommendation (cont'd)****Landscape plans**

4. Prior to the commencement of any buildings or works, a landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must show:

- 4.1 A survey (including botanical names, height and width) of all existing vegetation to be retained and / or removed.**
- 4.2 The identification and removal of all vegetation identified as an environmental weed in Knox (as outlined in Appendix 2 of Council's Landscape Guidelines for Planning Permits).**
- 4.3 Buildings and trees (including botanical names, height and width) on neighbouring properties within three metres of the boundary.**
- 4.4 Details of the surface finishes of pathways and driveways.**
- 4.5 Details and location of all existing and proposed services including above and below ground lines, cables and pipes.**
- 4.6 A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.**
- 4.7 Landscaping and planting within all open areas of the site (including additional planting within open space areas of the existing dwelling/s).**
- 4.8 The plans must also show the provision of at least 7 additional indigenous or native canopy trees chosen from Appendix 4 or 5 of Council's Landscape Guidelines for Planning Permits. These canopy trees must be a minimum two metres tall when planted and are to be in the front setback.**

To the satisfaction of the Responsible Authority.

6.3 45-47 Conn Street, Ferntree Gully (cont'd)**Recommendation (cont'd)**

5. Before the occupation of the development, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the responsible authority.
6. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the responsible authority. Any dead, diseased or damaged plants are to be replaced.

Sustainable Design Assessment

7. Prior to the commencement of any buildings or works, a Sustainable Design Assessment detailing Sustainable Design initiatives to be incorporated into the development must be submitted to and approved by the Responsible Authority.

The Sustainable Design Assessment must outline the proposed sustainable design initiatives to be incorporated throughout the development such as (but not limited to) energy efficiency, water conservation, stormwater quality, waste management and material selection, to the satisfaction of the Responsible Authority.

8. Prior to the occupation of the development, the development must be constructed in accordance with the Sustainable Design Assessment.

General

9. All development must be in accordance with the endorsed plans.
10. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
11. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
12. Prior to the occupation of the dwellings the development is to be completed in accordance with the endorsed plan/s to the satisfaction of the Responsible Authority.
13. All walls on the boundaries of adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority.

6.3 45-47 Conn Street, Ferntree Gully (cont'd)**Recommendation (cont'd)****Car parking and Driveways**

14. Before the dwellings are occupied, driveways and car parking areas must be:

14.1 Fully constructed to the minimum standard of 100mm reinforced concrete and available for use in accordance with the plans submitted to and approved by the Responsible Authority; and

14.2 Formed to such levels and drained so that they can be used in accordance with the approved plan; and

14.3 Treated with an all-weather seal or some other durable surface; and

14.4 Line-marked or provided with some other adequate means of showing the car parking spaces.

To the satisfaction of the Responsible Authority.

15. Parking areas and driveways must be kept available and maintained for these purposes at all times to the satisfaction of the Responsible Authority.

16. Car parking areas must not be used for storage.

17. Redundant crossovers must be removed and the kerb and channel and nature strip reinstated to the satisfaction of the Responsible Authority.

18. Internal public lighting shall be provided to the satisfaction of the relevant authority and in accordance with AS1158. This would generally be low height or bollard type lighting to avoid spill-over into adjacent properties. It may be sensor activated, to avoid all night running costs.

Fencing

19. All costs associated with the provision of the fencing are to be borne by the owner/developer under this permit.

20. Prior to the occupancy of the development all fencing shall be in a good condition to the satisfaction of the Responsible Authority.

6.3 45-47 Conn Street, Ferntree Gully (cont'd)**Recommendation (cont'd)****Construction Management Plan**

21. Prior to the commencement of construction or any works on the site (including demolition and material removal) the applicant must submit for approval to the responsible authority a Construction Management Plan to the Responsible authority. The plan must be to the satisfaction of the responsible authority and must address, but not be limited to the following:

21.1 containment of dust, dirt and mud within the site and method and frequency of clean-up procedures in the event of build-up of matter outside of the site;

21.2 onsite facilities for washing construction vehicles;

21.3 parking arrangements for construction workers;

21.4 delivery and unloading points and expected frequency;

21.5 a liaison officer for contact by residents and the responsible authority in the event of relevant queries or problems experienced;

21.6 an outline of requests to occupy public footpaths or roads, or anticipated disruption to local services.

To the satisfaction of the Responsible Authority.

22. Construction activity at the site is to accord with this approved Construction Management Plan.

Construction Amenity

23. Upon commencement and until conclusion of the development, the developer shall ensure that the development does not adversely affect the amenity of the area in any way, including:

23.1 the appearance of building, works or materials on the land

23.2 parking of motor vehicles

23.3 transporting of materials or goods to or from the site

23.4 hours of operation

23.5 stockpiling of top soil or fill materials

6.3 45-47 Conn Street, Ferntree Gully (cont'd)**Recommendation (cont'd)**

23.6 air borne dust emanating from the site

23.7 noise

23.8 rubbish and litter

23.9 sediment runoff

Should the development cause undue detriment to the amenity of the area then immediate remedial measures must be undertaken to address the issue as directed by, and to the satisfaction of, the Responsible Authority.

Permit Expiry

24. This permit will expire if one of the following circumstances applies:

24.1 The development is not started within two years of the date of this permit.

24.2 The development is not completed within four 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 months afterwards.

NOTES

Drainage Notes (to be read in conjunction with the above drainage conditions):

- Applicant shall engage a certified Engineering Consultant to analyse the site's existing drainage to determine type and size of the Onsite Detention (OSD) system. This shall be designed in accordance with the Knox City Council (Responsible Authority) Stormwater Drainage Guidelines, (copy available on Council's website), and approved drainage design methods specified in the current edition of Australian Rainfall and Runoff. It should be located preferably in a common area to the dwellings, and be easily accessible for maintenance.**
- The total Permissible Site Discharge for the property including all dwellings is 6.3L/s to the existing Council drainage system for a 5 year ARI event.**

6.3 45-47 Conn Street, Ferntree Gully (cont'd)**Recommendation (cont'd)**

- Applicant is to direct all stormwater to the south-west corner of the property as this represents the Legal Point of Discharge (LPD) for the property. Applicant is to verify this on site. Connect all stormwater discharge from the site to the LPD via an Onsite Detention (OSD) system. The internal drains for the dwellings are to be independent of each other.
- The development is to provide adequate clearance for the overland flow path through the property to Council's satisfaction. Details of regarding overland flow must be included in the engineering stormwater design plans.
- The Applicant is required to use Australian Height Datum (AHD) to present levels in all future plans. Applicant must ensure that levels on the plan are accurate.
- Drainage works in the Road reserve or in the Council easement will require a road opening permit.
- Drainage system designed so as to avoid impact on any vegetation shown on the endorsed plans as being retained.
- Water Sensitive Urban Design (WSUD) should be addressed as part of this development, e.g. water storage tanks, swale drains, etc.

Other Notes:

- A building permit must be obtained before development is commenced.
- Road opening permit must be obtained before development is commenced.
- Buildings are not allowed to be built over Council easements without Council consent.
- In accordance with Council policy, an 8.5% public open space contribution may apply in the event of the subdivision of the land.
- The dwellings must achieve a minimum 6-Star Energy Rating.
- Dwelling numbers as shown on the endorsed plans do not necessarily indicate any future street numbers.
- Property (street) numbering shall be in accordance with Council's Property (Street) Numbering Policy. Information regarding this can be obtained from Council's Property and Revenue Services Department on 9298 8215.
- All litter and rubbish associated with the construction must be contained on site at all times.

6.3 45-47 Conn Street, Ferntree Gully (cont'd)**COUNCIL RESOLUTION**

MOVED: CR. PEARCE

SECONDED: CR. COSSARI

That the recommendation be adopted.

CARRIED



Location
Property -
Address
 45-47 Conn
 Street,
FERNTREE
GULLY

Application
Number
 P/2015/6877

Description
 Construction
 of seven (7)
 double storey
 dwellings and
 two (2) single
 storey
 dwellings on
 the land

Wardname
 Friberg

- LEGEND:**
- Title Boundary
 - Road Boundaries
 - City Boundary
 - Bus Route
 - Reserves
 - Commercial Areas
 - Tertiary Schools
 - Primary Schools
 - Secondary Schools
 - P-12 School
 - E-L Sites
 - Objector
 - Unit Development
 - Subject Property
 - Petition

Scale: 1:3000



DISCLAIMER:
 Roads and Title Boundaries - State of Victoria, Knox City Council
 Planning Scheme information - DPCD, Knox City Council
 Aerial Photography - AAM (Flown January 2013 - unless otherwise stated)
 Melbourne Water Drainage Information - Melbourne Water

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 4. Drainage and flood extent information has been provided to Council on a yearly basis by Melbourne Water for indicative purposes only. Where the latest Melbourne Water drainage and flood extent mapping is critical, please contact Melbourne Water.



Knox City Council
REPORT APPENDIX: A

Location
45-47 Conn Street,
FERNTREE GULLY

Property - Address
45-47 Conn Street,
FERNTREE GULLY

Application Number
P/2015/6877

Description
Construction of seven (7) double storey dwellings and two (2) single storey dwellings on the land

Wardname
Friberg

LEGEND:

- Title Boundary
- Road Boundaries
- City Boundary
- Blue Route
- Reserves
- Commercial Areas
- Tertiary Schools
- Primary Schools
- Secondary Schools
- P-12 School
- Bus Stops
- Siphoner
- Unit Development
- Subject Property
- Position



Scale: 1:3000

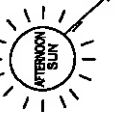
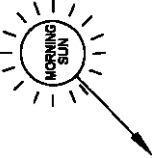


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Melbourne Water Drainage Information - Melbourne Water

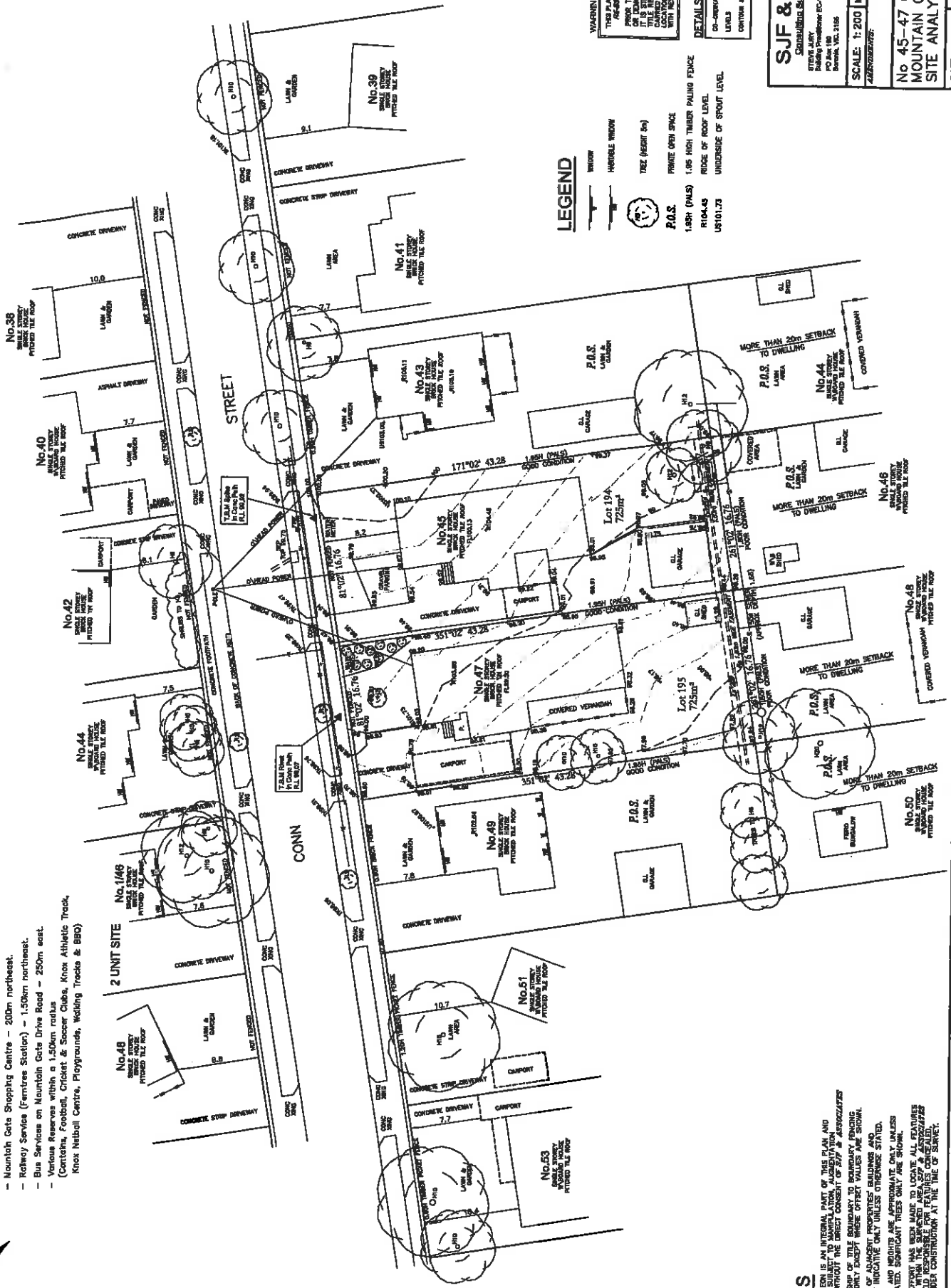
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45-47 CONN STREET FERNTREE GULLY APPENDIX B



SITE IS IN CLOSE PROXIMITY TO A RANGE OF SERVICES AND FACILITIES THAT INCLUDE:

- Local Kindergarten - 200m west.
- Mountain Gate Primary School - 200m west.
- Scoreby Secondary College - 3.0km west.
- Mountain Gate Shopping Centre - 200m northwest.
- Railway Services (Ferntree Station) - 1.50km northwest.
- Bus Services on Mountain Gate Drive Road - 250m east.
- Various Reserves within a 1.50km radius (Cortabra, Football, Cricket & Soccer Clubs, Knox Athletic Track, Knox Netball Centre, Playgrounds, Walking Tracks & BBQ)



LEGEND

- WINDY
- WINDMILL WINDY
- TREE (HEIGHT 5m)
- PRIVATE OPEN SPACE
- 1.80M (H4.5) 1.80 HIGH THIMBER PALING FENCE
- R104.43 RIDGE OF ROOF LEVEL
- U5101.73 UNDERSIDE OF GROUND LEVEL

WARNING
THIS PLAN SHOULD NOT BE VIEWED AS A BASIS FOR ANY DECISIONS OR ACTIONS PRIOR TO ANY FURTHER INVESTIGATION OR REVELATION RELATING TO THIS SITE. IT IS STRONGLY RECOMMENDED THAT A REGISTERED PROFESSIONAL ENGINEER BE ENGAGED TO DETERMINE THE EXACT POSITION AND DEPTH OF ALL UTILITIES WITHIN THE SITE.

DETAILS
 CO-DRAWN BY: [Name]
 LEVELS: 400, 420, 440, 460, 480, 500, 520, 540, 560, 580, 600, 620, 640, 660, 680, 700, 720, 740, 760, 780, 800, 820, 840, 860, 880, 900, 920, 940, 960, 980, 1000, 1020, 1040, 1060, 1080, 1100, 1120, 1140, 1160, 1180, 1200, 1220, 1240, 1260, 1280, 1300, 1320, 1340, 1360, 1380, 1400, 1420, 1440, 1460, 1480, 1500, 1520, 1540, 1560, 1580, 1600, 1620, 1640, 1660, 1680, 1700, 1720, 1740, 1760, 1780, 1800, 1820, 1840, 1860, 1880, 1900, 1920, 1940, 1960, 1980, 2000, 2020, 2040, 2060, 2080, 2100, 2120, 2140, 2160, 2180, 2200, 2220, 2240, 2260, 2280, 2300, 2320, 2340, 2360, 2380, 2400, 2420, 2440, 2460, 2480, 2500, 2520, 2540, 2560, 2580, 2600, 2620, 2640, 2660, 2680, 2700, 2720, 2740, 2760, 2780, 2800, 2820, 2840, 2860, 2880, 2900, 2920, 2940, 2960, 2980, 3000, 3020, 3040, 3060, 3080, 3100, 3120, 3140, 3160, 3180, 3200, 3220, 3240, 3260, 3280, 3300, 3320, 3340, 3360, 3380, 3400, 3420, 3440, 3460, 3480, 3500, 3520, 3540, 3560, 3580, 3600, 3620, 3640, 3660, 3680, 3700, 3720, 3740, 3760, 3780, 3800, 3820, 3840, 3860, 3880, 3900, 3920, 3940, 3960, 3980, 4000, 4020, 4040, 4060, 4080, 4100, 4120, 4140, 4160, 4180, 4200, 4220, 4240, 4260, 4280, 4300, 4320, 4340, 4360, 4380, 4400, 4420, 4440, 4460, 4480, 4500, 4520, 4540, 4560, 4580, 4600, 4620, 4640, 4660, 4680, 4700, 4720, 4740, 4760, 4780, 4800, 4820, 4840, 4860, 4880, 4900, 4920, 4940, 4960, 4980, 5000, 5020, 5040, 5060, 5080, 5100, 5120, 5140, 5160, 5180, 5200, 5220, 5240, 5260, 5280, 5300, 5320, 5340, 5360, 5380, 5400, 5420, 5440, 5460, 5480, 5500, 5520, 5540, 5560, 5580, 5600, 5620, 5640, 5660, 5680, 5700, 5720, 5740, 5760, 5780, 5800, 5820, 5840, 5860, 5880, 5900, 5920, 5940, 5960, 5980, 6000, 6020, 6040, 6060, 6080, 6100, 6120, 6140, 6160, 6180, 6200, 6220, 6240, 6260, 6280, 6300, 6320, 6340, 6360, 6380, 6400, 6420, 6440, 6460, 6480, 6500, 6520, 6540, 6560, 6580, 6600, 6620, 6640, 6660, 6680, 6700, 6720, 6740, 6760, 6780, 6800, 6820, 6840, 6860, 6880, 6900, 6920, 6940, 6960, 6980, 7000, 7020, 7040, 7060, 7080, 7100, 7120, 7140, 7160, 7180, 7200, 7220, 7240, 7260, 7280, 7300, 7320, 7340, 7360, 7380, 7400, 7420, 7440, 7460, 7480, 7500, 7520, 7540, 7560, 7580, 7600, 7620, 7640, 7660, 7680, 7700, 7720, 7740, 7760, 7780, 7800, 7820, 7840, 7860, 7880, 7900, 7920, 7940, 7960, 7980, 8000, 8020, 8040, 8060, 8080, 8100, 8120, 8140, 8160, 8180, 8200, 8220, 8240, 8260, 8280, 8300, 8320, 8340, 8360, 8380, 8400, 8420, 8440, 8460, 8480, 8500, 8520, 8540, 8560, 8580, 8600, 8620, 8640, 8660, 8680, 8700, 8720, 8740, 8760, 8780, 8800, 8820, 8840, 8860, 8880, 8900, 8920, 8940, 8960, 8980, 9000, 9020, 9040, 9060, 9080, 9100, 9120, 9140, 9160, 9180, 9200, 9220, 9240, 9260, 9280, 9300, 9320, 9340, 9360, 9380, 9400, 9420, 9440, 9460, 9480, 9500, 9520, 9540, 9560, 9580, 9600, 9620, 9640, 9660, 9680, 9700, 9720, 9740, 9760, 9780, 9800, 9820, 9840, 9860, 9880, 9900, 9920, 9940, 9960, 9980, 10000.

SJF & Associates
 CONSULTING SURVEYORS & CIVIL ENGINEERS
 175/177 JURY STREET, SUITE 100, FERNTREE GULLY, NSW 2166
 PHONE: (02) 9774 8333
 FAX: (02) 9774 8333
 PO BOX 180, FERNTREE GULLY, NSW 2166
 EMAIL: info@sjf.com.au
 SCALE: 1:200 MEL REF 73 H3 SJ
 DATE: 9-9-15
 PROJECT: No 45-47 CONN STREET MOUNTAIN GATE SITE ANALYSIS PLAN
 SHEET: 1 OF 1

NOTES

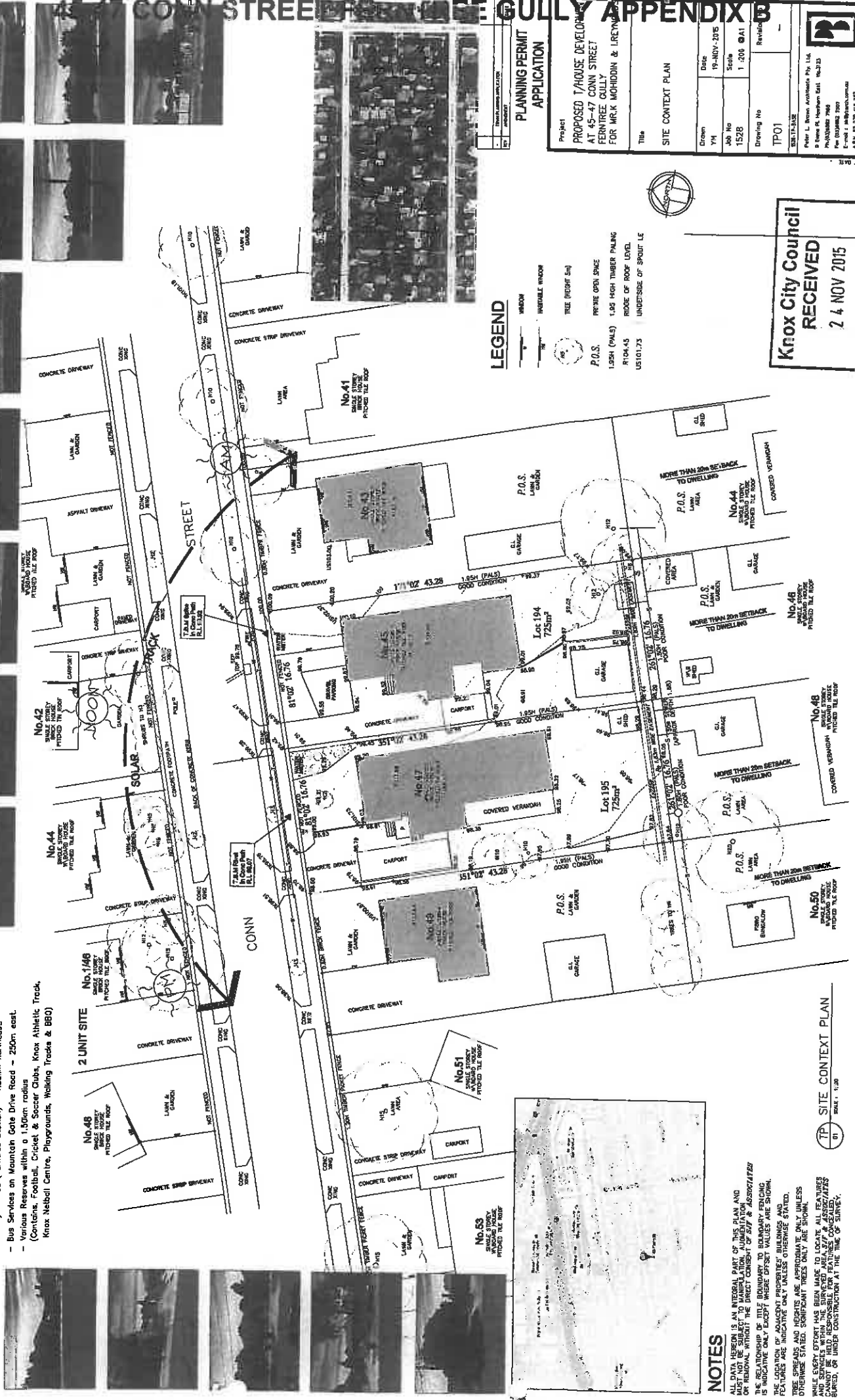
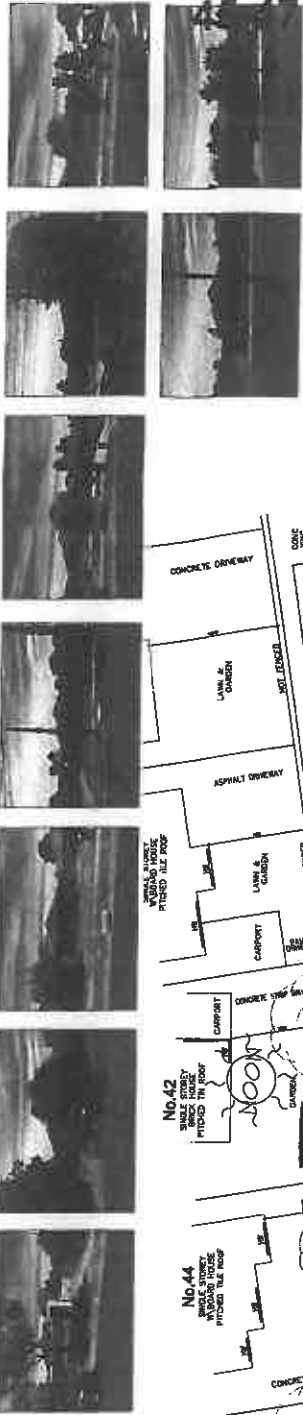
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CONN STREET FERRITREE GULLY APPENDIX B



SITE IS IN CLOSE PROXIMITY TO A RANGE OF SERVICES AND FACILITIES THAT INCLUDE:

- Local Kindergarten - 700m west.
- Mountain Gate Primary School - 200m west.
- Scoreby Secondary College - 3.0km west.
- Mountain Gate Shopping Centre - 200m northeast.
- Railway Service (Ferntree Station) - 1.50km northeast.
- Bus Services on Mount Gate Drive Road - 250m east.
- Various Reserves within a 1.50km radius (Contains Football, Cricket, & Soccer Clubs, Knox Athletic Track, Knox Netball Centre, Playgrounds, Walking Tracks & BBQ)



LEGEND

- WINDOW
- HERITAGE WINDOW
- TREE (HEIGHT 5m)
- P.O.S.
- 1.95M (PALS) 1.95 HIGH THIMBER PALING
- R104.45
- US101.73
- UNDESIDSE OF SPOUT LE

PLANNING PERMIT APPLICATION

Project
 PROPOSED 1/HOUSE DEVELOPMENT
 AT 45-47 CONN STREET
 FERRITREE GULLY
 FOR MR K MOHIDDIN & LREYAN

Title
 SITE CONTEXT PLAN

Drawn	YH	Date	19-MAY-2015
Job No	1528	Scale	1:200 @ A1
Drawing No	TP01	Revised	-

Project L. Shree Associates Pty. Ltd.
 8 Kings Rd. Northcote East. Vic 3129
 Ph: (03) 9482 7944
 Fax: (03) 9482 7900
 E-mail: info@shree.com.au
 A.S.N. 88 570 418 497

Knox City Council
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 24 NOV 2015
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NOTES

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TP SITE CONTEXT PLAN
 SCALE: 1:200

CONN STREET FERNTREE GULLY APPENDIX B

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AMENDMENT TO APPLICATION

Project: PROPOSED T/HOUSE DEVELOPMENT AT 45-47 CONN STREET FERNTREE GULLY FOR MRK.MOHIDDIN & LREYNOLDS

Title: GROUND FLOOR PLAN

Date: 19-APRIL-2016

Drawn: YH/SE

Scale: 1:100 @A1

Sheet No: 1529

Drawing No: TP03

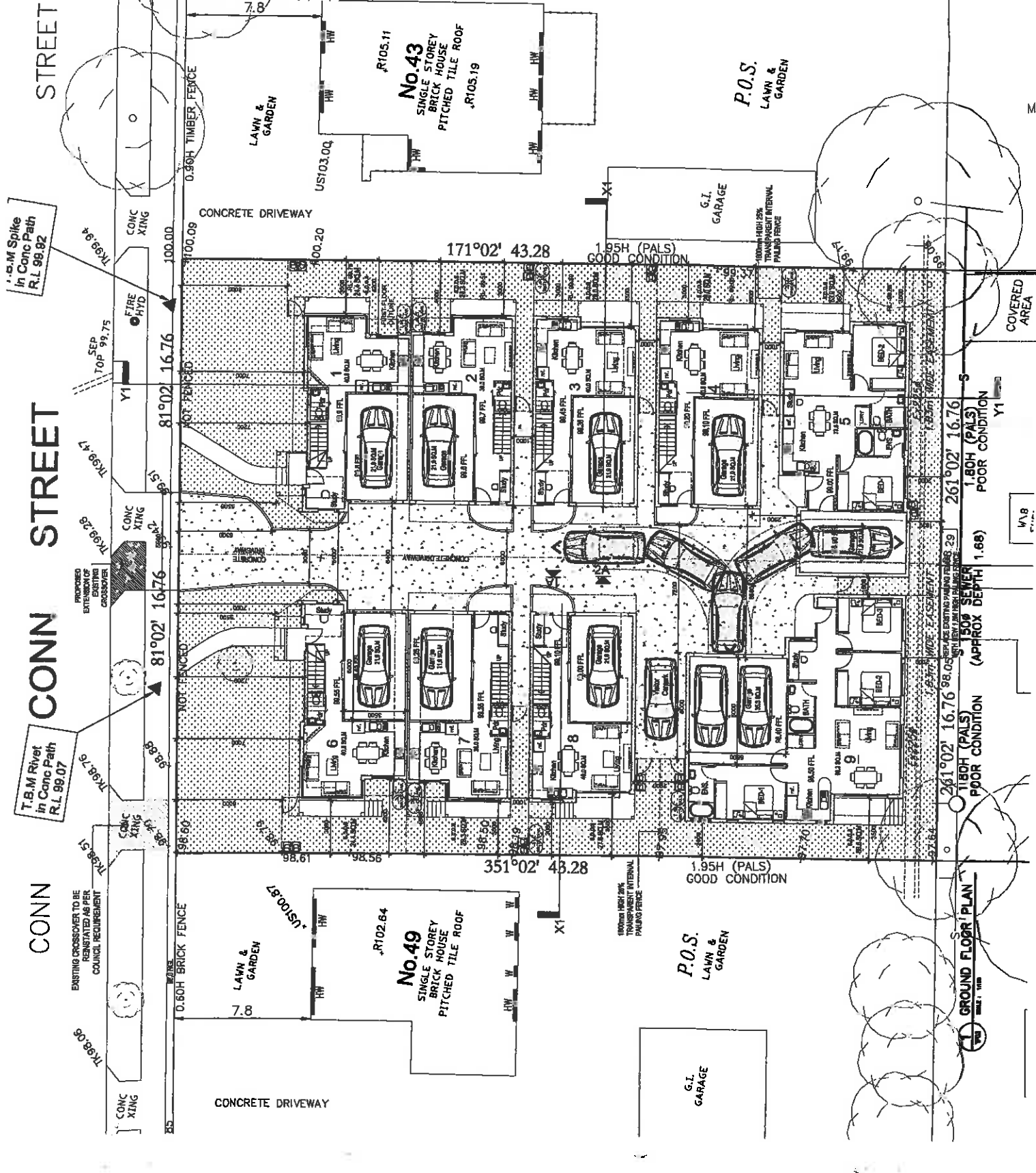
Revision No: A

Author: L. Brown Architects Pty. Ltd.
Project Manager: L. Brown
Drawing Date: 19/04/2016
Scale: 1:100 @A1
Drawing No: TP03

Areas Schedule
45-47 CONN STREET

Item	Area (sqm)	Volume (cu m)	Weight (kg)
Roof Area	401.6	21.9	151.4
Walls	29	24.9	107.6
Floors	49.7	21.9	111.6
Windows	40	21.9	111.6
Doors	73.6	21.9	96.5
Roof Area	46.6	21.9	114.4
Walls	39	21.9	107.6
Floors	40	21.9	111.6
Windows	3	21.9	111.6
Doors	3	21.9	111.6
TOTAL	488.1	300.3	999.9

Visitors Car Park
Site Area Calculations
Total Site Area
Total Building Footprint
Building Footprint / Site Area Percentage
Hard Surface (Paving, Driveway etc)
Total Building Footprint & Hard Surface
Permeability Percentage



GROUND FLOOR PLAN

AMENDED AFTER ADVERTISING

45-47 CONN STREET FERNTREE GULLY APPENDIX B

Knox City Council
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21 APR 2016
PLANNING DEPARTMENT

NO.	DESCRIPTION	DATE
1	AMENDED TO PROJECT 118	11/11/15
2	INITIAL APPROVAL	11/11/15
3	REVISED	11/11/15

AMENDMENT TO APPLICATION

Project:
PROPOSED TOWNHOUSE DEVELOPMENT
AT 45-47 CONN STREET
FERNTREE GULLY
FOR MR. K. MURPHY & J. REYNOLDS

Title:
ELEVATIONS & STREETSCAPE

Drawn:
Y.M.S.S.

Check:
15/2/16

Scale:
1:100 (B.A1)

Revision No:
A

Revision Date:
15/2/16

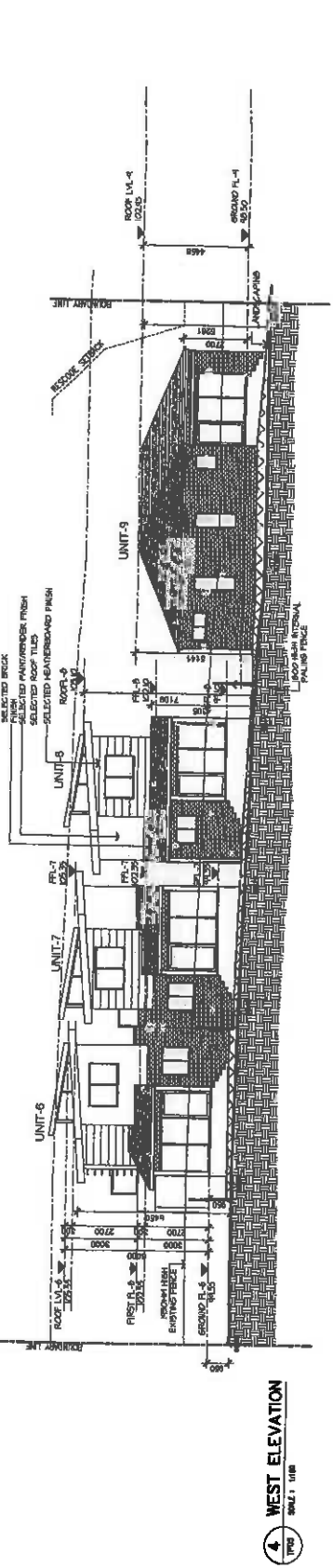
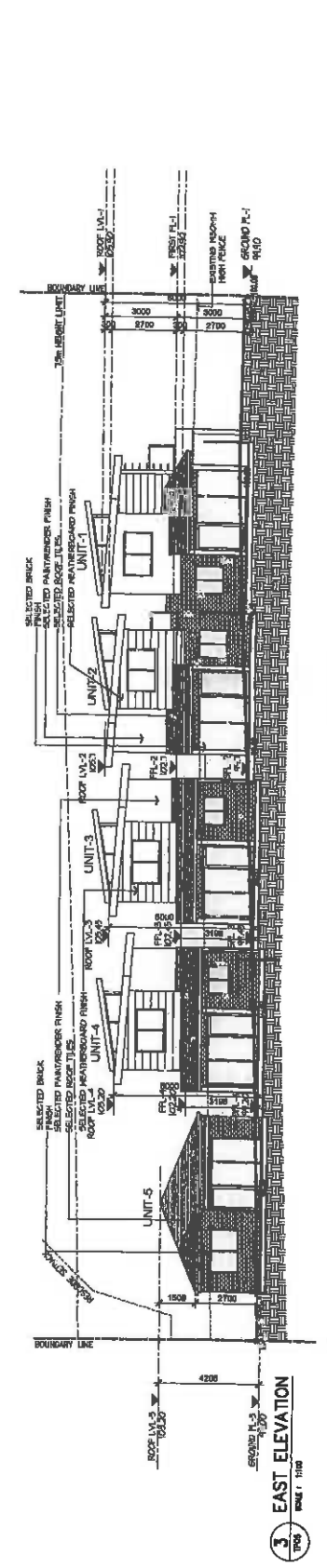
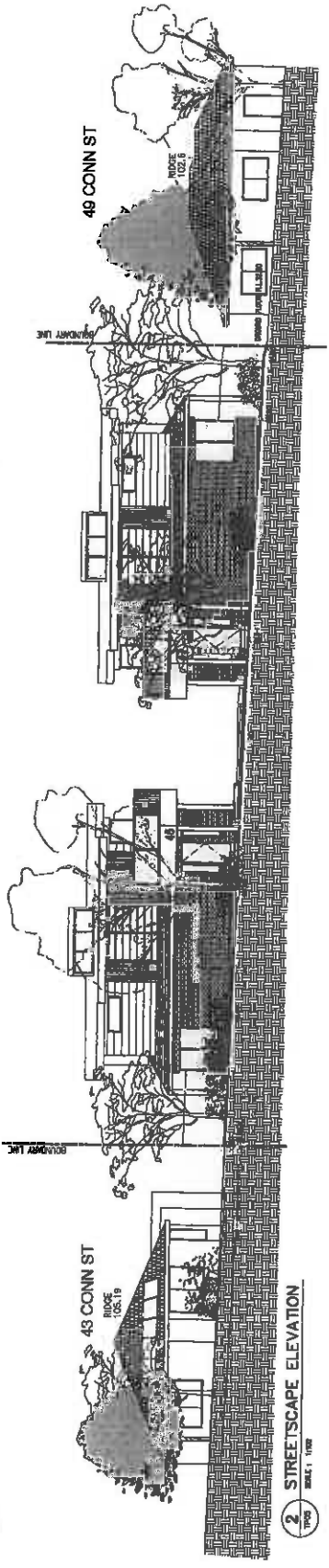
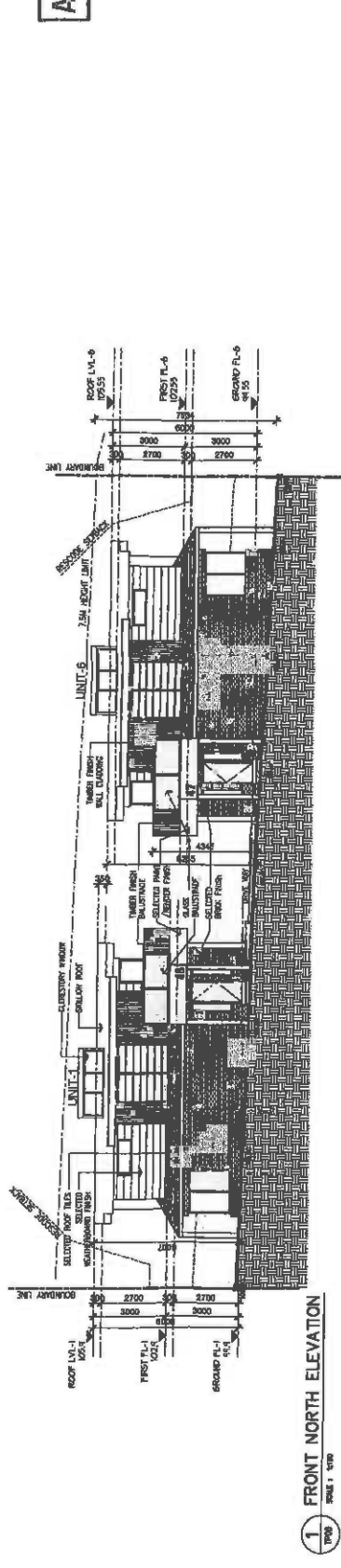
Drawing No:
TP05

Author:
P. L. B. / J. R.

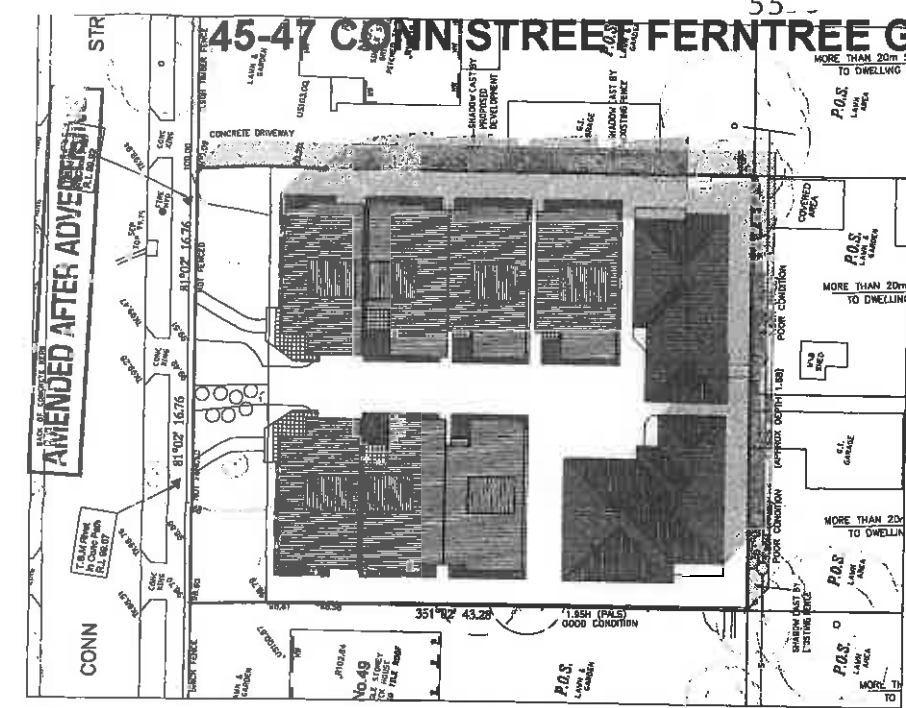
Checker:
P. L. B. / J. R.

Project Manager:
P. L. B. / J. R.

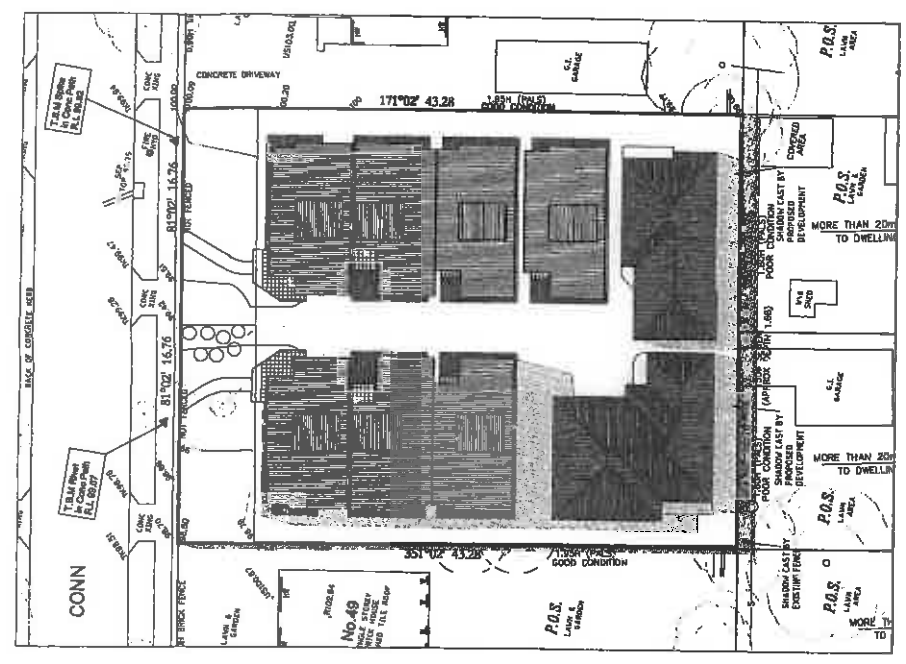
Client:
MR. K. MURPHY & J. REYNOLDS



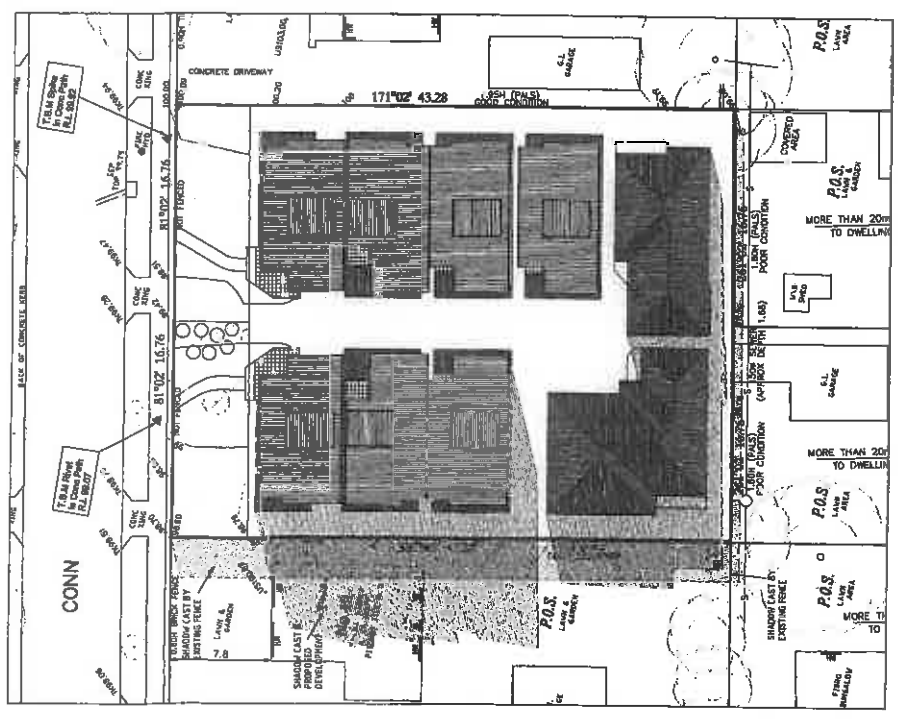
45-47 CONNISTREE FERNTREE GULLY APPENDIX B



1 SHADOW DIAGRAM - 9AM ON 22 SEPTEMBER
SCALE: 1:500



2 SHADOW DIAGRAM - 12PM ON 22 SEPTEMBER
SCALE: 1:500



3 SHADOW DIAGRAM - 3PM ON 22 SEPTEMBER
SCALE: 1:500

AMENDED AFTER ADVERSITY



Project		PROPOSED 7-HOUSE DEVELOPMENT AT 45-47 CONN STREET FERNTREE GULLY FOR MR. K. MOHIDDIN & L. REYNOLDS	
Drawn	YNSS	Date	19-MAY-2015
Job No	15228	Scale	1:500 @ A1
Drawing No	TP07	Revision No	A
EST-NO			
Peter J. Bryan Architects Pty Ltd 8 Dora A. Mackinnon Court Mackinnon Pyraland NSW Email: pjb@pjbarchitects.com.au ALIX 06 435 418 881			

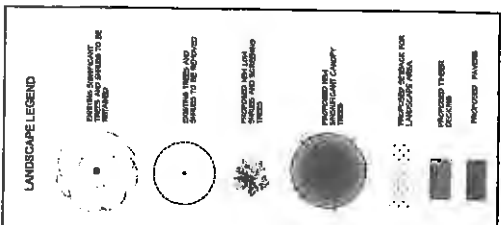
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21 APR 2016
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NO.	DESCRIPTION	DATE
1	AMENDMENT TO APPLICATION	19/05/15
2	TRAILING APPLICATION	19/05/15
3	REVISION	

47 CONN STREET FERNTREE GULLY APPENDIX B

STREET AMENDED AFTER ADVERTISING

Knox City Council
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21 APR 2016
PLANNING DEPARTMENT



AMENDMENT TO APPLICATION

Project: PROPOSED 1/HOUSE DEVELOPMENT AT 46-47 CONN STREET FERNTREE GULLY FOR MR. MOHIDDIN & L. REYNOLDS

Title: CONCEPT LANDSCAPE PLAN

Drawn: YAUSS
Date: 19-APRIL-2016

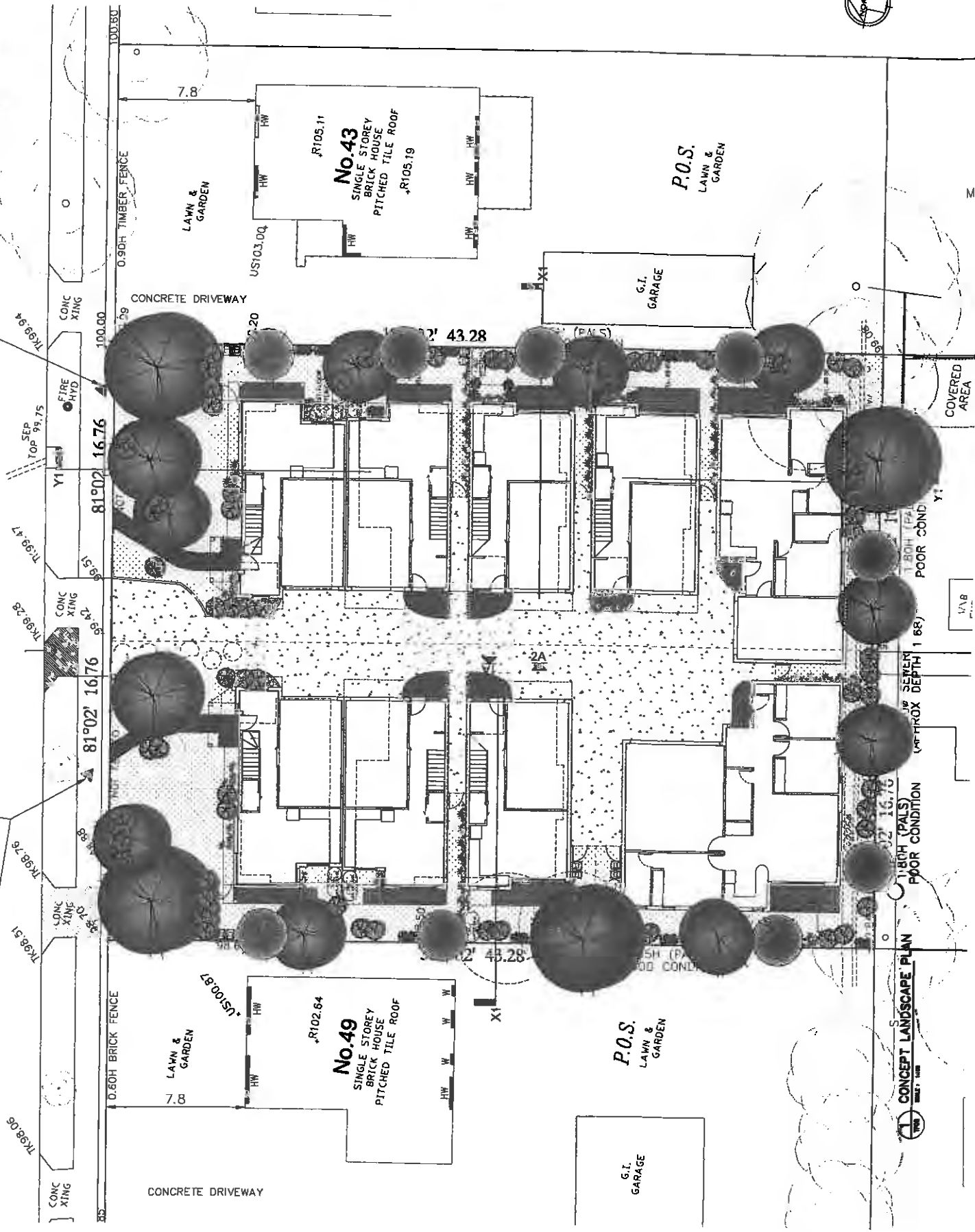
Job No: 1528
Scale: 1:100 @ A1

Drawing No: TP08
Revision No: A

Author: L. Brown, Archibald Pty. Ltd.
Checked: M. Reynolds, Archibald Pty. Ltd.
Date: 19-APRIL-2016
Scale: 1:100 @ A1

1.5.M Spike
in Conc Path
R.L. 99.92

T.B.M Rivet
in Conc Path
R.L. 99.07



CONCEPT LANDSCAPE PLAN



DINSDALE WARD**6.4 APPLICATION FOR THE CONSTRUCTION OF SIX (6) 3-STOREY TOWNHOUSES AND ALTERATION OF ACCESS TO A ROAD IN A ROAD ZONE CATEGORY 1 AT 265 STUD ROAD, WANTIRNA SOUTH, (P/2015/6979)****1. SUMMARY:**

Land:	265 Stud Road, Wantirna South
Applicant:	Clarke Planning
Proposed Development:	The construction of six (6) 3-storey townhouses and alteration of access to a road in a Road Zone Category 1
Existing Land Use:	Single Dwelling
Area/Density:	725 m ² / 1:120m ²
Zoning:	Residential Growth Zone - Schedule 1
Overlays:	Nil
Local Policy:	Municipal Strategic Statement (MSS) Development in Residential Areas and Neighbourhood Character Policy
Application Received:	29 December 2015
Submissions:	3
PCC Meeting:	Not applicable

Assessment:

It is considered that the proposal to construct six (6) townhouses on the land and alteration of access to a Category 1 Road provides an appropriate balance between the need for additional housing within an established residential area adjoining the Principal Public Transport Network and the amenity of occupants and adjoining residents.

The proposal generally complies with the Municipal Strategic Statement (MSS), the Development in Residential Areas and Neighbourhood Character Policy and ResCode.

The proposal complies with the Residential Growth Zone - Schedule 1, subject to conditions.

On balance it is considered that the proposal responds well to State and Local Planning Policies, subject to modifications. It is recommended that Council issue a Notice of Decision to Grant a Planning Permit, subject to conditions.

6.4 265 Stud Rd, Wantirna South (cont'd)

2. BACKGROUND

2.1 Subject Site and Surrounds

The location of the subject site is shown in Appendix A.

- The subject site is regular in shape and located on the eastern side of Stud Road, Wantirna South. The site has a frontage of 16.76m and a depth of 43.28m, forming an overall area of 725m². The site does not contain any easements and there are no covenants registered on the copy of title.
- The site currently contains a single storey brick dwelling with a tiled pitched roof (and associated detached garage), setback 11.3m from the frontage. Vehicular access to the site is gained via an existing crossover adjacent the north boundary.
- Adjoining properties to the north and south of the site lie within the Residential Growth Zone – Schedule 1, and the adjoining properties to the east of the site lie within the General Residential Zone – Schedule 2 and are used for residential purposes. There is evidence of multi-dwelling development within the surrounding area.
- The site contains no significant vegetation.

2.2 The Proposal

(Refer to attached plans at Appendix B)

The application seeks the construction of six (6) 3-storey townhouses and alteration of access to a Category 1 Road. More specifically:

- Dwelling 1 will front Stud Road and will be setback 6m from the front boundary. Dwelling 1 will contain three (3) bedrooms and a study and is provided with a double garage. Two (2) entrances are provided to Dwelling 1, one fronting Stud Road with access through the garage and the other on the south side of the dwelling. A north facing balcony is provided on the first floor level with access from the kitchen/living/dining room.
- Dwellings 2, 3, 4 and 5 will contain two (2) bedrooms and are provided with a single garage each. All dwellings are provided with north facing balconies on the first floor level with access from the kitchen/living/dining room.
- Dwelling 6 will contain three (3) bedrooms and is provided with a double garage. A north facing balcony is provided on the first floor level with access from the kitchen/living/dining room.

6.4 265 Stud Rd, Wantirna South (cont'd)

One (1) visitor car parking space is provided behind Dwelling 6.

- All dwellings will be attached at ground floor level, first floor level and second floor level.
- The ground floor level will be setback 2.8m from the south boundary (with part of Dwelling 6 constructed on the boundary), 6.4m from the north boundary and between 1.5m and 3.4m from the east (rear) boundary.
- The first floor will be setback 2.85m from the south boundary, 2m from the north boundary (measured from the balconies) and 4.4m from the east (rear) boundary.
- The second floor will be setback a minimum 4.35m from the south boundary, 4.1m from the north boundary and 7.2m from the east (rear) boundary.
- The development will have a maximum height of 10.2m
- The proposed materials and finishes schedule includes: charcoal brickwork, white render, dark grey render, metal cladding, timber cladding and clear glazing.
- A pedestrian footpath providing access to the dwellings is provided along the south boundary.
- Vehicle access to all dwellings will be via the existing crossover.
- All vegetation is to be removed from the site to facilitate the development. A permit is not required for vegetation removal.

3. CONSULTATION

3.1 Advertising

The application was advertised by way of a sign on the site and notices sent to adjoining property owners and occupiers. Three (3) submissions were received and are summarised below.

- This development is supported. The development has a sensible ratio of permeable and non-permeable surfaces to allow proper drainage. The site is close to public transport, meaning the number of car parking is sufficient.
- This development is supported as people will no longer have to live further away from the CBD.

6.4 265 Stud Rd, Wantirna South (cont'd)

- This development is supported if it restricts development in other parts of Wantirna South.

Officer response: It is considered that the proposal to construct six (6) townhouses on the land provides an appropriate balance between the need for additional housing within an established residential area adjoining the Principal Public Transport Network and the amenity of occupants and adjoining residents

3.2 Referrals

The application has been referred to VicRoads and internal departments for comment. The following is a summary of relevant advice:

VicRoads

- *VicRoads notes that the proposed development will create access from Stud Road through a service lane and considers that the new access point will not have any detrimental impact on the operational efficiency of Stud Road and on public safety.*
- *VicRoads did not provide any conditions to be included in any permit issued.*

Traffic Engineer

- *Standard conditions to be included on any permit issued.*

Drainage Engineer

- *Standard conditions to be included on any permit issued.*
- *It must be demonstrated how overland flow for the 100 year ARI will be managed to Council's satisfaction. This will be reflected on any permit issued.*

Arborist

- *The vegetation on-site is not significant.*
- *The proposed development will not impact on vegetation located on adjoining properties.*

6.4 265 Stud Rd, Wantirna South (cont'd)

Waste

- *A Waste Management Plan (WMP) will be required detailing how bin-based, green waste and hard waste services are to be provided and collected from the site in accordance with Council's Waste Management in Multi-Unit Developments (MUDs) Policy and Procedure that applies to developments with 6 or more tenancies. It is noted that individual bin sets are shown on the architectural plans. Council's Waste Department have confirmed that this number of bins will not be able to be provided and serviced. A number of other options are available and any Waste Management Plan must be to Council's standards.*

Officer response: A condition will be placed on any permit issued requiring a Waste Management Plan (WMP) to Council's satisfaction.

4. DISCUSSION

This section considers the proposed development in light of the provisions of the Knox Planning Scheme including State and Local Planning Policies, any other relevant policies and objectives.

4.1 Zoning and Overlays

4.1.1 Zone

The site is located within the Residential Growth Zone, Schedule 1. A permit is required for the construction of two or more dwellings on the land.

- *The proposal is consistent with the purpose of the Residential Growth 1 Zone by providing for increased densities and a diversity of housing types in locations offering good access to services.*

The maximum height of a building used for the purpose of a dwelling or residential building must not exceed the building height specified in a schedule to this zone.

If no building height is specified in a schedule to this zone, the maximum building height should not exceed 13.5 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 height of the building should not exceed 14.5 metres.

6.4 265 Stud Rd, Wantirna South (cont'd)

- *The maximum height of the dwellings is 10.2m which compiles.*

Schedule 1 to the Residential Growth Zone varies the ResCode requirements for Standard B6 (Minimum Street Setback) which requires 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.

- *Dwelling 1 has a minimum setback of 6m from Stud Road which does not satisfy the standard.*

A variation to the standard is justified because of the following reasons:

- *The objectives of Clause 22.07 (Development in Residential Areas and Neighbourhood Character) encourage more intensive development in areas where there is access to frequent and reliable public transport services which usually require less front setbacks compared to single detached dwellings.*
- *The proposed front setback will still provide sufficient space for the planting of at least two canopy trees within the front of the site, allowing for the green and leafy character of Stud Road to be maintained.*

Schedule 1 of the Residential Growth Zone varies the ResCode requirements for Standard B13 (Landscaping) which requires a minimum of one canopy tree per 250 square metres of the site area including a minimum of one canopy tree within the front setback per 5 metres of width of the site. Each tree will be required to be surrounded by 20 square metres of permeable surface with a minimum radius of 3 metres.

- *It is considered that the proposed development can accommodate the canopy tree planting.*

6.4 265 Stud Rd, Wantirna South (cont'd)

Schedule 1 to the Residential Growth Zone also varies the ResCode requirements for Standard B28 (Private Open Space) which requires the provision of private open space consisting of:

- 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 or residential building with minimum area of 25 square metres with a minimum dimension of 3 metres of secluded private open space with convenient access from a living room, or
- A balcony of 15 square metres with a minimum width of 1.8 metres and convenient access from a living room, or
- A roof-top area of 15 square metres with a minimum width of 2 metres and convenient access from a living room.
- *Generally complies. All dwellings will rely on balconies for private open space. The area (m²) of each balcony is summarised below:*

Dwelling 1 = 22.7m², minimum width of 1.8m;

Dwelling 2 = 13.7m² minimum width of 1.8m;

Dwelling 3 = 13.7m² minimum width of 1.8m;

Dwelling 4 = 13.78m² minimum width of 1.8m;

Dwelling 5 = 13.85m² minimum width of 1.8m; and

Dwelling 6 = 16.73m² minimum width of 1.8m.

- *The size of the balconies for Dwelling 1 and 6 comply with the schedule to the zone.*
- *The size of the balconies for Dwellings 2, 3, 4, and 5 are marginally short of 15m². A condition of approval will require these balconies to have a minimum area of 15m².*

4.1.2 Overlays

The land is not affected by any overlays.

4.2 Policy Consideration

4.2.1 State Planning Policy Framework

State policy requires Council to integrate the range of policies relevant to the issues to be determined, and balance conflicting objectives in favour of net community benefit and sustainable development.

6.4 265 Stud Rd, Wantirna South (cont'd)

Key Policies:

Clause 15 Built Environment and Heritage – Encourages high quality architecture and urban design outcomes that reflect the particular characteristics, aspirations and cultural identity of the community; enhances liveability, diversity, amenity and safety of the public realm; and promotes attractiveness of towns and cities within broader strategic contexts.

- *The design of the development will make a positive contribution to the streetscape, with built form considered to be appropriate given the site is located within an 'Activity Area'. The design of the development provides a reasonable level of articulation through setbacks and varied materials and finishes to reduce bulk and mass.*

Clause 15.02 Sustainable Development – Ensure land use and development is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.

- *The proposal contributes to the consolidation of urban development through the provision of increased density within an existing residential area with good access to urban services and transport.*
- *Should a permit be issued, the development is required to be constructed in accordance with an approved Sustainable Design Assessment.*

Clause 16 Housing – Encourage the development of well-designed medium-density housing that respects the neighbourhood character; improves housing choice; makes better use of existing infrastructure; and, improves energy efficiency of housing. Locate new housing in or close to activity centres and employment corridors and at other strategic development sites that offer good access to services and transport.

- *Neighbourhood character - This is discussed in a later section of the report (Section 4.2.2).*
- *Housing choice – The development provides two (2) three bedroom dwellings and four (4) two bedroom dwellings, providing a range of housing choices.*

6.4 265 Stud Rd, Wantirna South (cont'd)

- Existing infrastructure – *The site is located within a fully serviced area.*
- Energy efficiency – *This has been discussed above under Clause 15.02.*
- Location – *The site is located within easy walking distance of public transport available along Stud Road.*

Clause 18 Transport – Ensure that access is provided to all available modes of transport.

- *The site is located on Stud Road and forms part of the Principal Public Transport Network (PPTN).*
- *Smart Bus routes 901 runs along Stud Road. The 901 service runs at various intervals between Frankston and Melbourne Airport from 5am to midnight on weekdays, from 6am to midnight on Saturdays, and from 7am to 6pm on Sundays.*
- *Bus route 664 also runs along Stud Road. The 664 runs at various intervals between Chirnside Park and Knox City via Croydon and Bayswater from 6.15am to 9.30pm weekdays, from 7am to 10.30pm Saturdays, and from 7.30am to 9.30pm Sundays.*

4.2.2 Local Planning Policy Framework

Clause 21.01 Municipal Strategic Statement (MSS) – encourages planning and development occurring with the necessary consideration to such matters as managing population growth, encouraging sustainable development and influencing the urban form so that Knox itself becomes more sustainable.

All development therefore is encouraged to incorporate Ecologically Sustainable Design (ESD) and Water Sensitive Urban Design (WSUD) principles to ensure that a sustainable urban environment is ultimately achieved with a strong use of existing infrastructure and to reduce dependence on private vehicle travel.

- *The site is located in an established urban area close to urban services and open space areas, where existing infrastructure is readily available.*

6.4 265 Stud Rd, Wantirna South (cont'd)

- *A Sustainable Design Assessment will be required as a condition on any permit issued.*

Clause 21.04 Urban Design – Municipal Strategic Statement (MSS) To ensure that all development responds positively to the existing patterns of urban form and character, the landscape qualities, historic and cultural elements and social aspirations of the Knox community.

The proposal respects the preferred neighbourhood character and is consistent with the requirements of the MSS.

- *An assessment against Council's Development in Residential Areas and Neighbourhood Character Policy (Clause 22.07) is below. The development complies with the open space requirements and provides opportunities for meaningful landscaping.*
- *The site is located in an Activity Area close to urban services and open space areas and has good access to public transport being located on the Principal Public Transport Network (PPTN).*

Clause 21.05 – Housing – The Housing theme implements the Knox Housing Strategy 2013. In managing the City of Knox's current and future housing needs, Council supports a scaled approach to residential development. This scaled approach recognises that some parts of the City will need to accommodate change, due to population growth and the community's changing household needs. Development in residential areas will need to respond positively to the desired future character of the local area and take account of the particular built form and natural environmental elements that make up the neighbourhood character of Knox. The strong landscape character is the unifying element of the neighbourhood character of Knox.

The subject site is located on the Principal Public Transport Network, with good access to the 901 SmartBus service, connections to shops, facilities and nearby activity centres such as Knox City.

Objective 1 for Housing Objectives and Strategies is to support residential development in accordance with the Knox Housing Strategy 2013, which identifies a scaled approach to residential development. A strategy is to direct housing growth toward Local Living and Activity Areas.

6.4 265 Stud Rd, Wantirna South (cont'd)

The intensity of the proposed development is consistent with the strategy of increased residential development within an 'Activity Area' where a greater range and increased densities of residential development are encouraged.

- *The proposal is considered to be consistent with the preferred neighbourhood character as set out in the local policy as the proposed development will make a positive contribution to the character of the surrounding area.*

Objective 2 is to support a diversity of housing choice in appropriate locations. Strategies include encouraging a diversity of housing styles, types, forms and sizes to cater for the changing needs of the community and to encourage developments of three or more dwellings in Activity Areas and Local Living areas to include a mix of dwelling sizes (including 1 and 2 bedroom dwellings), to respond to a shortfall in the number of smaller sized dwellings within the municipality.

- *The development will provide residents with alternative forms of housing styles and sizes.*

Objective 3 is to ensure the quality of housing design in Knox is improved to better respond to neighbourhood identity and to create a stronger sense of place. Strategies include ensuring that residential development enhances the City's "green and leafy" image, support development that makes a positive contribution to the preferred future character of the area and that is innovative, environmentally sustainable, accessible and site responsive.

- *Landscaping can be accommodated within the front setback and along the driveway, contributing to the green and leafy image of Knox.*

Objective 4 is to protect and enhance the landscape and environmental values of the nature areas of significance within the municipality.

- *The site is not located in an area of biological significance.*

Objective 5 is to ensure that residential development better responds to the community's current and future needs, and allows people to 'age-in-place' by supporting the provision of a diverse range of housing including smaller scale dwellings.

6.4 265 Stud Rd, Wantirna South (cont'd)

- *As noted above, the development will provide residents with alternative forms of housing styles and sizes. The development provides two (2) three bedroom dwellings and four (4) two bedroom dwellings.*

Clause 22.07 – Development in Residential Areas and Neighbourhood Character: Activity Area – Villa units, townhouses and apartments are encouraged.

The desired future character of this area is to:

- See the most substantial change in housing styles than other areas in Knox.
- Balance the retention of the green and leafy character when viewed from the street, whilst allowing more intensive residential development.
- Provide new residential development that is well designed both architecturally and functionally.

The key (relevant) design objectives are:

Provide a landscaped front yard, including the planting of canopy trees in accordance with the requirements of the applicable zone schedule.

- *A condition on any permit issued will require two (2) canopy trees to be planted within the front yard, in accordance with the schedule to the zone.*

Retain existing canopy trees, wherever possible.

- *The site does not contain any significant vegetation.*

Locate carports and garages behind the line of or underneath the dwelling or in the rear yard.

- *The car parking provision for the dwellings will not dominate the façade of the development. The garages will not be overly visible from the street frontage and are setback behind the front wall of the development.*

Provide single crossovers for driveways.

- *The development will utilise the existing single crossover to gain access to the site.*

Minimise the amount of paving in front yards and driveways.

6.4 265 Stud Rd, Wantirna South (cont'd)

- *As noted above, the development will utilise the existing single crossover to gain access to the site and a pedestrian path will be provided along the south boundary. It is considered the amount of paving forward of Dwelling 1 is minimal and will not dominate the frontage.*

Significantly setback first and second floor levels from the ground floor level.

- *The first floor is not significantly setback from the ground floor level as the balconies cantilever the access way and minimal separation has been provided on the south side of the first floor level (with the exception of Dwelling 6). However it is considered the development provides a reasonable level of articulation and visual interest through varied materials and finishes to reduce bulk and mass. Therefore the design response is considered acceptable.*
- *The second floor level is significantly setback from the first floor level.*

Provide wide, upper floor balconies fronting the street and any adjoining public open space to maximise passive surveillance.

- *All dwellings are provided with wide upper floor balconies. In particular, the balcony to Dwelling 1 fronts Stud Road to maximise passive surveillance. The balconies to Dwellings 2-6 will need to be screened to 1.7m above finish floor levels to prevent overlooking, however distant views would be possible.*
- *Ground floor windows have been included to provide a sense of passive surveillance along the south boundary, however it is considered that passive surveillance can be further improved. Conditions of approval will require the sill height of the south facing highlight windows to be reduced to 1.5m above finish floor level. It will also be required to include a slimline window adjacent the front doors to all dwellings as well and to incorporate a clear glass panel in each of the front doors.*

In developments of three or more dwellings, provide a mix of dwelling sizes (number of bedrooms). At least one dwelling should contain a bedroom, kitchen, bath or shower, and a toilet and wash basin at ground floor level.

6.4 265 Stud Rd, Wantirna South (cont'd)

- *The development will provide residents with alternative forms of housing styles and sizes. The development provides two (2) three bedroom dwellings and four (4) two bedroom dwellings.*
- *The applicant has designed Dwelling 6 with a bedroom and ensuite at ground floor level to address mobility. Given the multi-level configuration of the development, this is considered satisfactory in this instance whilst balancing the need for housing within the Activity Area along the Principal Public Transport Network (PPTN).*

Applications must also consider:

Accessible Design

- *The proposed development considers the need of people with limited mobility as a clear and accessible path from the street to each front door has been provided.*
- *As noted above, the applicant has designed Dwelling 6 with a bedroom and ensuite at ground floor level to address mobility. Given the multi-level configuration of the development, this is considered satisfactory whilst balancing the need for housing within the Activity Area along the Principal Public Transport Network (PPTN).*

Sustainable Design

- *The development incorporates passive solar design with north facing living areas and balconies.*
- *A condition of approval will require the submission of a Sustainable Design Assessment (SDA) to the satisfaction of the Responsible Authority.*

Architectural Design

- *The design and scale of the proposed development is consistent with the housing types encouraged in the Activity Area.*
- *The development provides an appropriate degree of visual interest and articulation to present an appropriate scale to Stud Road and adjoining sites.*
- *Large blank walls and facades have been avoided through the incorporation of glazing and varied building materials and finishes.*

6.4 265 Stud Rd, Wantirna South (cont'd)

Housing for Aged Persons

- *The development has not been specifically designed as a form of housing for aged persons.*

4.3 Particular Provisions

Clause 52.06 – Car Parking

Prior to a new use commencing or a new building being occupied the car parking spaces required under Clause 52.06-5 must be provided on the land or as approved under Clause 52.06-3 to the satisfaction of the responsible authority.

Clause 52.06-5 outlines the requisite amount of parking to be provided to each dwelling and any applicable visitor parking at a ratio of two car spaces to each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms) and one visitor space to every five dwellings for developments of five or more dwellings.

- *The proposal satisfies the car parking provision for each dwelling, with 2 car spaces provided for every three bedroom dwelling and one car space provided for every two bedroom dwelling. One visitor car parking space has been provided which complies.*

Clause 52.06-8 details the design standards for car parking. The provision of car parking should meet the design requirements of this Clause. An assessment of the design standards, including any areas of non-compliance are considered below:

Design Standard 1: Access ways – *Generally complies. A condition of approval will require the access way to have a 3m width at the front boundary and the crossover extended to match.*

Design Standard 2: Car Parking Spaces – *Complies.*

Design Standard 3: Gradients – *Complies.*

Design Standard 4: Mechanical Parking – *N/A.*

Design Standard 5: Urban Design – *Complies.*

Design Standard 6: Safety – *Complies.*

Design Standard 7: Landscaping – *Complies.*

6.4 265 Stud Rd, Wantirna South (cont'd)

Clause 52.29 Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road – To ensure appropriate access to identified roads.

A permit is required to create or alter access to a road in a Road Zone, Category 1.

An application to create or alter access to a road declared as an arterial road under the Road Management Act 2004 must be referred to the Roads Corporation under Section 55 of the Act.

- *The application was referred to VicRoads under Section 55 of the Act. VicRoads did not object to the proposal and did not provide any conditions to be included in any permit issued.*

4.4 Clause 55 – Two or More Dwellings on a Lot and Residential Buildings (ResCode)

Neighbourhood Character and Infrastructure

Neighbourhood Character – *Complies, refer to Section 4.2.2 above.*

Residential Policy – *Complies, refer to Section 4.2 above.*

Infrastructure – *Complies.*

Integration with the Street – *Complies.*

Site Layout and Building Massing

Street Setback – *Complies with objective. More intensive development is encouraged along Stud Road and there will be sufficient room for the planting of canopy trees within the setback. Therefore a variation to the front setback standard is reasonable.*

Building Height – *Complies.*

Site Cover/Permeability – *Complies.*

Energy Efficiency – *Complies. North facing living areas and balconies are provided and a condition of approval will require the submission of a Sustainable Design Assessment (SDA) to the satisfaction of the Responsible Authority.*

Safety – *Complies. Entrances to the dwellings are not obscured or isolated from the street. Further, ground floor windows will provide passive surveillance along the south boundary.*

6.4 265 Stud Rd, Wantirna South (cont'd)

Landscaping – *Complies, a condition on any permit issued will require that appropriate landscape plans are submitted to the satisfaction of the Responsible Authority.*

Access – *Complies.*

Parking Location – *Complies.*

Amenity Impacts

Side and rear setbacks – *Complies.*

Walls on boundaries – *Complies.*

Daylight to existing windows/north facing windows – *Complies.*

North-facing windows – *Complies.*

Overshadowing open space – *Complies.*

Overlooking – *Generally complies, as discussed below:*

Ground floor level: No overlooking is expected as side and rear boundary fencing is a minimum 1.9m high which complies with Standard B22 of ResCode.

First floor level: All windows have been designed and screened in accordance with Standard B22 of ResCode. The balconies to Dwelling 1, 2 and 3 provide an aluminium horizontal louvre to 1.7m above finish floor level. However there is opportunity for overlooking from the balconies to Dwelling 4, 5 and 6 as no screening is shown. This will be addressed via conditions of any permit issued.

Second floor level: All windows have been designed and screened in accordance with Standard B22 of ResCode.

A condition will require a notation on plan stating that the windows to be screened will have fixed obscure glazing (non-openable) to a height of 1.7m above finished floor level. The window may be clear and openable above 1.7m. Adhesive film must not be used.

Internal views – *Complies.*

Noise Impacts – *Complies. No mechanical plants and the like are proposed to be located near bedrooms of immediately adjacent existing dwellings.*

On-Site Amenity and Facilities

Accessibility – *Complies.*

Daylight to new windows – *Complies.*

6.4 265 Stud Rd, Wantirna South (cont'd)

Private Open Space – *Generally complies, as discussed above.*

Solar access – *Complies. Balconies are located on the north side of the dwellings.*

Storage – *Complies.*

Detailed Design

Design Detail – *Complies.*

Common Property – *Complies.*

Site Services – *Complies.*

Front fence – *Complies. It is proposed to construct a 1.5m high steel picket fence with brick piers along the front boundary. It is also proposed to construct a fence forward of Dwelling 1 (to 'enclose' the front yard forward of the dwelling). A condition of approval will require a notation on the plan stating the fence to be visually transparent with a maximum height of 1.5m. This will ensure that the openness of the front setback will not be compromised by solid fencing.*

4.5 General Decision Guidelines

Clause 65 of the Knox Planning Scheme and Section 60 of the *Planning and Environment Act 1987* set out decision guidelines/matters which the responsible authority must consider when deciding any planning application.

- *The decision guidelines of Clause 65 of the Knox Planning Scheme and Section 60 of the Planning and Environment Act (1987) have been appropriately considered.*

5. CONCLUSION

Clause 10.04 of the Knox Planning Scheme requires Council to balance relative policy objectives when making decisions to ensure resulting development is sustainable and achieves a net community gain. In this context, the development is appropriate given the following:

- *The development is consistent with State Policy, Clause 21.07 (Municipal Strategic Statement), and Clause 22.07 (Development in Residential Areas and Neighbourhood Character Policy) of the Knox Planning Scheme, subject to conditions.*

6.4 265 Stud Rd, Wantirna South (cont'd)

- *The proposal complies with the Residential Growth Zone - Schedule 1, subject to conditions.*
- *The development is generally compliant with ResCode subject to conditions of any permit issued.*
- *The development provides an appropriate balance between policies that encourage increased housing densities along the Principal Public Transport Network (PPTN) and the amenity of adjoining properties.*

6. CONFIDENTIALITY

There are no confidentiality issues associated with this report.

RECOMMENDATION

That Council issue a Notice of Decision to Grant a Planning Permit to develop the land for six (6) 3-storey dwellings and alterations of access to a Category 1 Road at 265 Stud Road, Wantirna South subject to the following conditions:

Amended plans

- 1. Prior to the commencement of any buildings or works, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans prepared Jesse Ant Architects but modified to show:**
 - 1.1 Annotation stating, ‘all structures (including fences, letterboxes and meter boxes) shall be constructed to a maximum height of 900mm or relocated clear of a splayed area near the access way to ensure safe sight distances.’ Letterboxes must front the street.**
 - 1.2 Any changes required to satisfy Condition 2.5.**
 - 1.3 Annotation stating “no parking” in front of all garages.**
 - 1.4 The balconies to Dwellings 2, 3, 4, and 5 must have a minimum area of 15m².**

6.4 265 Stud Rd, Wantirna South (cont'd)**Recommendation (cont'd)**

- 1.5 The access way to have a 3m width at the front boundary.**
- 1.6 The existing crossover widened to match the internal width of the access way (with a heavy trafficable lid if required) in accordance with Condition 1.6.**
- 1.7 A notation on the plan stating the fence forward of Dwelling 1 (excluding the front boundary fence) to be visually transparent with a maximum height of 1.5m.**
- 1.8 The sill height of the south facing highlight windows (on the ground level) reduced to 1.5m above finish floor level to increase passive surveillance.**
- 1.9 The inclusion of a slimline window adjacent the front doors to all dwellings to increase passive surveillance.**
- 1.10 The inclusion of a clear glass panel in each of the front doors to increase passive surveillance.**
- 1.11 Balconies to Dwelling 4, 5 and 6 screened to comply with Standard B22 (Overlooking) of ResCode.**
- 1.12 Drainage Plans in accordance with Condition 2.**
- 1.13 Landscape Plans in accordance with Condition 4.**
- 1.14 A Sustainable Design Assessment in accordance with Condition 7.**
- 1.15 A Waste Management Plan in accordance with Condition 9.**
- 1.16 A Construction Management Plan in accordance with Condition 22.**

To the satisfaction of the Responsible Authority.

Drainage plans

- 2. Prior to commencement of any buildings or works, three copies of drainage plans and computations must be submitted to and approved by the Responsible Authority. Construction of the drainage is to be in accordance with these plans.**

6.4 265 Stud Rd, Wantirna South (cont'd)**Recommendation (cont'd)**

The plans must show the following:

- 2.1 All stormwater drainage discharge from the site connected to a legal point of discharge.
- 2.2 The internal drains of the dwellings to be independent of each other.
- 2.3 An on-site detention system designed by a suitably qualified Civil Engineering Consultant to ensure no net increase in stormwater discharge from the proposed development.
- 2.4 The on-site detention system to be installed in a suitable location for easy access and maintenance.
- 2.5 A suitable overland flow path for the entire site to the satisfaction of the Responsible Authority. Details of the overland flow path are to be included on the plans.
- 2.6 All levels to be to AHD (Australian Height Datum).

To the satisfaction of the Responsible Authority.

3. Stormwater runoff from all buildings and hardstand surfaces shall be properly collected and discharged in a complete and effective system of drains within the property and shall not cause or create a nuisance to abutting properties.

Landscape plans

4. Prior to the commencement of any buildings or works, a landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must show:
 - 4.1 A survey (including botanical names, height and width) of all existing vegetation to be retained and / or removed.
 - 4.2 The identification and removal of all vegetation identified as an environmental weed in Knox (as outlined in Appendix 2 of Council's Landscape Guidelines for Planning Permits).

6.4 265 Stud Rd, Wantirna South (cont'd)**Recommendation (cont'd)**

- 4.3 Buildings and trees (including botanical names, height and width) on neighbouring properties within three metres of the boundary.**
- 4.4 Details of the surface finishes of pathways and driveways.**
- 4.5 Details and location of all existing and proposed services including above and below ground lines, cables and pipes.**
- 4.6 A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.**
- 4.7 Landscaping and planting within all open areas of the site (including additional planting within open space areas of the existing dwelling/s).**
- 4.8 The plans must also show the provision of at least 2 additional indigenous or native canopy trees chosen from Appendix 4 or 5 of Council's Landscape Guidelines for Planning Permits. These canopy trees must be a minimum two metres tall when planted and are to be in the front setback.**

To the satisfaction of the Responsible Authority.

- 5. Before the occupation of the development, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the responsible authority.**
- 6. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the responsible authority. Any dead, diseased or damaged plants are to be replaced.**

Sustainable Design Assessment

- 7. Prior to the commencement of any buildings or works, a Sustainable Design Assessment detailing Sustainable Design initiatives to be incorporated into the development must be submitted to and approved by the Responsible Authority.**

The Sustainable Design Assessment must outline the proposed sustainable design initiatives to be incorporated throughout the development such as (but not limited to) energy efficiency, water conservation, stormwater quality, waste management and material selection, to the satisfaction of the Responsible Authority.

6.4 265 Stud Rd, Wantirna South (cont'd)**Recommendation (cont'd)**

- 8. Prior to the occupation of the development, the development must be constructed in accordance with the Sustainable Design Assessment.**

Waste Management Plan

- 9. Before the development commences, a waste collection and management plan must be submitted to and approved by the Responsible Authority, demonstrating how waste collection will be undertaken on site, including the operation of the garbage and recyclables storage area. Garbage and recyclables storage and collection must be undertaken in accordance with the approved plan/documentation, and must be undertaken by a private contractor, to the satisfaction of the Responsible Authority.**

General

- 10. All development must be in accordance with the endorsed plans.**
- 11. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.**
- 12. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.**
- 13. Prior to the occupation of the dwellings the development is to be completed in accordance with the endorsed plan/s to the satisfaction of the Responsible Authority.**
- 14. All walls on the boundaries of adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority.**

Car Parking and Driveways

- 15. Before the dwellings are occupied, driveways and car parking areas must be:**
 - 15.1 Fully constructed to the minimum standard of 100mm reinforced concrete and available for use in accordance with the plans submitted to and approved by the Responsible Authority; and**
 - 15.2 Formed to such levels and drained so that they can be used in accordance with the approved plan; and**
 - 15.3 Treated with an all-weather seal or some other durable surface; and**
 - 15.4 Line-marked or provided with some other adequate means of showing the car parking spaces.**

To the satisfaction of the Responsible Authority.

6.4 265 Stud Rd, Wantirna South (cont'd)**Recommendation (cont'd)**

- 16. Parking areas and driveways must be kept available and maintained for these purposes at all times to the satisfaction of the Responsible Authority.**
- 17. Car parking areas must not be used for storage.**
- 18. Redundant crossovers must be removed and the kerb and channel and nature strip reinstated to the satisfaction of the Responsible Authority.**
- 19. Internal public lighting shall be provided to the satisfaction of the relevant authority and in accordance with AS1158. This would generally be low height or bollard type lighting to avoid spill-over into adjacent properties. It may be sensor activated, to avoid all night running costs.**

Fencing

- 20. All costs associated with the provision of the fencing are to be borne by the owner/developer under this permit.**
- 21. Prior to the occupancy of the development all fencing shall be in a good condition to the satisfaction of the Responsible Authority.**

Construction Management Plan

- 22. Prior to the commencement of construction or any works on the site (including demolition and material removal) the applicant must submit for approval to the responsible authority a Construction Management Plan to the Responsible authority. The plan must be to the satisfaction of the responsible authority and must address, but not be limited to the following:**
 - 22.1 containment of dust, dirt and mud within the site and method and frequency of clean-up procedures in the event of build-up of matter outside of the site;**
 - 22.2 onsite facilities for washing construction vehicles;**
 - 22.3 parking arrangements for construction workers;**
 - 22.4 delivery and unloading points and expected frequency;**

6.4 265 Stud Rd, Wantirna South (cont'd)**Recommendation (cont'd)**

22.5 a liaison officer for contact by residents and the responsible authority in the event of relevant queries or problems experienced;

22.6 an outline of requests to occupy public footpaths or roads, or anticipated disruption to local services.

To the satisfaction of the Responsible Authority.

23. Construction activity at the site is to accord with this approved Construction Management Plan.

Construction Amenity

24. Upon commencement and until conclusion of the development, the developer shall ensure that the development does not adversely affect the amenity of the area in any way, including:

24.1 the appearance of building, works or materials on the land

24.2 parking of motor vehicles

24.3 transporting of materials or goods to or from the site

24.4 hours of operation

24.5 stockpiling of top soil or fill materials

24.6 air borne dust emanating from the site

24.7 noise

24.8 rubbish and litter

24.9 sediment runoff

Should the development cause undue detriment to the amenity of the area then immediate remedial measures must be undertaken to address the issue as directed by, and to the satisfaction of, the Responsible Authority.

Permit Expiry

25. This permit will expire if one of the following circumstances applies:

6.4 265 Stud Rd, Wantirna South (cont'd)**Recommendation (cont'd)**

25.1 The development is not started within two years of the date of this permit.

25.2 The development is not completed within four 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 months afterwards.

NOTES

Drainage Notes (to be read in conjunction with the above drainage conditions):

- **Applicant shall engage a certified Engineering Consultant to analyse the site's existing drainage to determine type and size of the Onsite Detention (OSD) system. This shall be designed in accordance with the Knox City Council (Responsible Authority) Stormwater Drainage Guidelines, (copy available on Council's website), and approved drainage design methods specified in the current edition of Australian Rainfall and Runoff. It should be located preferably in a common area to the dwellings, and be easily accessible for maintenance.**
- **The total Permissible Site Discharge for the property including all dwellings is 3.6L/s to the existing Council drainage system for a 5 year ARI event.**
- **Applicant is to direct all stormwater to the west corner of the property as this represents the Legal Point of Discharge (LPD) for the property. Applicant is to verify this on site. Connect all stormwater discharge from the site to the LPD via an Onsite Detention (OSD) system. The internal drains for the dwellings are to be independent of each other.**
- **The development is to provide adequate clearance for the overland flow path through the property to Council's satisfaction. Details of regarding overland flow must be included in the engineering stormwater design plans.**
- **The Applicant is required to use Australian Height Datum (AHD) to present levels in all future plans. Applicant must ensure that levels on the plan are accurate.**
- **Drainage works in the Road reserve or in the Council easement will require a road opening permit.**

6.4 265 Stud Rd, Wantirna South (cont'd)**Recommendation (cont'd)**

- Drainage system designed so as to avoid impact on any vegetation shown on the endorsed plans as being retained.
- Water Sensitive Urban Design (WSUD) should be addressed as part of this development, e.g. water storage tanks, swale drains, etc.

Other Notes:

- A building permit must be obtained before development is commenced.
- Road opening permit must be obtained before development is commenced.
- Buildings are not allowed to be built over Council easements without Council consent.
- In accordance with Council policy, an 8.5% public open space contribution may apply in the event of the subdivision of the land.
- The dwellings must achieve a minimum 6-Star Energy Rating.
- Dwelling numbers as shown on the endorsed plans do not necessarily indicate any future street numbers. Property (street) numbering shall be in accordance with Council's Property (Street) Numbering Policy. Information regarding this can be obtained from Council's Property and Revenue Services Department on 9298 8215.
- All litter and rubbish associated with the construction must be contained on site at all times.

COUNCIL RESOLUTION

MOVED: CR. GILL
SECONDED: CR. PEARCE

That the recommendation be adopted.

CARRIED



**Location
Property -
Address**

265 Stud
Road,
WANTIRNA
SOUTH

**Application
Number
Description**

P/2015/6979
The
construction of
six (6) 3-storey
townhouses
and alteration
of access to a
road in a Road
Zone Category
1

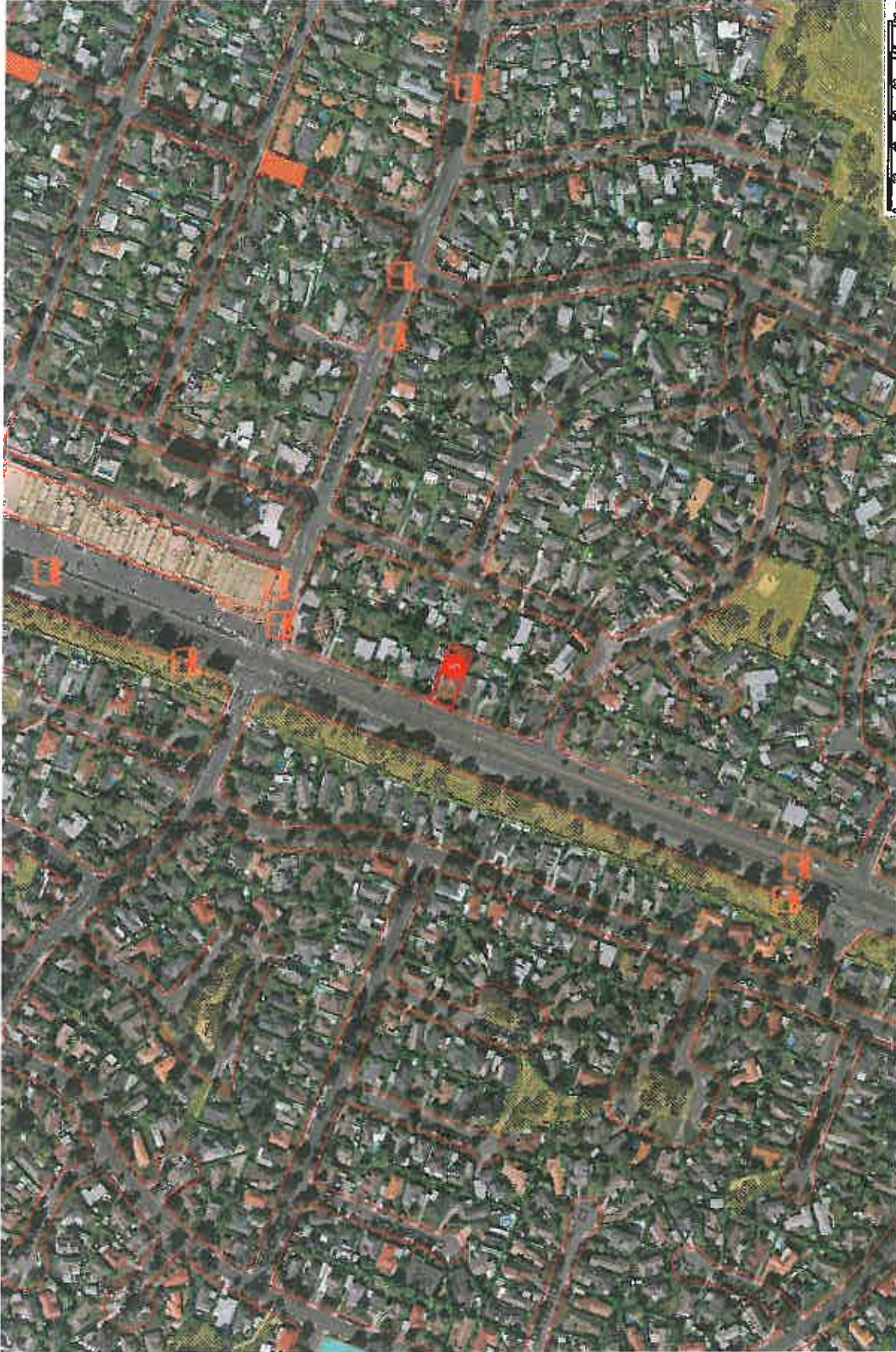
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Dinsdale
All submitters were from
outside the map area.

LEGEND:

- The Boundary
- Road Boundaries
- City Boundary
- Bus Route
- Reserves
- Commercial Areas
- Tertiary Schools
- Primary Schools
- Secondary Schools
- P-12 School
- Sea Slope
- Dipper
- Unit Development
- Subject Property
- Public



Scale: 1:3000



DISCLAIMER:

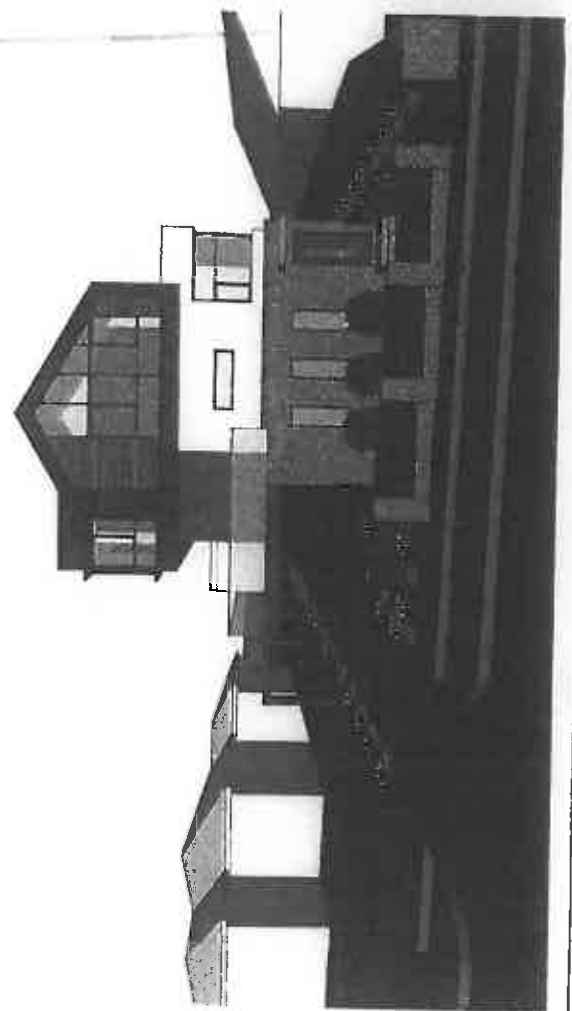
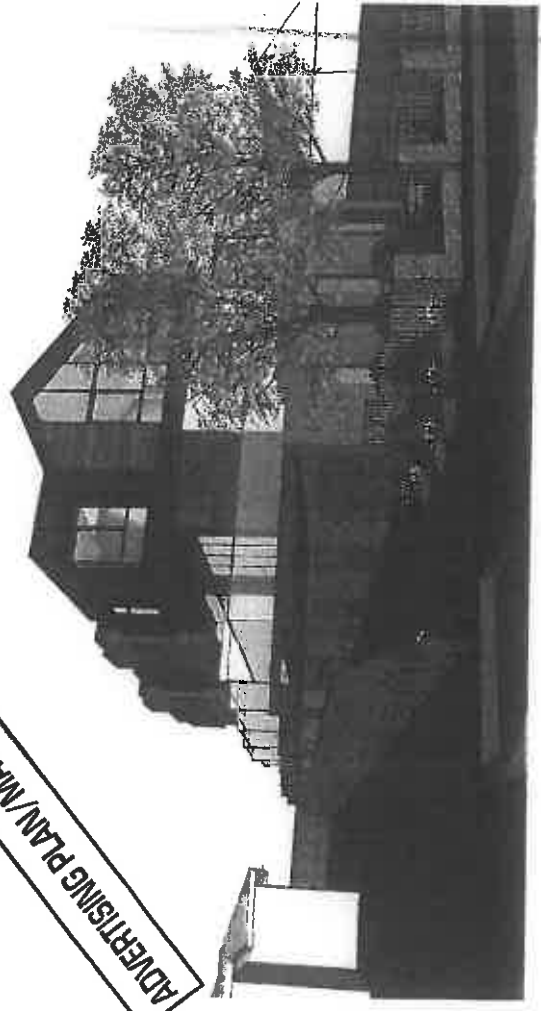
Roads and Title Boundaries - State of Victoria, Knox City Council
 Planning Scheme Information - DPCD, Knox City Council
 Aerial Photography - AAM (flown January 2013 - unless otherwise stated)
 Melbourne Water Drainage Information - Melbourne Water

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 2. Planning information should be used only as a means of preliminary investigation. For accurate overlay information please obtain a Planning Certificate from the Department of Infrastructure.
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 4. All submitters were from outside the map area.

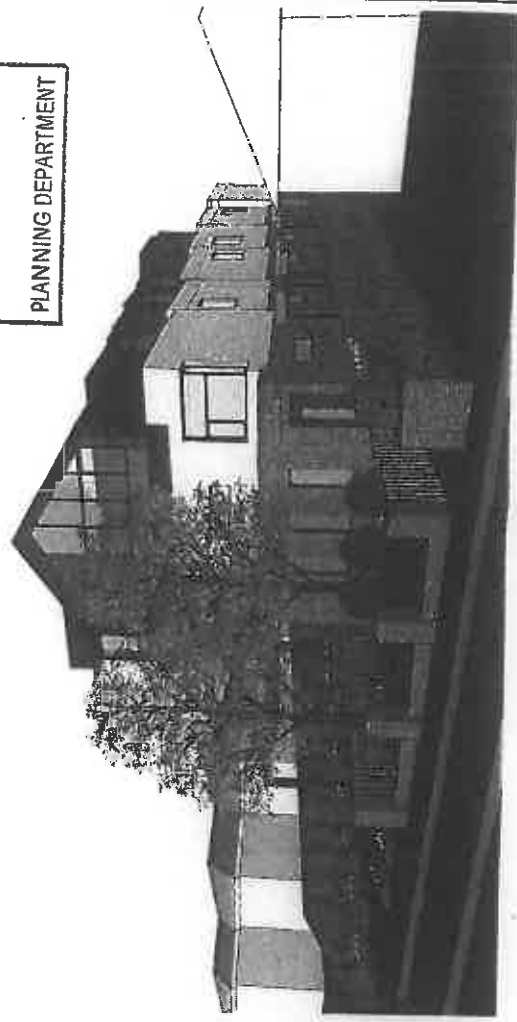
PROPOSAL FOR 6 THREE STOREY TOWNHOUSES
AT 265 STUD ROAD, WANTIRNA SOUTH

ADVERTISING PLAN/MATERIAL

TP00 - COVER SHEET
TP01 - SITE LOCATION PLAN
TP02 - NEIGHBORHOOD CHARACTER & SITE ANALYSIS
TP03 - DESIGN RESPONSE
TP04 - DEMOLITION PLAN & STREETSCAPE
TP05 - GROUND FLOOR PLAN
TP06 - FIRST FLOOR PLAN
TP07 - SECOND FLOOR PLAN
TP08 - ROOF PLAN
TP09 - PROPOSED ELEVATIONS
TP10 - PROPOSED ELEVATIONS&SECTIONS
TP11 - SHADOW DIAGRAMS
TP12 - SHADOW DIAGRAMS



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ABN: 97 704 554 379

Project: 265 STUD ROAD, WANTIRNA SOUTH
Drawing: COVER SHEET

Project Number: 15042
Date: 24-02-2016
Scale: SI
Checked: []
Drawn: []

Drawing Number: TP00
Amendment: []

265 STUD ROAD WANTIRNA SOUTH APPENDIX B

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Project
 265 STUD ROAD, WANTIRNA SOUTH
 Drawing
 SITE LOCATION



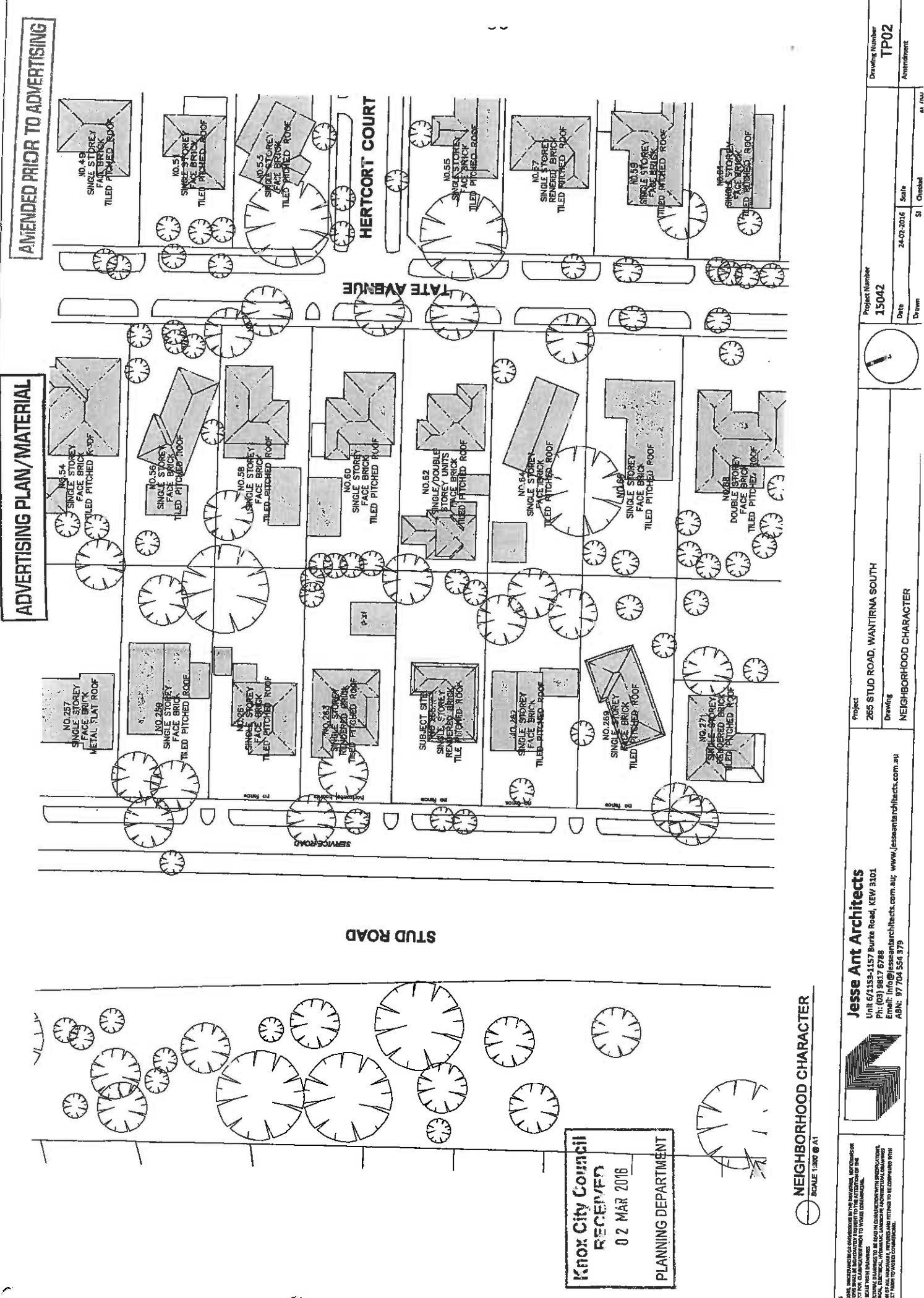
Project Number
15042
 Date
 24-02-2016
 Drawn
 Scale
 1:1
 Checked
 AL/JW

Drawing Number
TP01
 Amendment

265 STUD ROAD WANTIRNA SOUTH APPENDIX B

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NEIGHBORHOOD CHARACTER
 SCALE 1:500 @ A1

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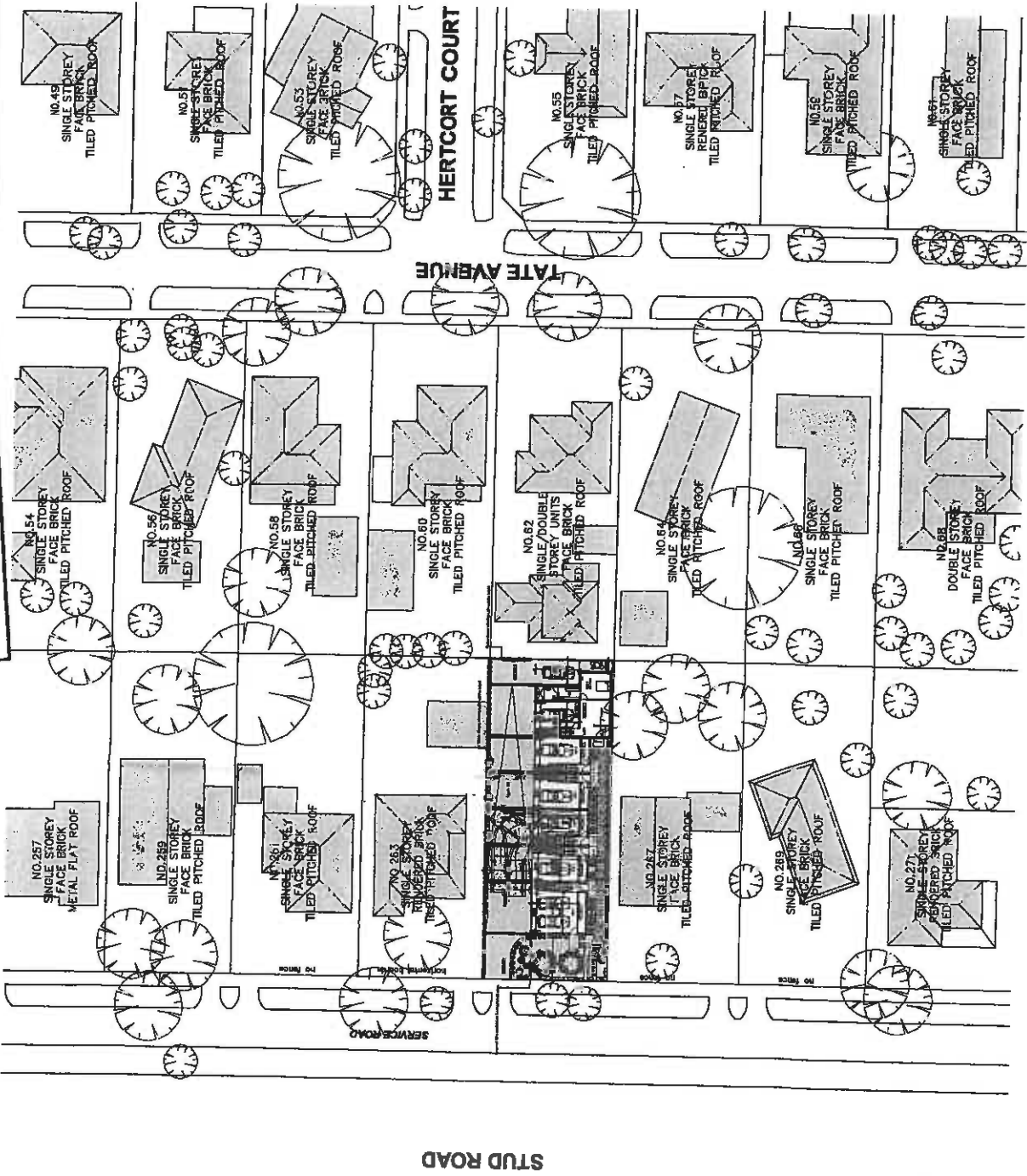
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Project 265 STUD ROAD, WANTIRNA SOUTH		Project Number 15042		Drawing Number TP02	
Drawing NEIGHBORHOOD CHARACTER		Date 24-02-2016	Scale S1	Amendment	
Author Jesse Ant Architects		Drawn Jesse Ant Architects	Checked Jesse Ant Architects	as rev	

265 STUD ROAD WANTIRNA SOUTH APPENDIX B

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STUD ROAD

HERTCOURT COURT

LATE AVENUE

SERVICE ROAD

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DESIGN RESPONSE
 SCALE 1:300 @ A1

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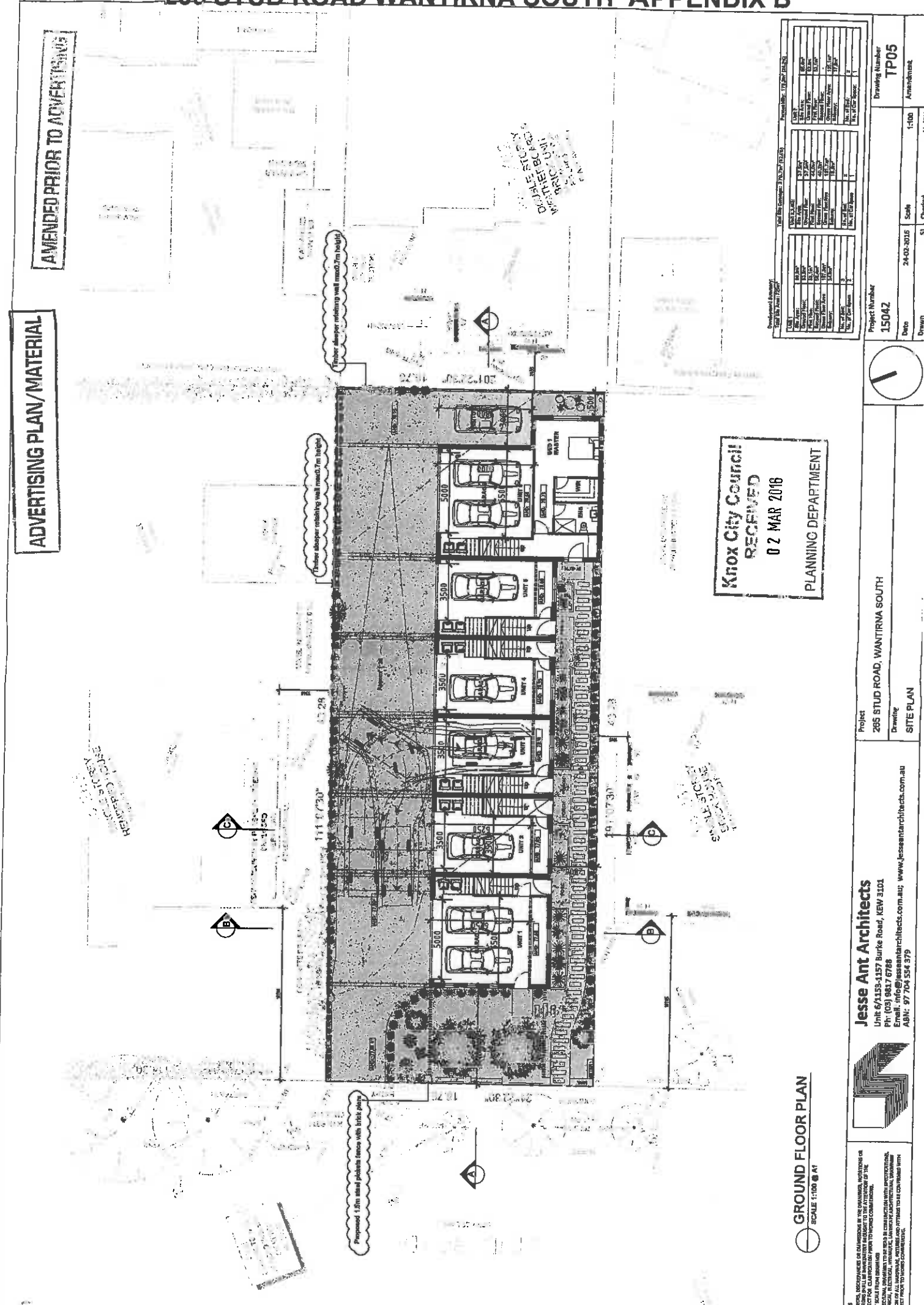
Drawing Number	TP03
Amendment	
Project Number	15042
Date	24-02-2010
Scale	S1
Checked	AL/700
Drawn	

Project	265 STUD ROAD, WANTIRNA SOUTH
Drawing	DESIGN RESPONSE

265 STUD ROAD WANTIRNA SOUTH APPENDIX B

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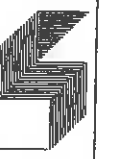
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Development Summary:		Year 1400 Concept: 3/16/2016 (14/15)		Year 1500 Concept: 1/2/2016 (15/16)	
Lot No.	1400/1500	Lot No.	1400/1500	Lot No.	1400/1500
Site No.	1400/1500	Site No.	1400/1500	Site No.	1400/1500
Project Name	265 Stud Road	Project Name	265 Stud Road	Project Name	265 Stud Road
Proposed Use	Residential	Proposed Use	Residential	Proposed Use	Residential
Site Area	1400/1500	Site Area	1400/1500	Site Area	1400/1500
Proposed Area	1400/1500	Proposed Area	1400/1500	Proposed Area	1400/1500
Setback	1400/1500	Setback	1400/1500	Setback	1400/1500
Height	1400/1500	Height	1400/1500	Height	1400/1500
Number of Units	1400/1500	Number of Units	1400/1500	Number of Units	1400/1500
Number of Car Spaces	1400/1500	Number of Car Spaces	1400/1500	Number of Car Spaces	1400/1500
Number of Off-Street Parking	1400/1500	Number of Off-Street Parking	1400/1500	Number of Off-Street Parking	1400/1500
Number of On-Street Parking	1400/1500	Number of On-Street Parking	1400/1500	Number of On-Street Parking	1400/1500
Number of Cycle Spaces	1400/1500	Number of Cycle Spaces	1400/1500	Number of Cycle Spaces	1400/1500
Number of Pedestrian Paths	1400/1500	Number of Pedestrian Paths	1400/1500	Number of Pedestrian Paths	1400/1500
Number of Landscaped Areas	1400/1500	Number of Landscaped Areas	1400/1500	Number of Landscaped Areas	1400/1500
Number of Other Features	1400/1500	Number of Other Features	1400/1500	Number of Other Features	1400/1500

Project Number	15042	Drawing Number	TP05
Date	24-02-2016	Scale	1:100
Drawn	SI	Checked	SI
Amendment			

Project
 265 STUD ROAD, WANTIRNA SOUTH
 Drawing
 SITE PLAN

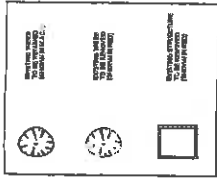
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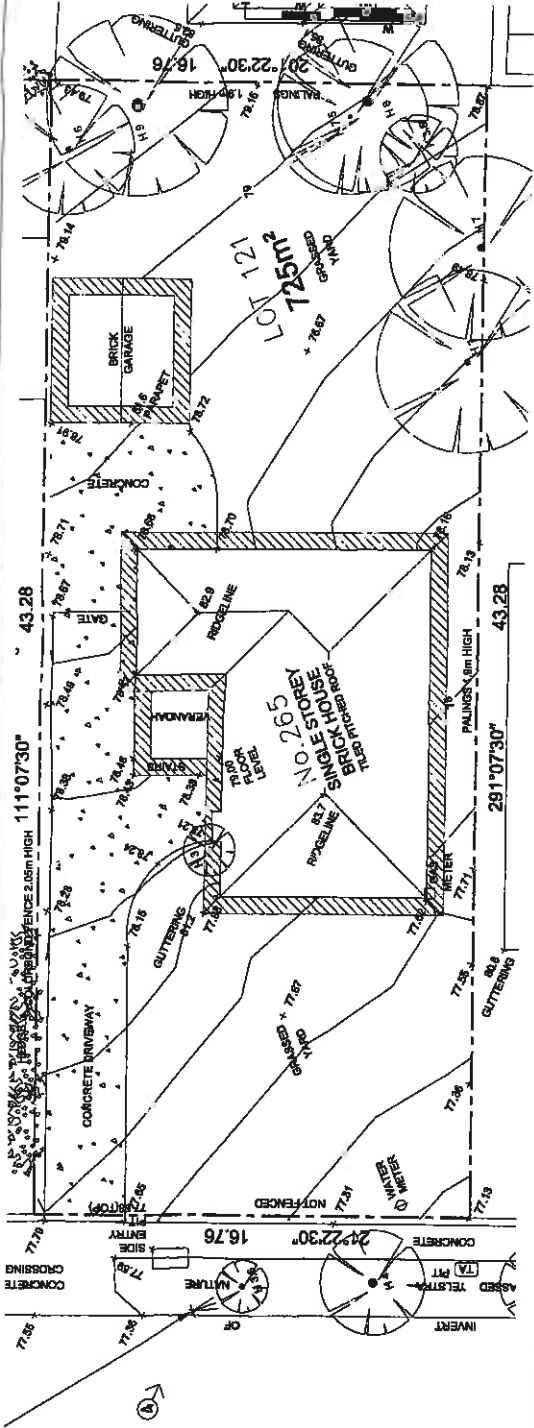
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GROUND FLOOR PLAN
 SCALE 1:100 @ A1

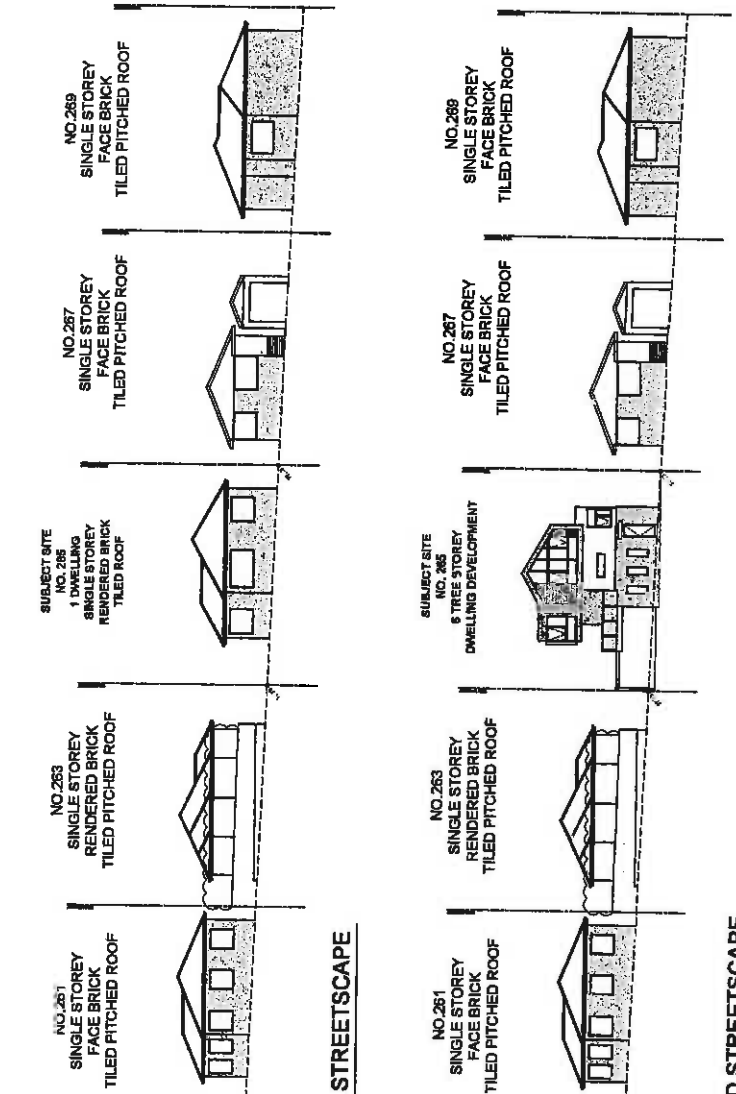
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DEMOLITION PLAN
SCALE 1:100 @ A1



EXISTING STREETSCAPE
SCALE 1:200 @ A1

PROPOSED STREETSCAPE
SCALE 1:200 @ A1

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Project: 265 STUD ROAD, WANTIRNA SOUTH
Drawing: DEMOLITION PLAN & STREET SCAPE

Project Number: 15042
Date: 24-02-2016
Scale: S1 | Checked

Project: 265 STUD ROAD, WANTIRNA SOUTH
Drawing: DEMOLITION PLAN & STREET SCAPE

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Drawing Number: TP04
Attachment

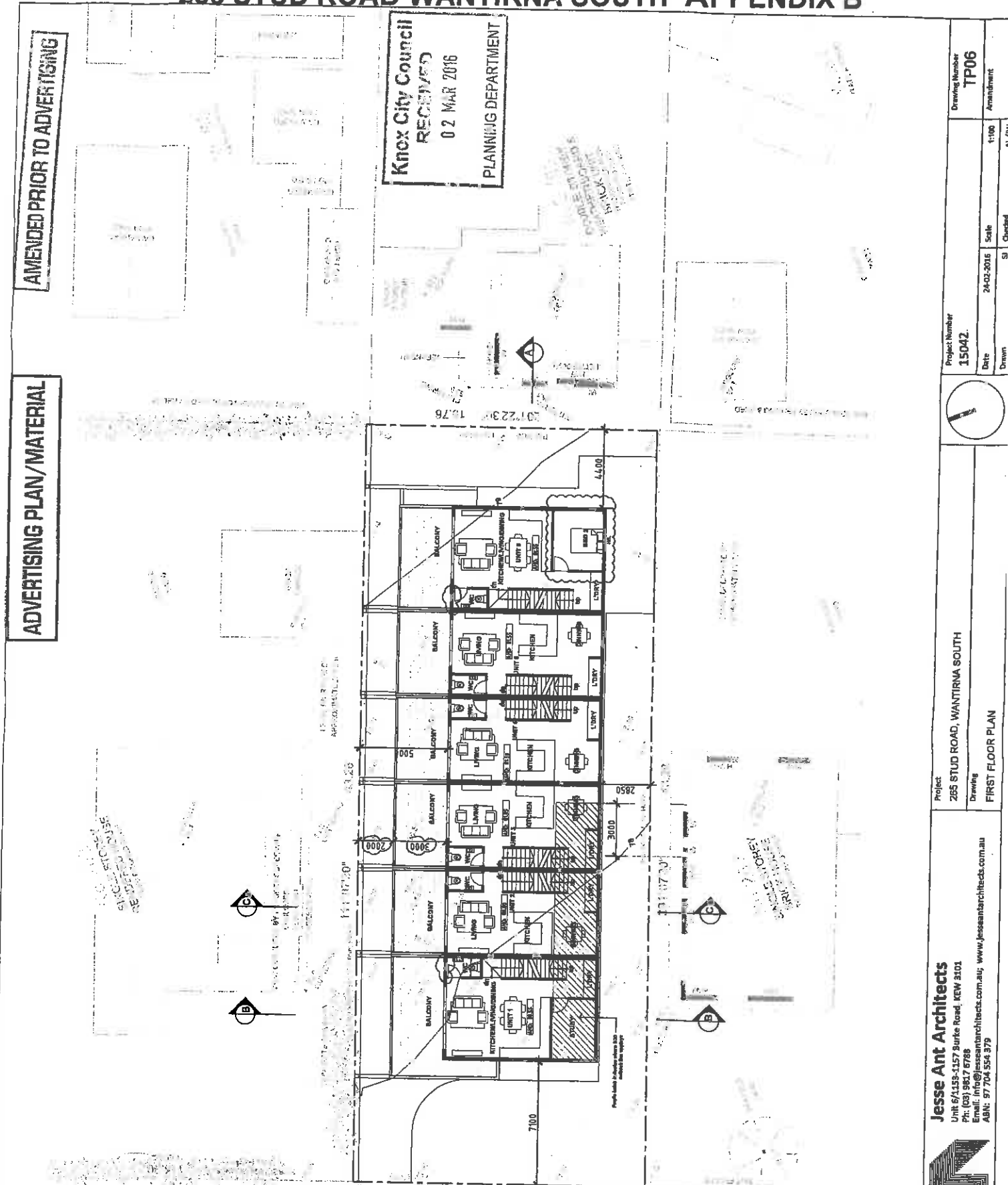
Drawn: AL/JV

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Drawing Number
TP06
Amendment

Project Number
15042
Date
24-02-2016
Scale
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at / by



Project
265 STUD ROAD, WANTIRNA SOUTH
Drawing
FIRST FLOOR PLAN

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FIRST FLOOR PLAN
SCALE 1:100 @ A1

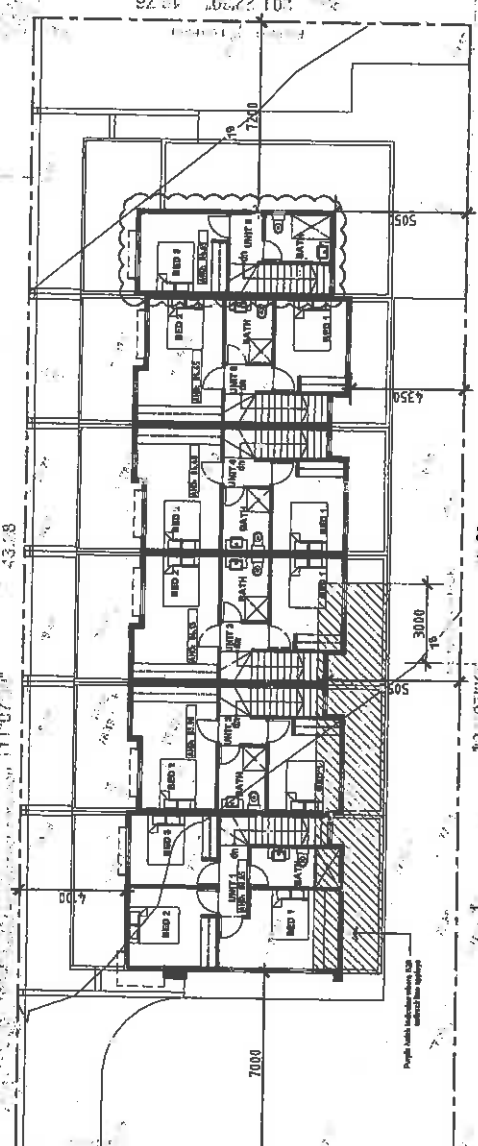
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SECOND FLOOR PLAN
SCALE 1:100 @ A1

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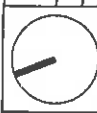


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Project
265 STUD ROAD, WANTIRNA SOUTH
Drawing
SECOND FLOOR PLAN

Project Number
15042
Date
24-02-2016
Scale
1:100
Drawn
SI
Checked
A.L./W

Drawing Number
TP07
Amendment

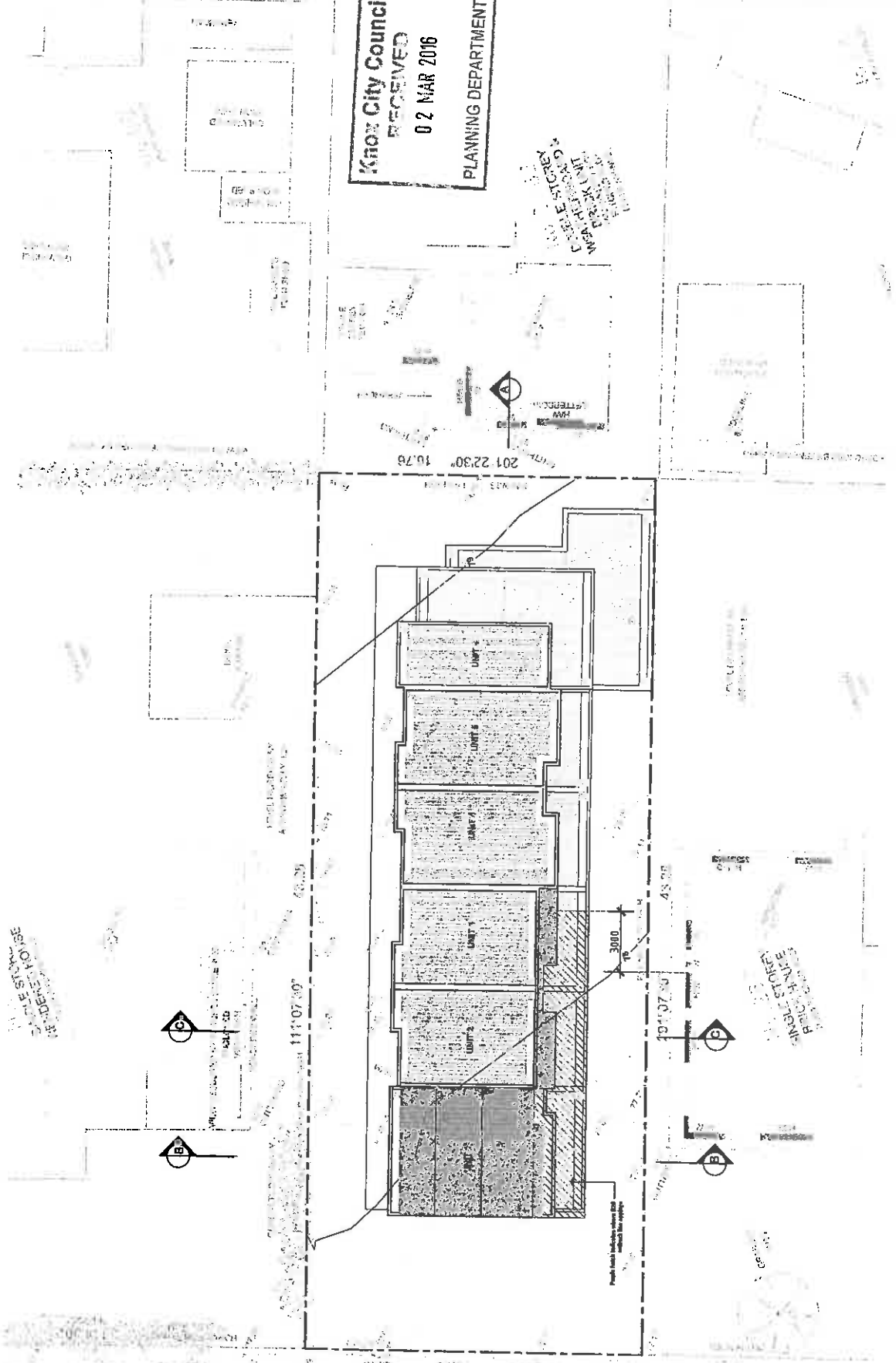


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ROOF PLAN
SCALE 1:100 @ A1

Project Number 15042	Drawing Number TP08	Date 24-02-2016	Scale SI	Checked AL/JW



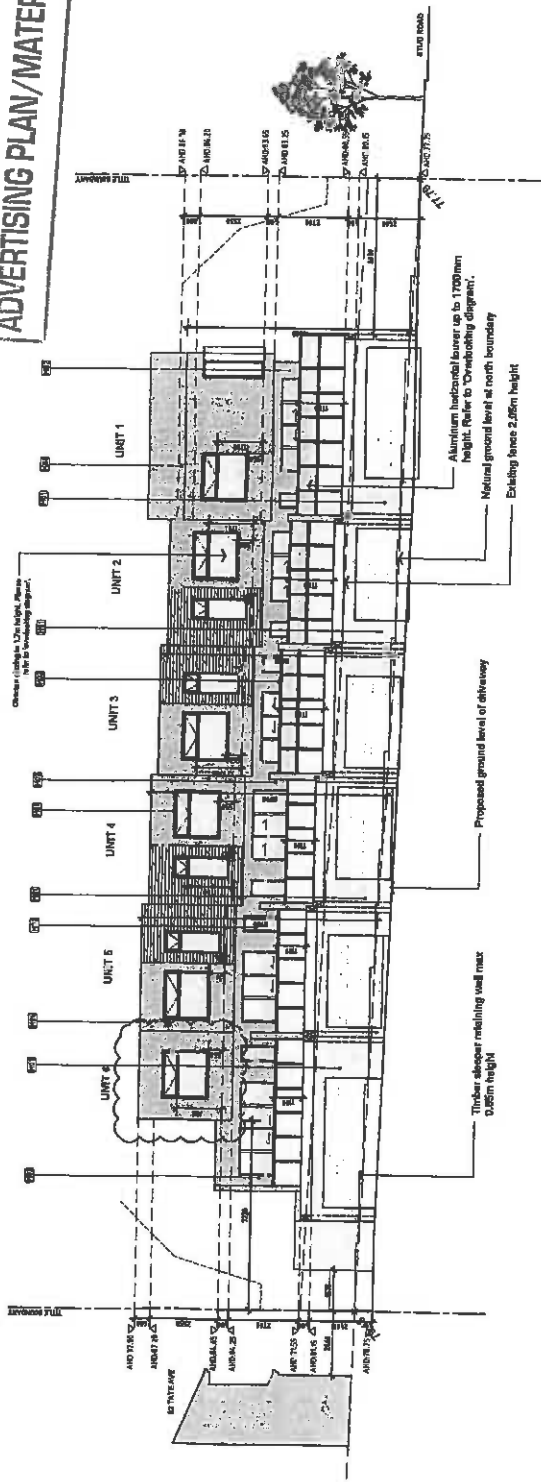
265 STUD ROAD WANTIRNA SOUTH APPENDIX B

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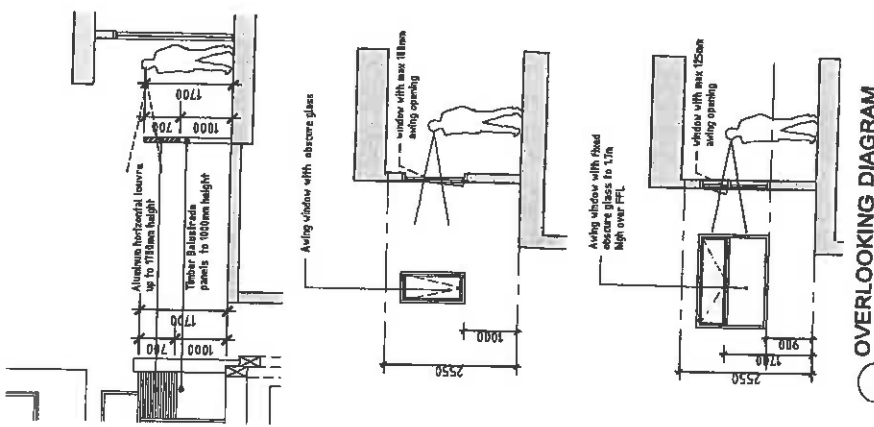
MATERIAL SCHEDULE

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	M02	SELECTED WHITE RENDER
	M03	SELECTED DARK GREY RENDER
	M04	SELECTED METAL CLADDING
	M05	SELECTED TIMBER CLADDING
	G01	CLEAR GLAZING
	G02	OBSCURE GLAZING WITH NO MORE THAN 25% TRANSPARENT

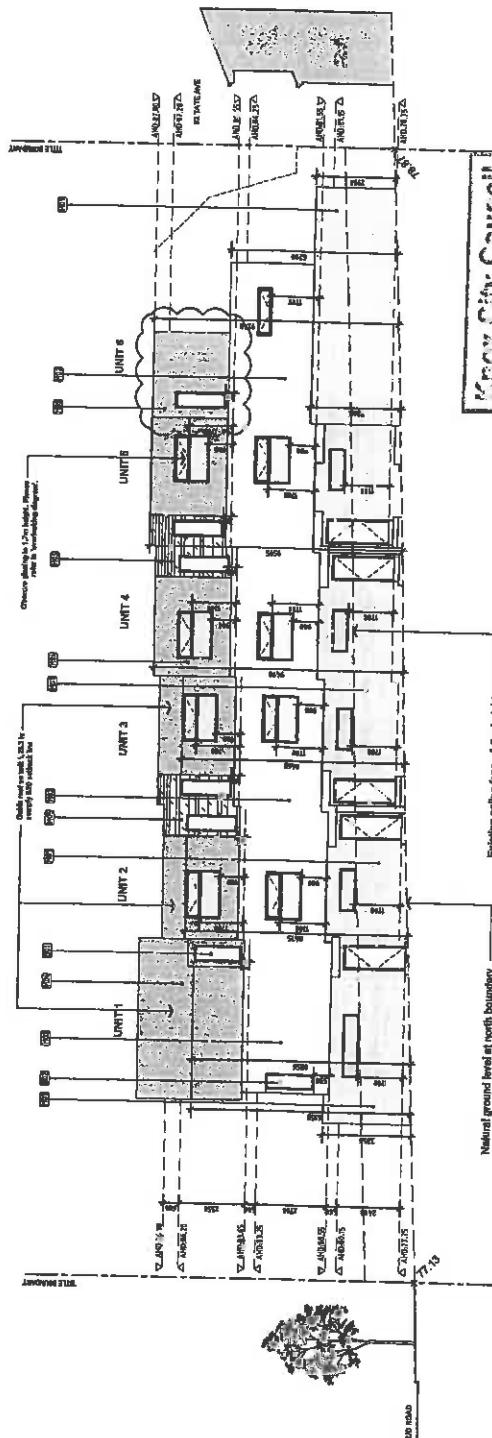
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NORTH ELEVATION
SCALE 1:100 @ A1



OVERLOOKING DIAGRAM
SCALE 1:50 @ A1



SOUTH ELEVATION
SCALE 1:100 @ A1

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Project: 265 STUD ROAD, WANTIRNA SOUTH
Drawing: ELEVATIONS
Date: 24-02-2016
Scale: 1:100 @ A1
Drawing Number: TP09
Amendment: 51 | Checklist

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ADVERTISING PLAN/MATERIAL

NORTH ELEVATION
SCALE 1:100 @ A1

SOUTH ELEVATION
SCALE 1:100 @ A1

OVERLOOKING DIAGRAM
SCALE 1:50 @ A1

Project: 265 STUD ROAD, WANTIRNA SOUTH
Drawing: ELEVATIONS
Date: 24-02-2016
Scale: 1:100 @ A1
Drawing Number: TP09
Amendment: 51 | Checklist

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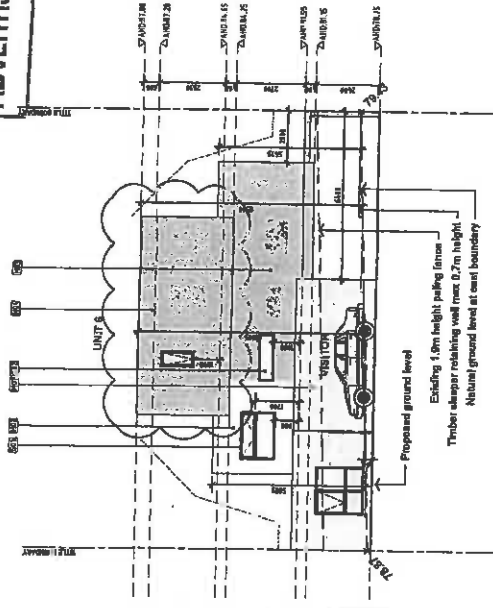
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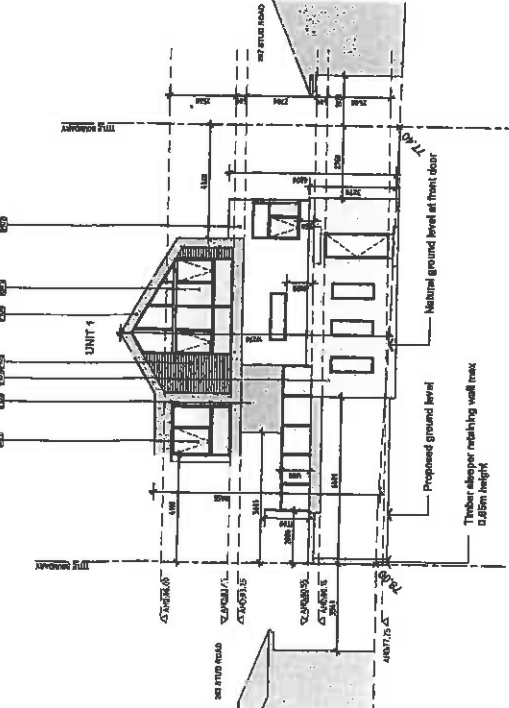
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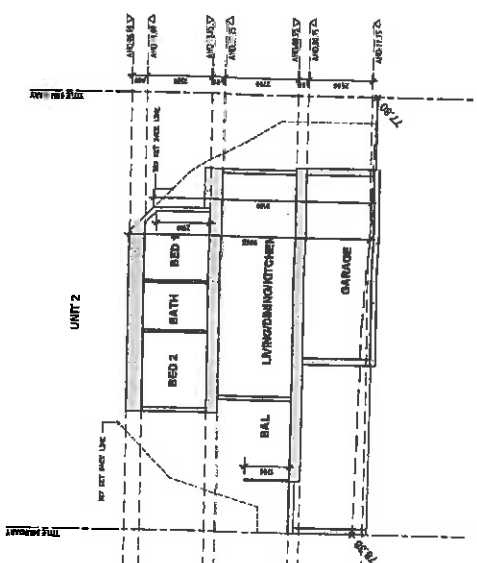
SECTION BB
SCALE 1:100 @ A1



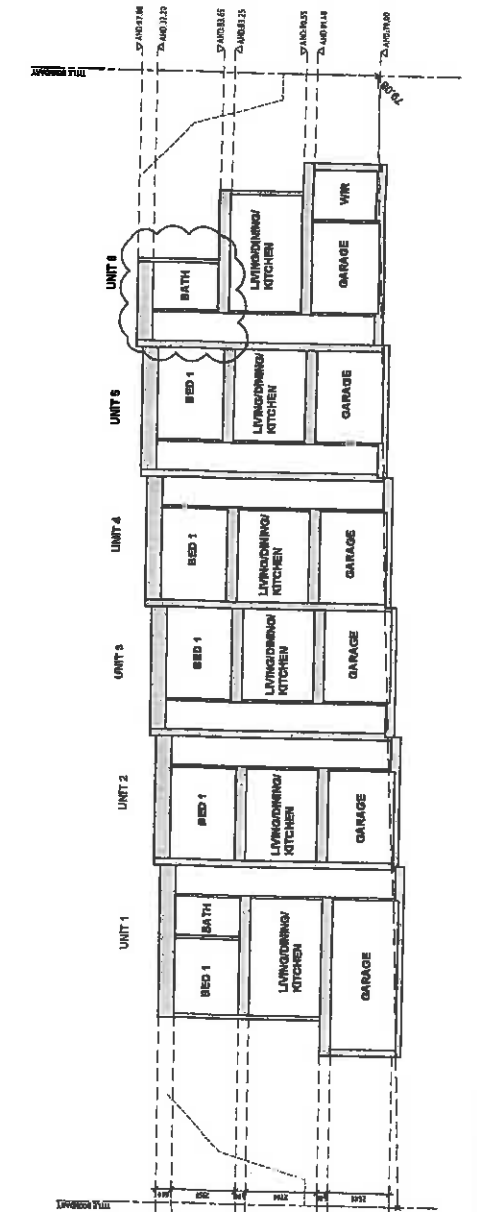
EAST ELEVATION
SCALE 1:100 @ A1



WEST ELEVATION
SCALE 1:100 @ A1



SECTION CC
SCALE 1:100 @ A1



SECTION AA
SCALE 1:100 @ A1

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Project
265 STUD ROAD, WANTIRNA SOUTH
Drawing
SECTIONS

Project Number
15042

Date
24-02-2016

Scale
AS1/AN

Drawing Number
TP10
Amendment

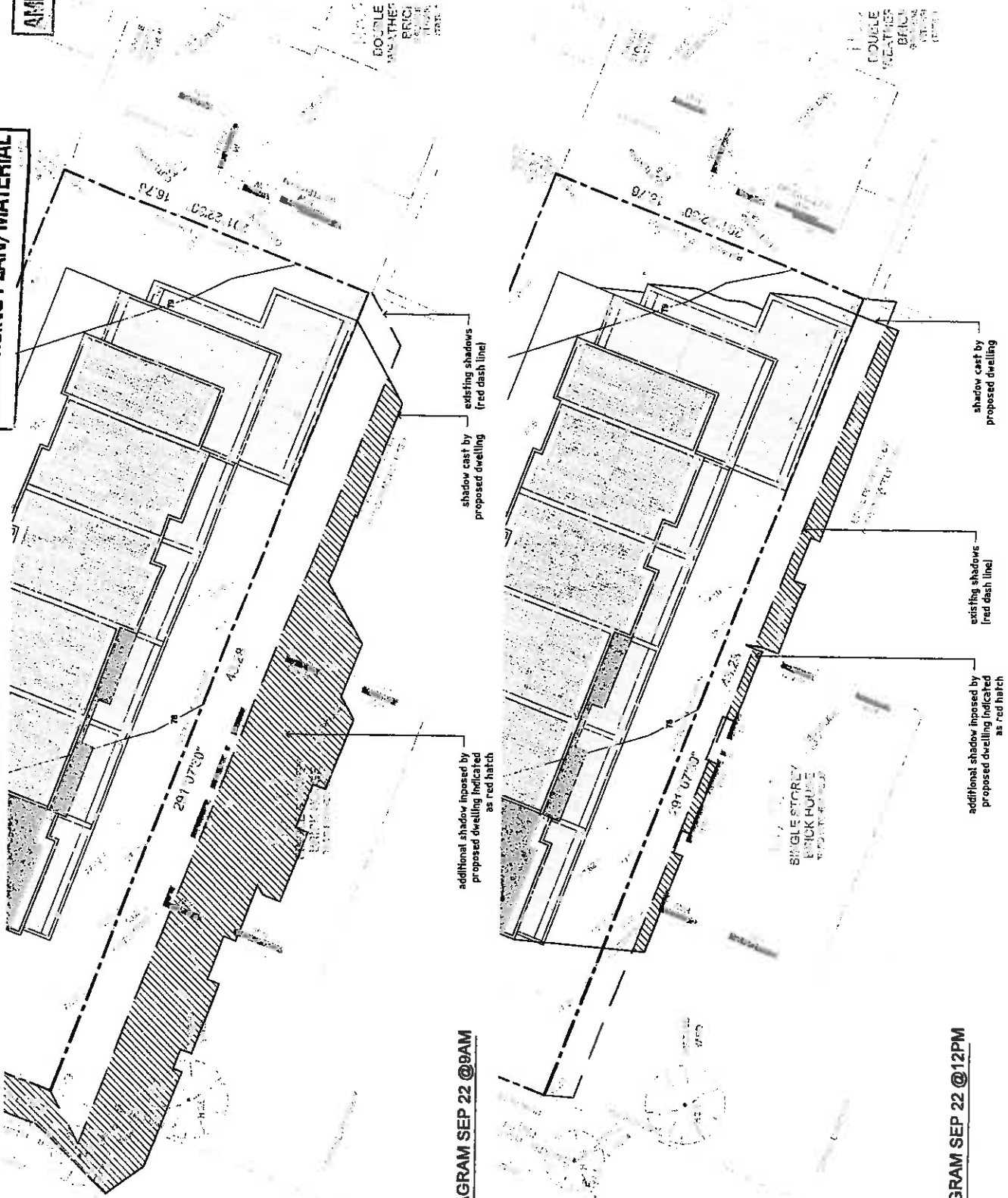
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ADVERTISING PLAN/MATERIAL



SHADOW DIAGRAM SEP 22 @9AM
SCALE 1:100 @ A1

SHADOW DIAGRAM SEP 22 @12PM
SCALE 1:100 @ A1

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Project: 265 STUD ROAD, WANTIRNA SOUTH
Drawing: SHADOW DIAGRAM



Project Number: 15042
Date: 24-02-2016
Scale: SI
Drawn: AL/JW
Checked: AL/JW

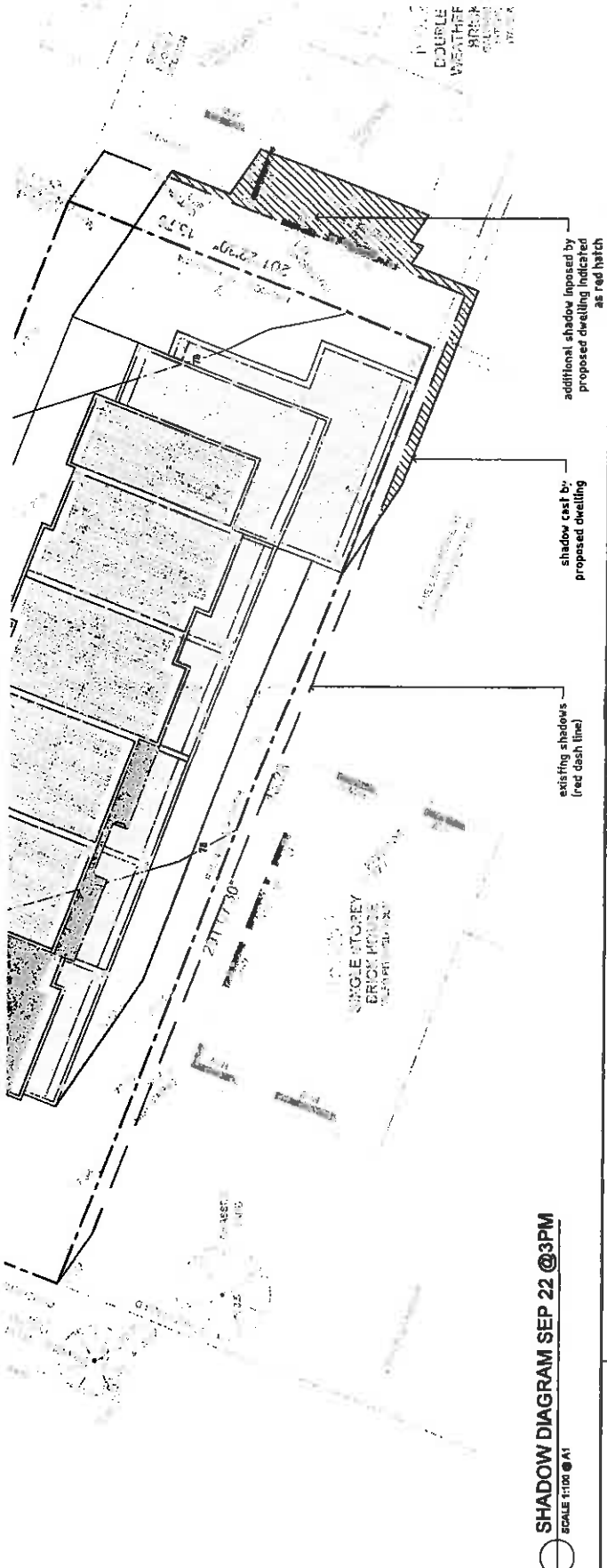
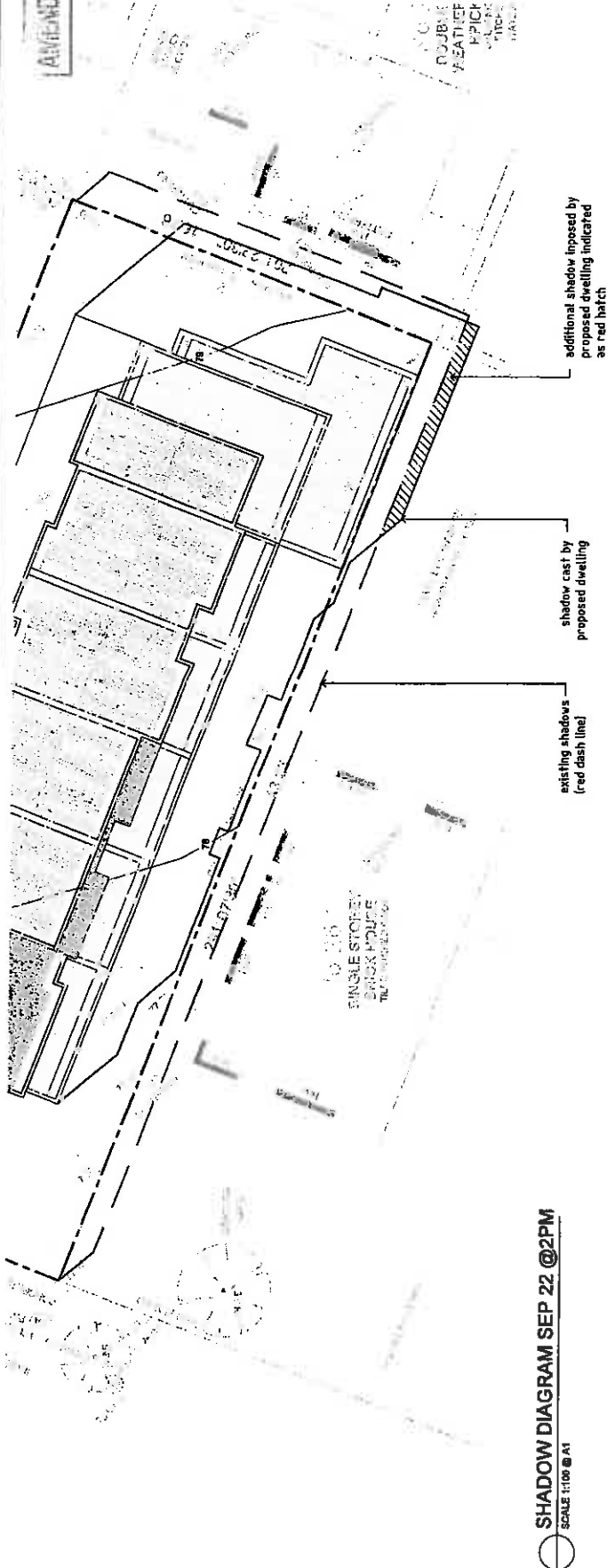
Drawing Number: TP11
Amendment

265 STUD ROAD WANTIRNA SOUTH APPENDIX B

AMENDED PRIOR TO ADVERTISING

ADVERTISING PLAN/MATERIAL

Knox City Council
RECEIVED
02 MAR 2016
PLANNING DEPARTMENT



<p>Jesse Ant Architects Unit 6/1153-1157 Burke Road, Kew 3101 Ph: (03) 9817 8788 Email: jant@jessantarchitects.com.au; www.jessantarchitects.com.au ABN: 97 704 554 579</p>	<p>Project 265 STUD ROAD, WANTIRNA SOUTH</p>	<p>Project Number 15042</p>	<p>Drawing SHADOW DIAGRAM</p>	<p>Client AL/NW</p>
	<p>Date 24-02-2016</p>	<p>Scale S1</p>	<p>Drawn S1</p>	<p>Checked S1</p>

Notes
Any building or structure shown on this plan is shown as an illustration only. It is not intended to be a final design. The architect does not warrant the accuracy of the information provided. The architect is not responsible for any errors or omissions in this plan. The architect is not responsible for any damage to property or persons caused by the use of this plan. The architect is not responsible for any costs incurred by the client in connection with this plan.

BAIRD WARD**6.5 APPLICATION FOR THE CONSTRUCTION OF SEVEN (7) DOUBLE STOREY DWELLINGS AND ONE (1) SINGLE STOREY DWELLING (TOTAL EIGHT (8) DWELLINGS) AT 39 AUBREY GROVE, BORONIA (Application No. P/2016/6147)****1. SUMMARY:**

Land:	39 Aubrey Grove, Boronia
Applicant:	D2 Studio
Proposed Development:	Construction of seven (7) double storey dwellings and one (1) single storey dwelling (total eight (8) dwellings)
Existing Land Use:	Residential
Area/Density:	1782m ² / 1:356m ²
Zoning:	General Residential Zone – Schedule 2
Overlays:	Special Building Overlay (SBO)
Local Policy:	Municipal Strategic Statement (MSS) Development in Residential Areas and Neighbourhood Character Policy
Application Received:	2 March 2016
Objections:	1
PCC Meeting:	Not applicable

Assessment:

It is considered that the proposal provides an appropriate balance between the need for additional housing within an established residential area and the amenity of occupants and adjoining residents.

The proposal generally complies with the Municipal Strategic Statement (MSS), the Development in Residential Areas and Neighbourhood Character Policy and ResCode.

The proposal complies with the General Residential Zone - Schedule 2.

On balance it is considered that the proposal responds well to State and Local Planning Policies, subject to modifications. It is recommended that Council issue a Notice of Decision to grant a Planning Permit, subject to conditions.

6.5 39 Aubrey Grove, Boronia (cont'd)

2. BACKGROUND

2.1 Subject Site and Surrounds

The location of the subject site is shown in Appendix A.

- The subject site is a large allotment located on the south-east side of Aubrey Grove, Boronia, at the end of a court bowl. The subject site is irregular in shape and has no significant slope.
- The site currently contains a single dwelling with the usual outbuildings.
- The subject site and surrounds are located within an established residential area, predominately single storey, with landscaped setbacks. Blind Creek adjoins the southern and western boundary.
- Vegetation consists of a mixture of native and exotic trees and shrubs, including weed species, a Flowering Gum tree, fruit trees and Cypress trees.

2.2 The Proposal

(Refer to attached plans at Appendix B)

The proposal seeks permission for the construction of seven (7) double storey dwellings and one (1) single storey dwelling (total of eight (8) dwellings). Details are as follows:

- The maximum building height is 7.9 metres.
- Dwellings 1 and 8 will front Aubrey Grove, setback 7.5 metres and 7 metres respectively.
- Dwellings 1, 2 and 4 to 8 are double storey and provided with three (3) bedrooms, while Dwelling 3 is single storey and contains three (3) bedrooms.
- Each dwelling is provided with a double garage or a single garage and tandem space. Two (2) visitor parking spaces are provided.
- Each dwelling is provided with a minimum 100 square metres of private open space, and a minimum 80 square metres of secluded private open space.
- All existing vegetation is to be removed.

6.5 39 Aubrey Grove, Boronia (cont'd)**3. CONSULTATION****3.1 Advertising**

The application was advertised by way of a sign on the site and notices sent to adjoining property owners and occupiers. One (1) objection to the application was received, and is summarised below:

Will there be new landscaping to replace existing vegetation to be removed?

- *A detailed landscape plan will be required through a condition on any permit to issue, and will require the planting of canopy trees, shrubs and ground covers. None of the existing vegetation is significant and its removal will facilitate the planting of new vegetation that will contribute in the long term to the landscaped setting of this part of Boronia.*

3.2 Referrals

The application has been referred to the following internal and external referral departments for comment. The following is a summary of relevant advice:

Traffic Engineer

- *In accordance with the Australian Standards, AS2890.1, the door openings of a double garage must be at least 4.8 metres wide. As such, the proposed door openings of 4.6 metres for garages 1, 4, 5 and 6 must be widened by 0.2 metres.*
- *In accordance with the Knox Planning Scheme, Clause 52.06, an additional 0.5 metres in length must be provided for tandem parking spaces. As such, the length of all tandem parking spaces outside the garage must be amended to 5.4 metres.*
- *Standard conditions to be included on any permit to issue.*

Drainage Engineer

- *Standard conditions to be included on any permit to issue.*

Arborist

- *No objection, none of the existing vegetation is significant and no vegetation on adjoining properties will be impacted on by the development.*

6.5 39 Aubrey Grove, Boronia (cont'd)

Assets

- *Crossover must be 1 metre clear of existing power pole.*

Waste

- *A Waste Management Plan will need to be submitted for approval. Kerbside collection of individual bins either by Council or a private service provider will not be an option in this instance.*

Melbourne Water

- *No objection subject to conditions to be included on any permit to issue.*

4. DISCUSSION

This section considers the proposed development in light of the provisions of the Knox Planning Scheme including State and Local Planning Policies, any other relevant policies and objectives.

4.1 Zoning and Overlays

4.1.1 Zone

General Residential 2 Zone

The land is zoned General Residential Zone – Schedule 2. A permit is required for the construction two or more dwellings on the land pursuant to Clause 32.08-4 of the General Residential Zone – Schedule 2.

A development must meet the requirements of Clause 55 of the Scheme.

- *The proposal is consistent with the purpose of the General Residential Zone by providing for diversity in housing types that respects the neighbourhood character of the area.*

Schedule 2 to the General Residential Zone varies the ResCode requirements for Standard B13 (Landscaping) which requires a minimum of one canopy tree per 175 square metres of the site area including a minimum of one canopy tree within each area of secluded private open space and one canopy tree within the front setback per 5 metres of width of the site. Each tree should be required to be surrounded by 20 square metres of permeable surface with a minimum radius of 3 metres. Up to 50 per cent of the permeable surface may be shared with another tree.

6.5 39 Aubrey Grove, Boronia (cont'd)

- *It is considered that the proposed development can accommodate the required canopy tree planting; subject to conditions on any permit to issue.*

Schedule 2 to the General Residential Zone also varies the ResCode requirements for Standard B28 (Private Open Space) which requires the provision of private open space consisting of a minimum area of 80 square metres including one part of secluded private open space at the side or rear of the dwelling with a minimum area of 60 square metres with a minimum dimension of 5 metres with convenient access from a living room.

- *Each dwelling has been proposed with a minimum 100 square metres of private open space, including a minimum 80 square metres of secluded open space with a minimum dimension of 5 metres.*

Schedule 2 to the General Residential Zone also varies the ResCode requirements for Standard B32 (Front fence height) which requires a front fence height of 2m to a street in a Road Zone Category 1 and 1.2m to other streets.

- *No front fence is proposed.*

Dwellings or residential buildings must not exceed a height of 9 metres (dependant on slope).

- *Complies. The proposed dwellings have a maximum height of 7.9 metres.*

4.1.2 Overlays

The land is partially affected by a Special Building Overlay. Pursuant to Clause 44.05-1 a permit is required to construct a building or construct or carry out works. An application must be referred to the relevant floodplain management authority.

- *The application has been referred to Melbourne Water. No objection was raised, subject to conditions on any permit to issue.*

4.1.3 Aboriginal Heritage Act 2006

The subject site is within an area of cultural heritage sensitivity (200 metres of Blind Creek) and the proposal is considered to be a high impact activity, therefore the development may trigger a mandatory Cultural Heritage Management Plan (CHMP).

6.5 39 Aubrey Grove, Boronia (cont'd)

A Cultural Heritage Management Plan was prepared in accordance with the Aboriginal Heritage Act 2006, and no new Aboriginal cultural heritage places were identified and no areas of archaeological sensitivity were located.

4.2 Policy Consideration

4.2.1 State Planning Policy Framework

State policy requires Council to integrate the range of policies relevant to the issues to be determined, and balance conflicting objectives in favour of net community benefit and sustainable development.

Key Policies:

Clause 15 Built Environment and Heritage – Encourages high quality architecture and urban design outcomes that reflect the particular characteristics, aspirations and cultural identity of the community; enhances liveability, diversity, amenity and safety of the public realm; and promotes attractiveness of towns and cities within broader strategic contexts.

- *The design of the development will make a positive contribution to the surrounding area, with built form considered to be appropriate in form and scale. The development incorporates typical neighbourhood character features such as pitched roofs, brick finishes, eaves, with car parking located behind or to the side of dwellings. Upper levels are reasonably articulated and are smaller than the ground level to reduce building bulk and mass.*

Clause 15.02 Sustainable Development – Ensure land use and development is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.

- *The proposal contributes to the consolidation of urban development through the provision of increased density within an existing residential area with good provision of urban services and transport.*
- *The submission of a Sustainable Design Assessment will be included as a condition on any permit to issue.*

6.5 39 Aubrey Grove, Boronia (cont'd)

Clause 16 Housing – Encourage the development of well-designed medium-density housing that respects the neighbourhood character; improves housing choice; makes better use of existing infrastructure; and, improves energy efficiency of housing. Locate new housing in or close to activity centres and employment corridors and at other strategic development sites that offer good access to services and transport.

- Neighbourhood character - *This is discussed at Section 4.2.2 of the report.*
- Housing choice – *The development provides for dwellings with smaller open space areas than typical for the area.*
- Integration with infrastructure – *The site is located in a fully serviced area. Drainage plans will be required as a condition on any permit to issue.*
- Energy efficiency – *This has been discussed above under Clause 15.02.*
- Location – *While the site is not located within an Activity Centre, it is a large site within an established area with access to a range of urban services. Subject to modifications, the subject site is capable of accommodating the proposed dwellings whilst making a positive contribution to the character of the area. Refer to the assessment against Council's Development in Residential Areas and Neighbourhood Character Policy at Section 4.2.2 below.*

Clause 18 Transport – To create a safe and sustainable transport system by integrating land use and transport.

- *The site is located within 400 metres of Dorset Road, which is serviced by Bus Route 755. Bus Route No. 755 from Bayswater to Knox City via The Basin, Boronia, Ferntree Gully operates between 6:07am and 9:19pm Monday to Friday, between 8:16am and 9:21pm Saturdays, and between 9:19am and 9:24pm on Sundays at various intervals.*

6.5 39 Aubrey Grove, Boronia (cont'd)

4.2.2 Local Planning Policy Framework

Clause 21.01 Municipal Strategic Statement (MSS) – encourages planning and development occurring with the necessary consideration to such matters as managing population growth, encouraging sustainable development and influencing the urban form so that Knox itself becomes more sustainable.

All development therefore is encouraged to incorporate Ecologically Sustainable Design (ESD) and Water Sensitive Urban Design (WSUD) principles to ensure that a sustainable urban environment is ultimately achieved with a strong use of existing infrastructure and to reduce dependence on private vehicle travel.

- *The site is located in an established urban area reasonably close to urban services and open space areas, where existing infrastructure is readily available.*
- *A Sustainable Design Assessment will be required as a condition on any permit to issue.*

Clause 21.04 Urban Design – Municipal Strategic Statement (MSS) To ensure that all development responds positively to the existing patterns of urban form and character, the landscape qualities, historic and cultural elements and social aspirations of the Knox community.

- *While the land is not in an Activity Centre, the proposal respects the preferred neighbourhood character and is consistent with the requirements of the MSS.*
- *An assessment against Council's Development in Residential Areas and Neighbourhood Character Policy (Clause 22.07) is below. The development complies with the open space requirements and provides opportunities for meaningful landscaping.*
- *As highlighted above, the site is located in an established urban area reasonably close to urban services and open space areas.*

6.5 39 Aubrey Grove, Boronia (cont'd)

Clause 21.05 – Housing This clause implements the *Knox Housing Strategy 2015*. In managing Knox's current and future housing needs, Council supports a scaled approach to residential development. This scaled approach recognises that some parts of the City will need to accommodate change, due to population growth and the community's changing household needs. Development in residential areas will need to respond positively to the desired future character of Knox. The strong landscape character is the unifying element of the neighbourhood character of Knox.

The subject site is located within a 'Knox Neighbourhood' area, which has a sense of spaciousness within the public and private realm. These areas will continue to be low-scale neighbourhoods, characterised by detached dwellings with large backyards which contribute to the area's green and leafy character.

Objective 1 for Housing Objectives and Strategies is to support residential development in accordance with the Knox Housing Strategy 2013, which identifies a scale approach to residential development. The strategy is to direct housing growth toward Local Living and Activity Areas.

- *The site is not located in an Activity Centre. However, the site is sufficiently large to accommodate eight (8) dwellings while achieving the open space and landscaping outcomes sought for the Knox Neighbourhood Character Area.*

Objective 2 is to support a diversity of housing choice in appropriate locations. Strategies include encouraging a diversity of housing styles, types, forms and sizes to cater for the changing needs of the community.

- *The development would provide residents with alternative forms of housing styles and sizes.*

Objective 3 is to ensure the quality of housing design in Knox is improved to better respond to neighbourhood identity and to create a stronger sense of place. Strategies include ensuring that residential development enhances the City's "green and leafy" image, support development that makes a positive contribution to the preferred future character of the area and that is innovative, environmentally sustainable, accessible and site responsive.

- *Each dwelling is provided with large areas of private open space that will allow for generous canopy tree planting.*

6.5 39 Aubrey Grove, Boronia (cont'd)

Objective 4 is to protect and enhance the landscape and environmental values of the nature areas of significance within the municipality.

- *The site is not located in an area of biological significance.*

Objective 5 is to ensure that residential development better responds to the community's current and future needs, and allows people to 'age-in-place' by supporting the provision of a diverse range of housing including smaller scale dwellings.

- *The development provides for a dwelling with smaller private open space areas, includes a single storey dwelling, and all dwellings have services and a bedroom at ground level to improve accessibility for residents with reduced mobility.*

Clause 22.07 – Development in Residential Areas and Neighbourhood Character: Knox Neighbourhood Area

The desired future character of this area is to:

- Continue to be low-scale neighbourhoods, characterised by detached houses and dual occupancies; with some villa unit developments on larger blocks.
- Retain their green and leafy identity and character through the retention of front and back yards, and the establishment of a garden setting that includes canopy trees.

The key design objectives are:

To retain and enhance the streetscape by the planting of appropriate trees on private land.

- *The setbacks and open space areas within the proposed design provide opportunities to plant new canopy trees. A landscape plan will be required as a condition on any permit to issue.*

To avoid dominance of buildings from the street.

- *The two proposed dwellings to front Aubrey Grove are setback 7.5 metres and 7 metres, with upper floor levels recessed further, and will not dominate the street.*

6.5 39 Aubrey Grove, Boronia (cont'd)

To avoid the loss of front and rear garden space.

- *Dwellings are setback from the side and rear boundaries and provide 100sqm of open space, which will ensure adequate area for canopy tree planting within the front and rear gardens.*

To avoid the dominance of car storage facilities from the street.

- *Car parking facilities are located to the side or rear of the dwellings and will not dominate the streetscape.*

To retain large backyards for landscaping and open space.

- *Dwellings are provided with 100sqm of open space and the setbacks and open space areas will accommodate new canopy tree planting. There are no significant trees to be removed.*

To ensure buildings reflect the prevailing scale of buildings in the street.

- *Dwellings are not excessive in scale or bulk. Upper floor areas are recessed to better integrate with the surrounds.*

4.3 Particular Provisions

Clause 52.06 – Car Parking

Prior to a new use commencing or a new building being occupied the car parking spaces required under Clause 52.06-5 must be provided on the land or as approved under Clause 52.06-3 to the satisfaction of the responsible authority.

Clause 52.06-5 outlines the requisite amount of parking to be provided as follows:

To each dwelling at a ratio of one car space to each one or two bedroom dwelling and two spaces for each dwelling with three or more bedrooms (with studies or studios that are separate rooms counted as bedrooms).

- *Each three bedroom dwelling is provided with either a double garage or a single garage and tandem car parking space.*
- *Two visitor parking spaces have been provided.*
- *The car parking provided for residents and visitors complies with Clause 52.06.2 of the Knox Planning Scheme.*

6.5 39 Aubrey Grove, Boronia (cont'd)

Clause 52.06-8 details the design standards for car parking. The provision of car parking should meet the design requirements of this Clause. An assessment of the design standards, including any areas of non-compliance are considered below:

Design Standard 1: Access ways – *Complies.*

Design Standard 2: Car Parking Spaces – *Can comply subject to a condition on any permit requiring the tandem car parking spaces to have a length of 5.4 metres, and to be line-marked.*

Design Standard 3: Gradients – *Complies.*

Design Standard 4: Mechanical Parking – *N/A.*

Design Standard 5: Urban Design – *Complies.*

Design Standard 6: Safety – *Complies.*

Design Standard 7: Landscaping – *Complies.*

4.4 Clause 55 – Two or More Dwellings on a Lot and Residential Buildings (ResCode)

Neighbourhood Character and Infrastructure

Neighbourhood Character – *Complies, refer to Section 4.2.2 above.*

Residential Policy – *Complies.*

Infrastructure – *Complies. A drainage plan will be required as a condition on any permit to issue.*

Integration with the Street – *Complies.*

Site Layout and Building Massing

Street Setback – *Complies.*

Building Height – *Complies.*

Site Cover/Permeability – *Complies.*

Energy Efficiency – *Can comply subject to a condition on any permit issued to require the provision of eaves or shading devices to the Bedroom 3 window in Dwelling 3 and east/west facing dining room window of Dwellings 6 and 7.*

Open Space – *Complies*

Safety – *Complies.*

Landscaping – *Complies, a condition on any permit to issue will require a landscape plan to be submitted to the satisfaction of the Responsible Authority.*

6.5 39 Aubrey Grove, Boronia (cont'd)

Access – *Complies.*

Parking Location – *Complies.*

Amenity Impacts

Side and rear setbacks – *Complies.*

Walls on boundaries – *Complies.*

Daylight to existing windows/north facing windows – *Complies.*

Overshadowing open space – *Complies.*

Overlooking – *Can comply subject to conditions on any permit to issue requiring boundary fencing along the eastern boundary to be at least 1.8 metres high*

Internal views – *Complies. There is a concern that the excessive screening of internal windows will result in poor internal amenity for future residents. As such, it is recommended that the first floor north facing bedroom windows of Dwellings 8, 7 and 6, the west facing window of Dwelling 4 and south facing bedroom window of Dwelling 2 not be screened. These windows have outlook internally and provide passive surveillance to common property areas.*

Noise Impacts – *Complies.*

On-Site Amenity and Facilities

Accessibility – *Complies.*

Daylight to new windows – *Complies.*

Private Open Space – *Complies.*

Solar access – *Complies.*

Storage – *Complies.*

Detailed Design

Design Detail – *Complies.*

Site Services – *Complies subject to a condition on any permit to issue to require a Waste Management Plan and to show the location of bin storage areas.*

Front fence – *Complies.*

4.5 General Decision Guidelines

Clause 65 of the Knox Planning Scheme and Section 60 of the *Planning and Environment Act 1987* set out decision guidelines/matters which the responsible authority must consider when deciding any planning application.

6.5 39 Aubrey Grove, Boronia (cont'd)

- *The decision guidelines of Clause 65 of the Knox Planning Scheme and Section 60 of the Planning and Environment Act (1987) have been appropriately considered.*

5. CONCLUSION

Clause 10.04 of the Knox Planning Scheme requires Council to balance relative policy objectives when making decisions to ensure resulting development is sustainable and achieves a net community gain. In this context, the development is appropriate given the following:

- *The development is consistent with the objectives and policies of for the Knox Neighbourhood Area. The proposal complies with the General Residential Zone - Schedule 2 and is generally compliant with ResCode subject to conditions on any permit to issue.*
- *The proposed dwellings are generally consistent with Council's Development in Residential Areas and Neighbourhood Character Policy (Clause 22.07 of the Knox Planning Scheme) in that the design has ensured the retention of front and rear yard open space through generous private open space areas, first floors are reasonably setback from ground floor areas and the dwellings incorporate materials consistent with the area and a hip roof form. In addition to this, all dwellings are provided with usable areas of private open space and appropriate internal amenity.*
- *The development is consistent with State and Local Planning Policy Framework (including the Municipal Strategic Statement).*
- *The development is generally compliant with Clause 52.06 (Car Parking) subject to changes that could be conditioned on any permit to issue.*

6. CONFIDENTIALITY

There are no confidentiality issues associated with this report.

RECOMMENDATION

That Council issue a Notice of Decision to grant a Planning Permit for the construction of seven (7) double storey dwellings and one (1) single storey dwelling (total of eight (8) dwellings), subject to the following conditions:

6.5 39 Aubrey Grove, Boronia (cont'd)**Recommendation (cont'd)****Amended Plans**

- 1. Prior to the commencement of any buildings or works, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:**
 - 1.1 Steps and/or landings to all dwellings shown on the ground floor plan.**
 - 1.2 Mailboxes to front the street and the design to comply with Condition 1.3 of this Permit.**
 - 1.3 A corner splay or area at least 50 per cent 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. Structures within the corner splay must be less than 900mm in height.**
 - 1.4 The location and design of the combined electricity supply metre box structure.**
 - 1.5 Northern and eastern boundary fencing to be at least 1.8 metres in height. Where existing boundary fencing is less than 1.8 metres in height, the fence must be replaced with a new fence.**
 - 1.6 The garage door openings of Dwellings 1, 4, 5 and 6 widened by 0.2 metres.**
 - 1.7 The length of all tandem parking spaces to be 5.4 metres.**
 - 1.8 Annotation that all tandem car parking spaces and visitor parking spaces must be line-marked.**
 - 1.9 A sign to indicate visitor parking spaces.**

6.5 39 Aubrey Grove, Boronia (cont'd)**Recommendation (cont'd)**

- 1.10 The provision of eaves or shading devices to the Bedroom 3 window in Dwelling 3 and east/west facing dining room windows of Dwellings 6 and 7.**
- 1.11 Screening removed from the first floor north facing bedroom windows of Dwellings 8, 7 and 6, the west facing window of Dwelling 4 and south facing bedroom window of Dwelling 2.**
- 1.12 All new fences and gates to be open style to allow for flood flows with at least 50% opening up to the applicable flood level.**
- 1.13 The proposed decks in Units 6, 8 and 7 to be unenclosed to allow for overland flows.**
- 1.14 No filling outside the building envelop that will cause significant flood storage loss, except minimal ramping to the proposed garages. i.e. the internal roads and visitor carparks must be on natural surface.**
- 1.15 All open space within the property set at existing natural surface level so as not to obstruct the passage of overland flows.**
- 1.16 The location of bin storage areas, consistent with the recommendations in the Waste Management Plan required by Condition 13 of this Permit. Kerbside collection will not be supported.**
- 1.17 Drainage plans in accordance with Condition 2 of this Permit and any necessary modifications to the plans.**
- 1.18 Landscape plans in accordance with Condition 3 of this Permit and any necessary modifications to the plans.**
- 1.19 A Sustainable Design Assessment in accordance with Condition 11 of this Permit and any modifications to the plans.**
- 1.20 A Waste Management Plan in accordance with Condition 13 of this Permit and any modifications to the plans.**

To the satisfaction of the Responsible Authority.

6.5 39 Aubrey Grove, Boronia (cont'd)**Recommendation (cont'd)****Drainage**

2. Prior to commencement of any buildings or works, three copies of drainage plans and computations must be submitted to and approved by the Responsible Authority. Construction of the drainage is to be in accordance with these plans. The plans must show the following:

2.1 All stormwater drainage discharge from the site connected to a legal point of discharge.

2.2 Detailed design plans of the proposed outfall drain to Council's standards and satisfaction, if required.

2.3 The internal drains of the dwellings to be independent of each other.

2.4 An on-site detention system designed by a suitably qualified Civil Engineering Consultant to ensure no net increase in stormwater discharge from the proposed development.

2.5 The on-site detention system to be installed in a suitable location for easy access and maintenance.

2.6 A suitable overland flow path for the entire site to the satisfaction of the Responsible Authority. Details of the overland flow path are to be included on the plans.

2.7 All levels to be to AHD (Australian Height Datum).

To the satisfaction of the Responsible Authority.

Landscaping

3. Prior to the commencement of any buildings or works, a landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit.

The plan must show:

3.1 A survey (including botanical names, height and width) of all existing vegetation to be retained and / or removed.

6.5 39 Aubrey Grove, Boronia (cont'd)**Recommendation (cont'd)**

- 3.2 The identification and removal of all vegetation identified as an environmental weed in Knox (as outlined in Appendix 2 of Council's Landscape Guidelines for Planning Permits).**
- 3.3 Buildings and trees (including botanical names, height and width) on neighbouring properties within three metres of the boundary.**
- 3.4 Details of the surface finishes of pathways and driveways.**
- 3.5 Details and location of all existing and proposed services including above and below ground lines, cables and pipes.**
- 3.6 A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.**
- 3.7 Landscaping and planting within all open areas of the site (including additional planting within open space areas of the existing dwelling/s).**
- 3.8 A minimum of 3 large upper canopy, 4 medium, 6 medium/small canopy trees and 5 Large feature shrubs from Appendix 4 or 5 of the Knox City Council 'Landscape Guidelines for Town Planning Permits'. The trees are to be located in the following locations:**
 - 3.8.1 1 large upper canopy trees in the front setback of Units 1 & 6.**
 - 3.8.2 1 large canopy tree in the POS of Unit 5.**
 - 3.8.3 1 medium canopy tree in the front setback of Unit 8.**
 - 3.8.4 1 medium canopy tree in the POS of Units 6, 7 and 8.**
 - 3.8.5 1 small/medium canopy tree in the POS of Units 1, 2, 3 and 4.**
 - 3.8.6 1 small canopy tree in the front setback of Unit 1.**
 - 3.8.7 1 small canopy tree in the common space between Units 3 and 4.**
 - 3.8.8 2 Large feature shrubs in the POS of Unit 5.**
 - 3.8.9 1 large feature shrub in the POS of Units 6, 7 and 8.**

To the satisfaction of the Responsible Authority.

6.5 39 Aubrey Grove, Boronia (cont'd)**Recommendation (cont'd)**

- 4. Before the occupation of the development, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the responsible authority.**
- 5. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the responsible authority. Any dead, diseased or damaged plants are to be replaced.**

General

- 6. All development must be in accordance with the endorsed plans.**
- 7. The development and subdivision as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.**
- 8. Once the development and/or subdivision has started it must be continued and completed to the satisfaction of the Responsible Authority.**
- 9. Prior to the occupation of Dwellings 3, 4 or 5 the development is to be completed in accordance with the endorsed plan/s to the satisfaction of the Responsible Authority.**
- 10. All walls on the boundaries of adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority.**

Sustainable Design Assessment

- 11. Prior to the commencement of any buildings or works, a Sustainable Design Assessment detailing Sustainable Design initiatives to be incorporated into the development must be submitted to and approved by the Responsible Authority. The Sustainable Design Assessment must outline the proposed sustainable design initiatives to be incorporated throughout the development such as (but not limited to) energy efficiency, water conservation, stormwater quality, waste management and material selection, to the satisfaction of the Responsible Authority.**

6.5 39 Aubrey Grove, Boronia (cont'd)**Recommendation (cont'd)**

- 12. Prior to the occupation of the development, the development must be constructed in accordance with the Sustainable Design Assessment.**

Waste Management

- 13. Before the development commences, a Waste Management Plan must be submitted to and approved by the Responsible Authority, demonstrating how waste collection will be undertaken on site, including the operation of the garbage and recyclables storage area. Garbage and recyclables storage and collection must be undertaken in accordance with the approved plan/documentation, and must be undertaken by a private contractor, to the satisfaction of the Responsible Authority.**

Car Parking & Accessways

- 14. Before the dwellings are occupied, driveways and car parking areas must be:**
 - 14.1 Fully constructed to the minimum standard of 100mm reinforced concrete and available for use in accordance with the plans submitted to and approved by the Responsible Authority; and**
 - 14.2 Formed to such levels and drained so that they can be used in accordance with the approved plan; and**
 - 14.3 Treated with an all-weather seal or some other durable surface; and**
 - 14.4 Line-marked or provided with some other adequate means of showing the car parking spaces.**

To the satisfaction of the Responsible Authority.

- 15. Parking areas and driveways must be kept available and maintained for these purposes at all times to the satisfaction of the Responsible Authority.**

Fencing

- 16. All costs associated with the provision of the fencing are to be borne by the owner/developer under this permit.**

6.5 39 Aubrey Grove, Boronia (cont'd)**Recommendation (cont'd)**

- 17. Prior to the occupancy of the development all fencing shall be in a good condition to the satisfaction of the Responsible Authority.**

Amenity During Construction

- 18. Upon commencement and until conclusion of the development, the developer shall ensure that the development does not adversely affect the amenity of the area in any way, including:**

18.1 the appearance of building, works or materials on the land

18.2 parking of motor vehicles

18.3 transporting of materials or goods to or from the site

18.4 hours of operation

18.5 stockpiling of top soil or fill materials

18.6 air borne dust emanating from the site

18.7 noise

18.8 rubbish and litter

18.9 sediment runoff

18.10 vibration

Should the development cause undue detriment to the amenity of the area then immediate remedial measures must be undertaken to address the issue as directed by, and to the satisfaction of, the Responsible Authority.

Stormwater

- 19. Stormwater runoff from all buildings and hardstanding surfaces shall be properly collected and discharged in a complete and effective system of drains within the property and shall not cause or create a nuisance to abutting properties.**

6.5 39 Aubrey Grove, Boronia (cont'd)**Recommendation (cont'd)****Melbourne Water Conditions**

- 20. Finished floor levels of the proposed dwellings must be set no lower than 103.5 metres to Australian Height Datum (AHD).**
- 21. Finished floor levels of the proposed garages must be set no lower than 103.35 metres to Australian Height Datum (AHD).**
- 22. All new fences and gates need to be open style to allow for flood flows with at least 50% opening up to the applicable flood level.**
- 23. The proposed decks in Units 6, 8 and 7 will need to be unenclosed to allow for overland flows.**
- 24. No filling outside the building envelop that will cause significant flood storage loss, except minimal ramping to the proposed garages. i.e. the internal roads and visitor carparks must be on natural surface.**
- 25. All open space within the property must be set at existing natural surface level so as not to obstruct the passage of overland flows.**
- 26. Prior to the commencement of works, a separate application direct to Melbourne Water must be made for any new or modified storm water connection to Melbourne Water's drains or watercourses. Prior to accepting an application, evidence must be provided demonstrating that Council considers that it is not feasible to connect to the local drainage system. The following must be submitted to Melbourne Water's Asset Services group:**
 - 26.1 A copy of title for the property is to be provided.**
 - 26.2 Amended design plans are to be submitted showing the exact location (to scale) of**
 - 26.3 Melbourne Water's main drain. Plans of Melbourne Waters assets can be obtained by contacting Colin Loft on 9679 7589.**

6.5 39 Aubrey Grove, Boronia (cont'd)**Recommendation (cont'd)**

- 26.4** 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.
- 27.** Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or waterways.

Permit Expiry

- 28.** This permit will expire if one of the following circumstances applies:
- 28.1** The development or the subdivision is not started within two years of the date of this permit. Commencement of the Subdivision will be evidenced by a Plan of Subdivision being certified for any stage by the Council within that time limit.
- 28.2** The development is not completed within four years of the date of this permit.

Pursuant to Section 69 of the Planning & Environment Act 1987, the Responsible Authority may extend:

- The commencement date referred to if a request is made in writing before the permit expires or within six (6) months afterwards.
- The completion date referred to if a request is made in writing within 12 months after the permit expires and the development started lawfully before the permit expired.

6.5 39 Aubrey Grove, Boronia (cont'd)**Recommendation (cont'd)****NOTES**

Drainage Notes (to be read in conjunction with the above drainage conditions):

- **Applicant shall engage a certified Engineering Consultant to analyse the site's existing drainage to determine type and size of the Onsite Detention (OSD) system. This shall be designed in accordance with the Knox City Council (Responsible Authority) Stormwater Drainage Guidelines, (copy available on Council's website), and approved drainage design methods specified in the current edition of Australian Rainfall and Runoff. It should be located preferably in a common area to the dwellings, and be easily accessible for maintenance.**
- **The total Permissible Site Discharge for the property including all dwellings is 17.1L/s to the existing Council drainage system for a 5 year ARI event.**
- **The Applicant is required to use Australian Height Datum (AHD) to present levels in all future plans. Applicant must ensure that levels on the plan are accurate.**
- **Drainage works in the Road reserve or in the Council easement will require a road opening permit.**
- **Drainage system designed so as to avoid impact on any vegetation shown on the endorsed plans as being retained.**
- **Water Sensitive Urban Design (WSUD) should be addressed as part of this development, eg water storage tanks, swale drains, etc.**
- **The nearest Council legal point of discharge is located 40 metres to the north of the property. If connecting to this point of discharge (rather than the Melbourne Water connection), approximately 40 meters of outfall drain will be required. The outfall drain is to be a minimum of 300mm in diameter and constructed to Council standards and satisfaction. Detailed design plans of the outfall drain will be required if connecting to Council's stormwater system.**

Other Notes:

- **Council encourages the consideration of water storage tanks for all existing and proposed residential developments.**
- **A building permit must be obtained before development is commenced.**

6.5 39 Aubrey Grove, Boronia (cont'd)**Recommendation (cont'd)**

- **Buildings are not allowed to be built over Council easements.**
- **The dwelling/s must achieve a minimum 6-Star Energy Rating.**
- **Council will not collect waste from the proposed development.**
- **Indigenous plants can be purchased through approved indigenous nurseries, as listed in the Knox City Council 'Preferred Local Replacement Plants' Information Sheet.**
- **A minimum of 80% of all new vegetation (both canopy trees and understorey) should be indigenous species.**
- **Dwelling numbers as shown on the endorsed plans do not necessarily indicate any future street numbers. Property (street) numbering shall be in accordance with Council's Property (Street) Numbering Policy. Information regarding this can be obtained from Council's Property and Revenue Services Department on 9298 8215.**
- **Letterboxes and all other structures (including meter boxes) shall be constructed to a maximum height of 900mm or relocated clear of a splayed area (2m x 2.5m) in accordance with AS2890.1, Clause 3.2.4 to ensure safe sight distances. Letterboxes shall face towards the street frontage.**
- **Internal public lighting shall be provided to the satisfaction of the relevant authority and in accordance with AS1158. This would generally be low height or bollard type lighting to avoid spill-over into adjacent properties. It may be sensor activated, to avoid all night running costs.**
- **Raised concrete slabs on the existing footpath fronting the site should be grounded.**
- **All litter and rubbish associated with the construction must be contained on site at all times.**

Melbourne Water Notes:

- **The flood level for the property grades from 103.2 metres to Australian Height Datum (AHD) at the south eastern boundary down to 102.5 metres to Australian Height Datum (AHD) at the western boundary.**

6.5 39 Aubrey Grove, Boronia (cont'd)**Recommendation (cont'd)**

- **If further information is required in relation to Melbourne Water's permit conditions shown above, please contact Melbourne Water on 9679 7517, quoting Melbourne Water's reference 245303.**

COUNCIL RESOLUTION**MOVED: CR. GILL****SECONDED: CR. PEARCE**

That the recommendation be adopted.

CARRIED



Knox City Council
REPORT APPENDIX A

Location
Melway 64 K12

Property Address
39 Aubrey Grove,
BORONIA

Application Number
P/2016/6147

Description
The construction of seven (7) double storey dwellings and one (1) single storey dwelling (total eight (8) dwellings)

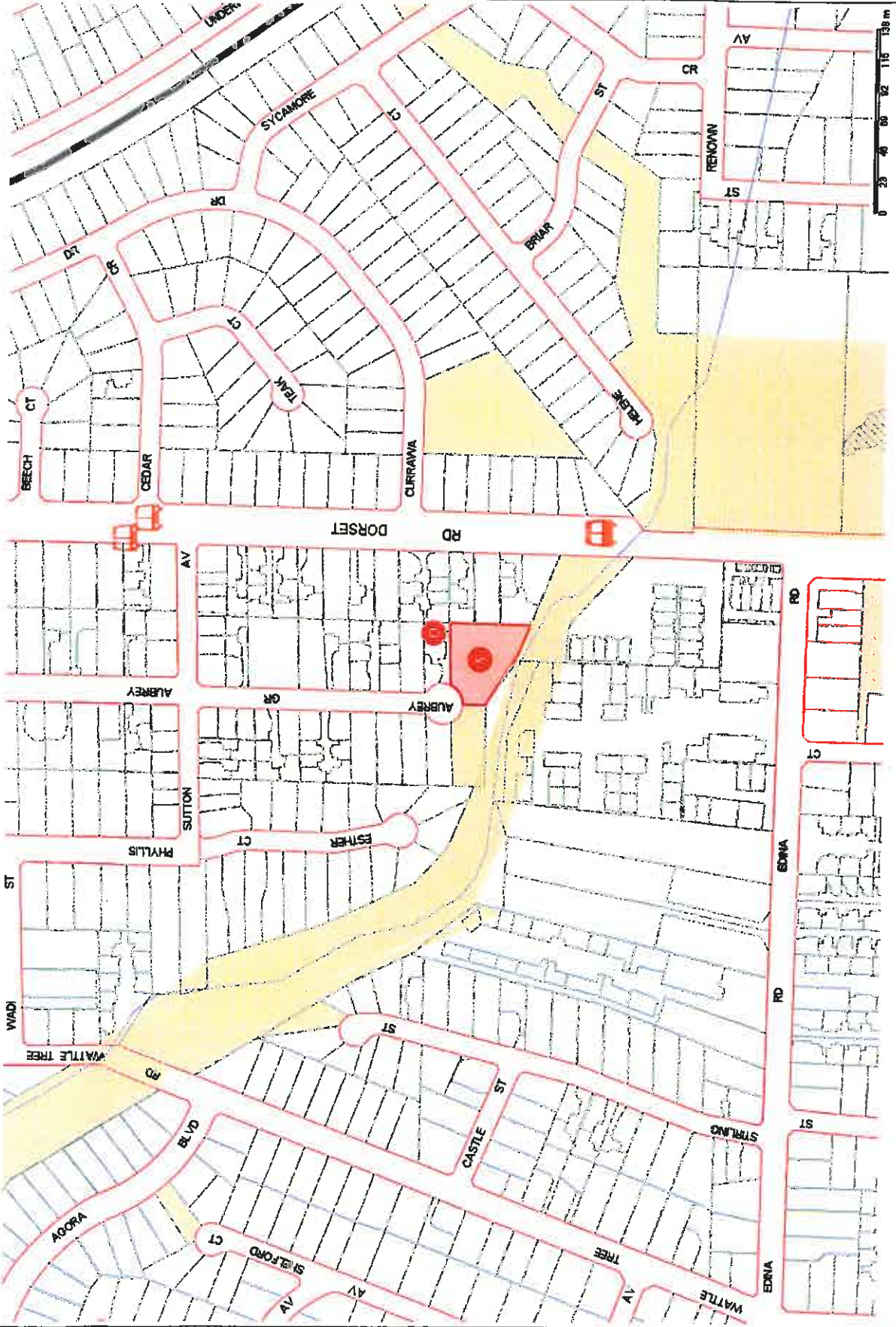
Wardname
Baird

LEGEND:

- The Boundary
- Road Boundary
- City Boundary
- Bus Route
- Railway
- Commercial Area
- Tertiary Schools
- Primary Schools
- Secondary Schools
- P-12 School
- Bus Stop
- Diplomer
- Link Development
- Subject Property
- Pollion



Scale: 1:3000



DISCLAIMER:

Roads and Title Boundaries - State of Victoria, Knox City Council
 Planning Scheme Information - DKCD, Knox City Council
 Aerial Photography - AAM (Flown January 2013 - unless otherwise stated)
 Melbourne Water Drainage Information - Melbourne Water

1. Whilst every endeavor has been made to ensure that the mapping information is current and accurate, no responsibility or liability is taken by Knox City Council or any of the above organizations in respect to inaccuracy, errors, omissions or for actions based on this information.
2. Planning information should be used only as a means of preliminary investigation. For accurate overlay information please obtain a Planning Certificate from the Department of Infrastructure.
3. This print contains information from Vicmap Property (Copyright State of Victoria). The State of Victoria does not warrant the accuracy or completeness of information in this product. Any person using or relying on this information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.
4. Drainage and flood extent information has been provided to Council on a yearly basis by Melbourne Water for indicative purposes only. Where the latest Melbourne Water drainage and flood extent mapping is critical, please contact Melbourne Water.



Location
Melway 64 K12

Property Address
39 Aubrey Grove,
BORONIA

Application Number
P/2016/6147

Description
The construction of seven (7) double storey dwellings and one (1) single storey dwelling (total eight (8) dwellings)

Wardname
Baird

LEGEND:

- Title Boundary
- Road Boundary
- City Boundary
- Bus Route
- Reserve
- Commercial Area
- Tertiary School
- Primary School
- Secondary School
- P-12 School
- Bus Stop
- Object
- Urban Development
- Subject Property
- Filling

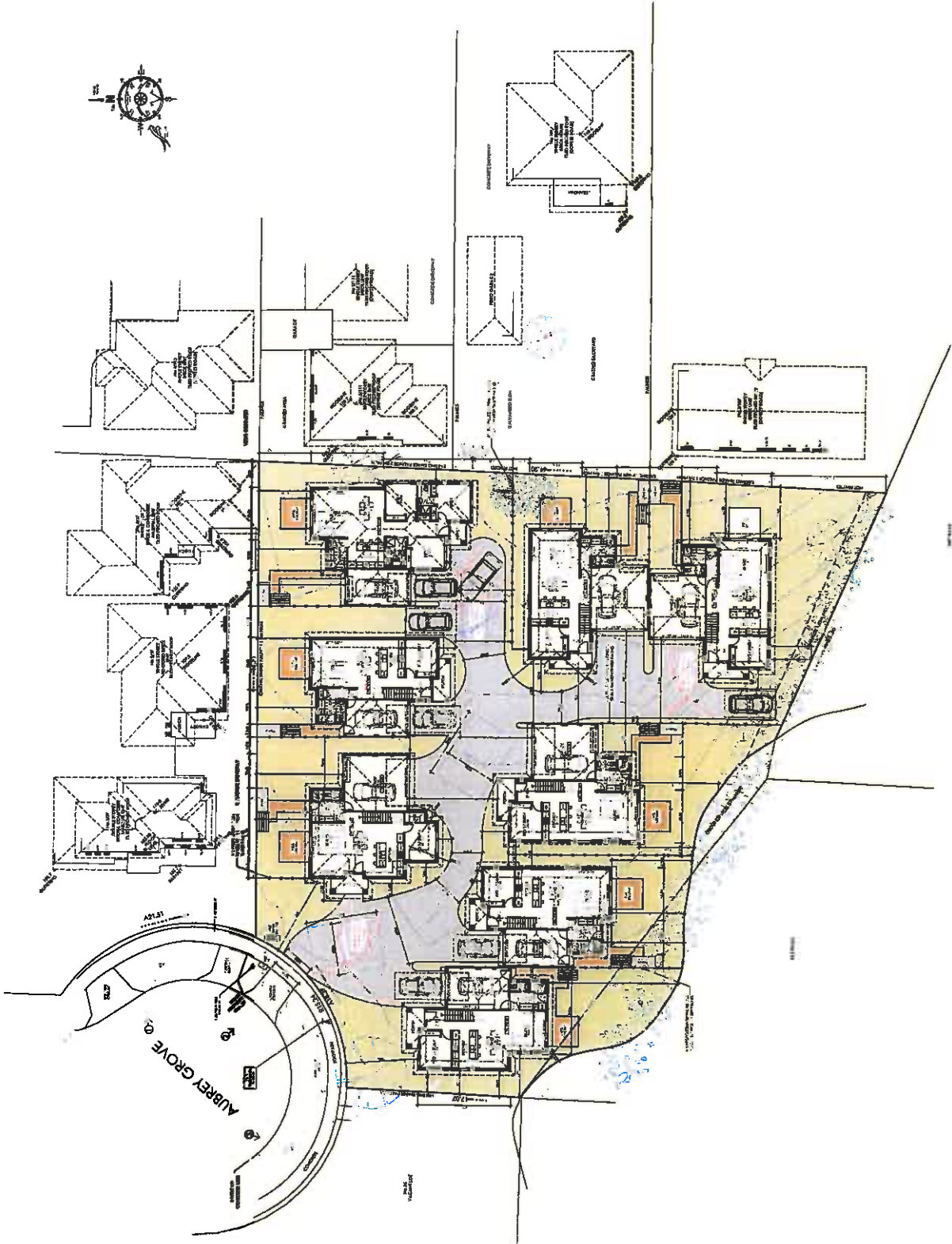


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DISCLAIMER:

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PROJECT:
 39 AUBREY GROVE
 39 AUBREY GROVE
 BORONIA VIC 3083

DATE:
 28 Nov 2014
 SCALE:
 A1: 1:200
 DRAWN BY:
 D.M. 1/14
 CHECKED BY:
 D.M. 1/14

REVISIONS:
 * Please refer to the contract documents for the latest revision of this plan.

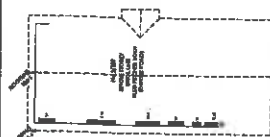
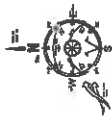
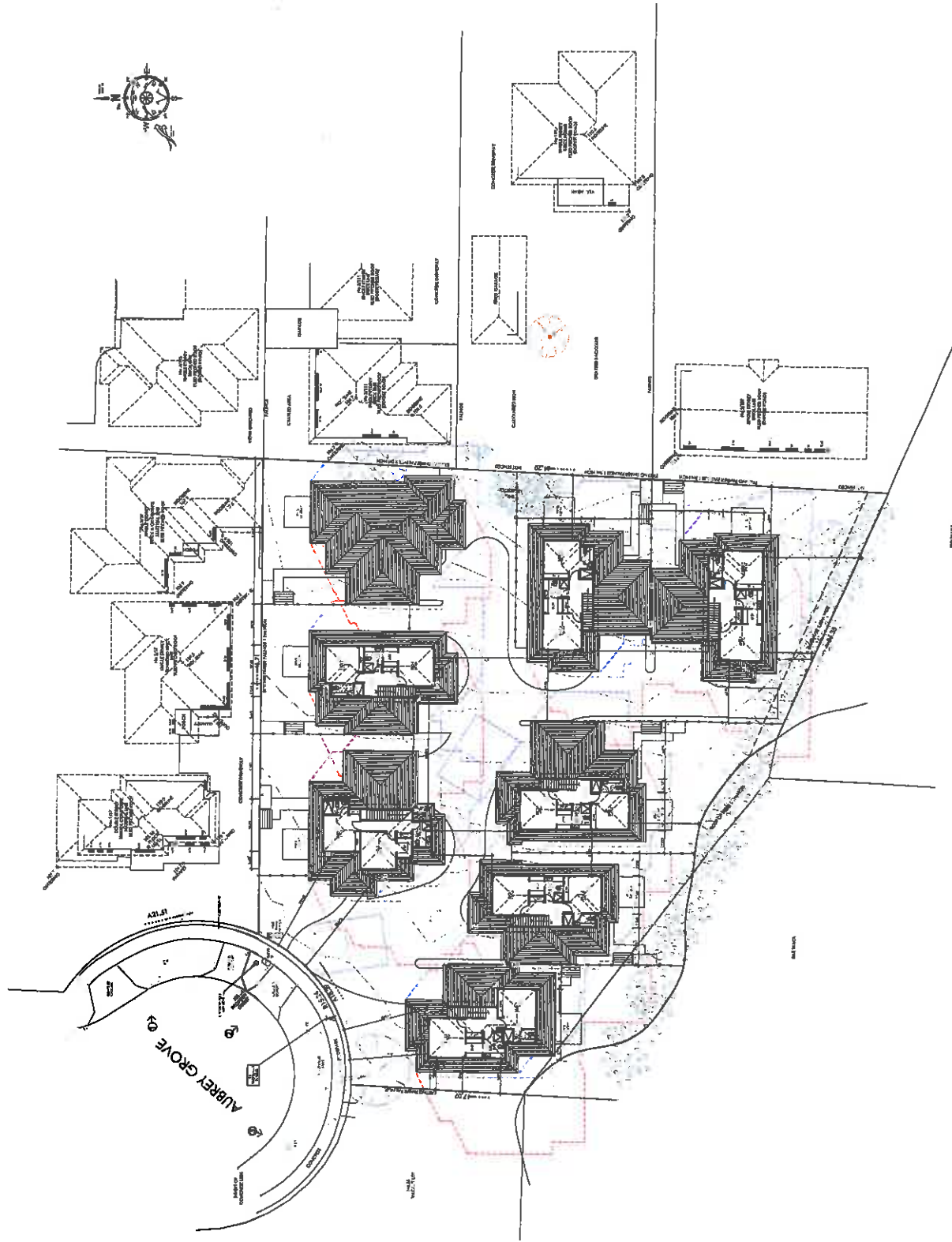
THIS IS THE PLAN REFERRED TO IN THE BUILDING CONTRACT
 DATED:
 SIGNED BY BUILDER:
 SIGNED BY OWNERS:

studio

GROUND FLOOR PLAN 1:200

<p>NOTES:</p> <p>1. All work to be done in accordance with the contract documents and the Australian Standards.</p> <p>2. The contractor is to ensure that all work is completed in accordance with the contract documents and the Australian Standards.</p> <p>3. The contractor is to ensure that all work is completed in accordance with the contract documents and the Australian Standards.</p>	<p>LEGEND:</p> <p>1. Concrete</p> <p>2. Brickwork</p> <p>3. Masonry</p> <p>4. Plaster</p> <p>5. Timber</p> <p>6. Glass</p> <p>7. Metal</p> <p>8. Other</p>	<p>GENERAL NOTES:</p> <p>1. All work to be done in accordance with the contract documents and the Australian Standards.</p> <p>2. The contractor is to ensure that all work is completed in accordance with the contract documents and the Australian Standards.</p> <p>3. The contractor is to ensure that all work is completed in accordance with the contract documents and the Australian Standards.</p>	<p>REVISIONS:</p> <table border="1"> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> <tr> <td>1</td> <td>Issue for tender</td> <td>28 Nov 2014</td> </tr> <tr> <td>2</td> <td>Issue for construction</td> <td>28 Nov 2014</td> </tr> </table>	No.	Description	Date	1	Issue for tender	28 Nov 2014	2	Issue for construction	28 Nov 2014	<p>PROJECT INFORMATION:</p> <p>Project Name: 39 AUBREY GROVE</p> <p>Address: 39 AUBREY GROVE, BORONIA VIC 3083</p> <p>Client: [Name]</p> <p>Architect: [Name]</p> <p>Engineer: [Name]</p>
No.	Description	Date											
1	Issue for tender	28 Nov 2014											
2	Issue for construction	28 Nov 2014											

39 AUBREY GROVE BORONIA APPENDIX B



FIRST FLOOR PLAN 1:200

NO.	REVISION	DATE
1	ISSUED FOR TENDERS	10/10/2017
2	ISSUED FOR TENDERS	10/10/2017
3	ISSUED FOR TENDERS	10/10/2017
4	ISSUED FOR TENDERS	10/10/2017
5	ISSUED FOR TENDERS	10/10/2017
6	ISSUED FOR TENDERS	10/10/2017
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50	ISSUED FOR TENDERS	10/10/2017

studio

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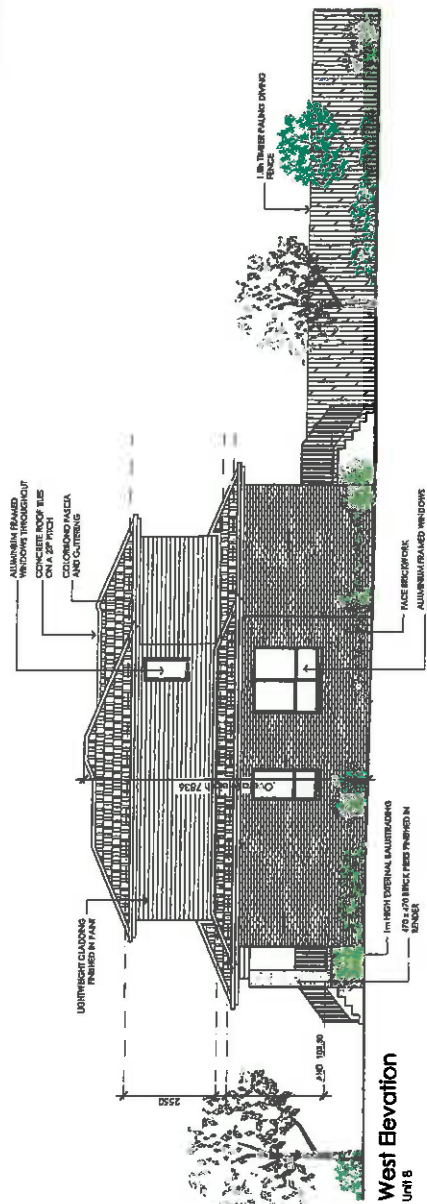
DATED: _____
 SIGNED BY BUILDER: _____
 SIGNED BY OWNERS: _____

REASON:
 Further information requested by _____

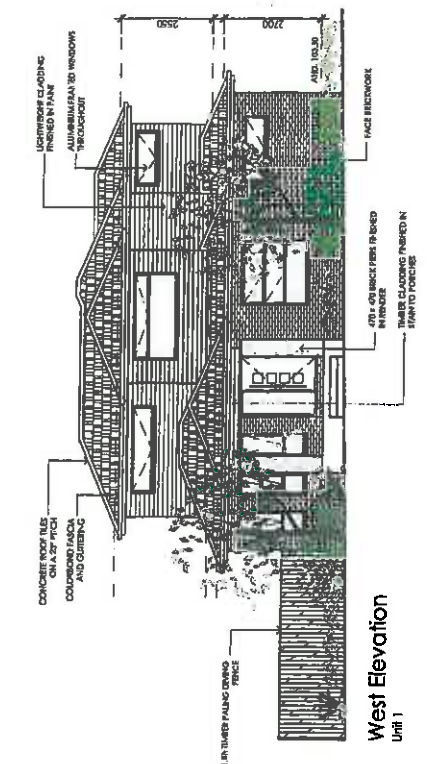
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 Drawn by: C.S. / C.S.
 Check by: C.S. / C.S.
 Date: 10/10/2017

PROJECT NO: 101017
 DRAWING NO: 101017-01
 REVISION NO: 01

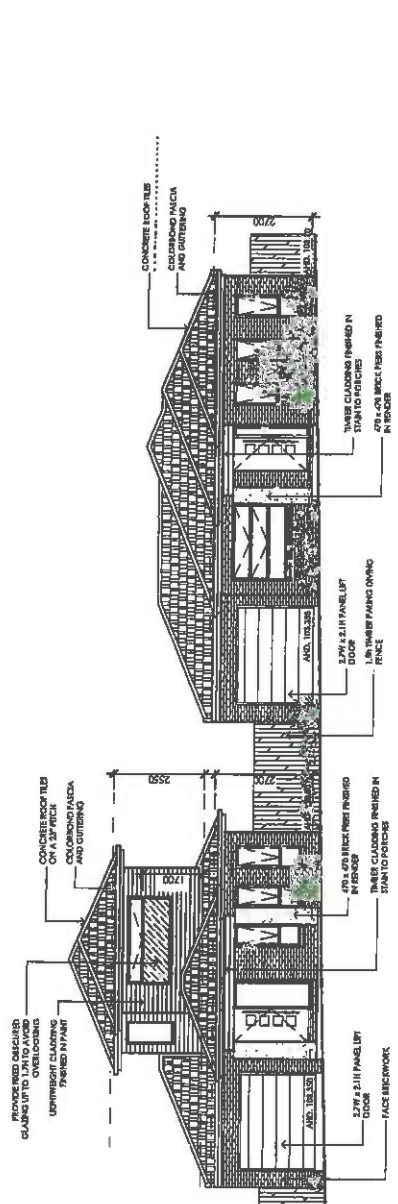
39 AUBREY GROVE BORONIA APPENDIX B



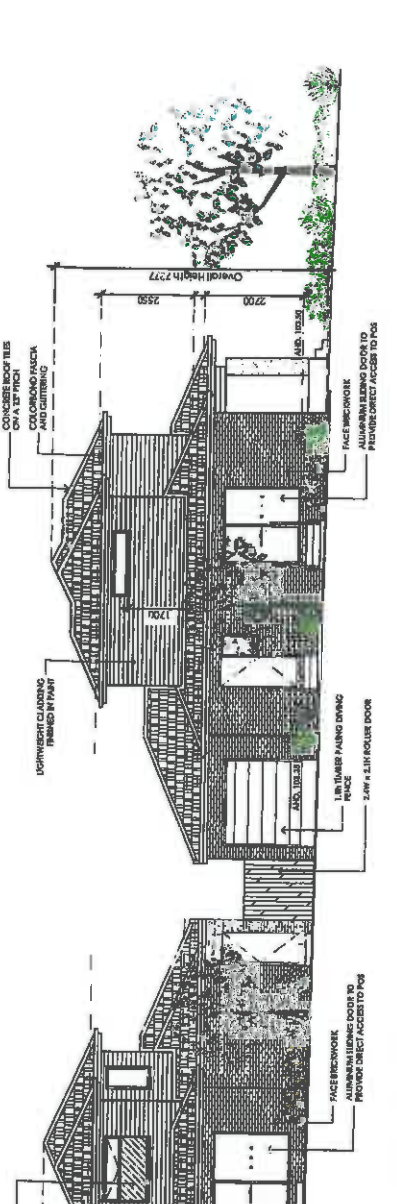
West Elevation
Unit 8



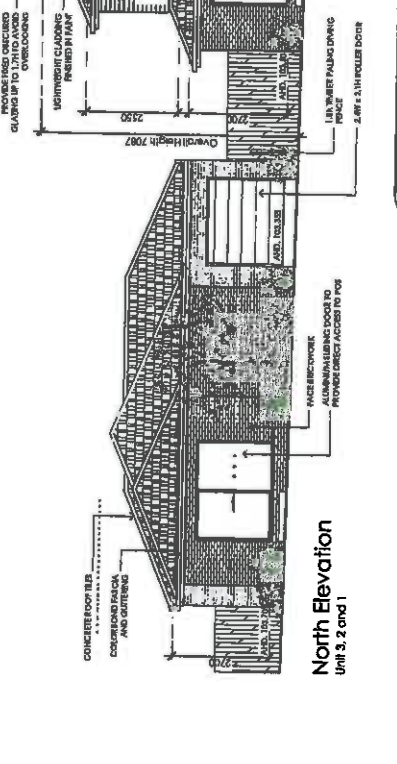
West Elevation
Unit 1



Internal South Elevation
Unit 1, 2, and 3



North Elevation
Unit 2



North Elevation
Unit 3

PROJECT: **ELEVATIONS**
 39 Aubrey Grove
 Boronia, VIC 3155
 For: AMAR Constructions

Date: 28 Feb 2016
Scale: A3 L: 100
Drawn by: [Name]
Checked by: [Name]
Job No.: [Number]
DWG No.: 6 of 7

REVISION:
 * Further information requests
 * Further information request 02

THIS IS THE PLAN REFERRED TO IN THE BUILDING CONTRACT

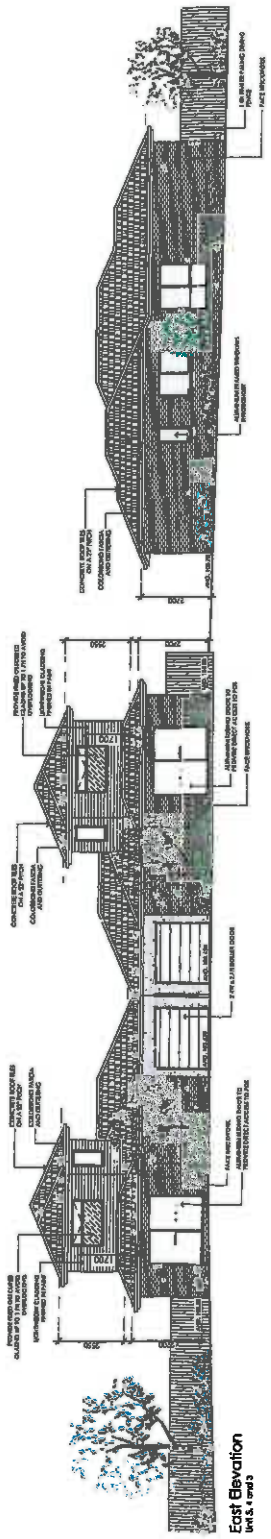
DATED:
 SIGNED BY BUILDER:
 SIGNED BY OWNERS:



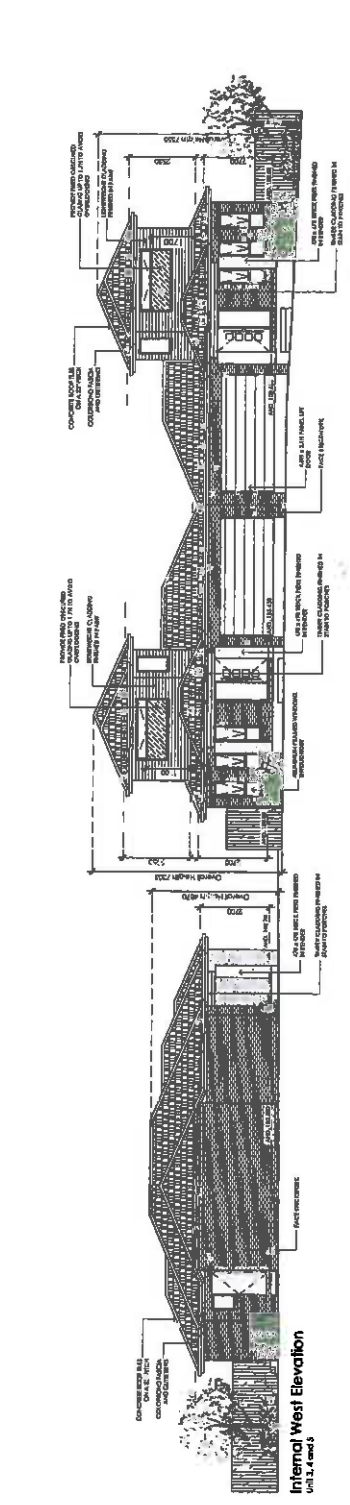
39 AUBREY GROVE BORONIA APPENDIX B

SCHEDULE OF MATERIALS, COLOURS AND FINISHES

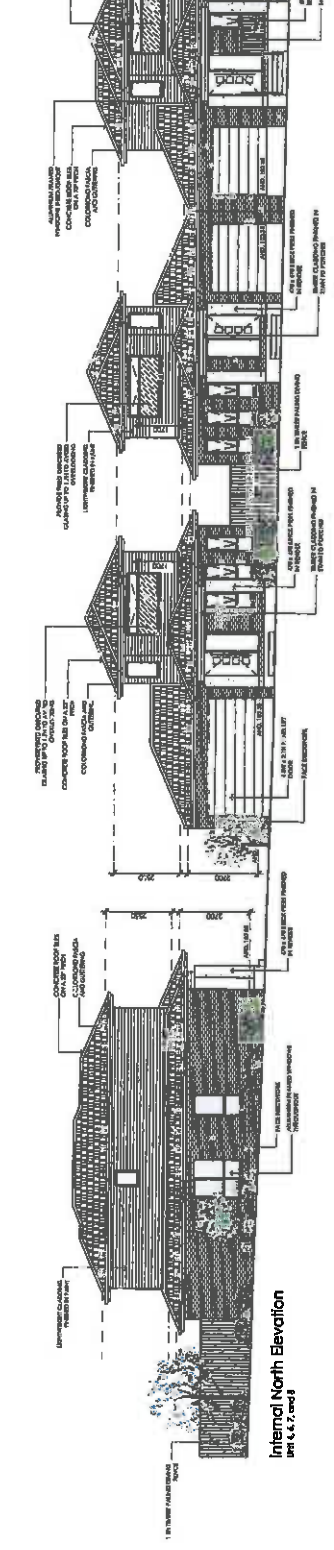
ITEM	DESCRIPTION	COLOR	FINISH
1.01	WALLS	SMOKE	FACE BRICKWORK
1.02	INTERIOR WALLS	CLASSIC CREAM	CHALK PAINT
1.03	CEILING	CLASSIC CREAM	CHALK PAINT
1.04	FLOORING	CLASSIC CREAM	WOOD FINISH
1.05	DOORS	CLASSIC CREAM	WOOD FINISH
1.06	WINDOWS	CLASSIC CREAM	WOOD FINISH
1.07	ROOFING	CLASSIC CREAM	WOOD FINISH
1.08	LANDSCAPING	CLASSIC CREAM	WOOD FINISH
1.09	PAINTS	CLASSIC CREAM	WOOD FINISH
1.10	CONCRETE	CLASSIC CREAM	WOOD FINISH
1.11	STAIRS	CLASSIC CREAM	WOOD FINISH
1.12	ROOFING	CLASSIC CREAM	WOOD FINISH
1.13	PAINTS	CLASSIC CREAM	WOOD FINISH
1.14	CONCRETE	CLASSIC CREAM	WOOD FINISH
1.15	STAIRS	CLASSIC CREAM	WOOD FINISH
1.16	ROOFING	CLASSIC CREAM	WOOD FINISH
1.17	PAINTS	CLASSIC CREAM	WOOD FINISH
1.18	CONCRETE	CLASSIC CREAM	WOOD FINISH
1.19	STAIRS	CLASSIC CREAM	WOOD FINISH
1.20	ROOFING	CLASSIC CREAM	WOOD FINISH
1.21	PAINTS	CLASSIC CREAM	WOOD FINISH
1.22	CONCRETE	CLASSIC CREAM	WOOD FINISH
1.23	STAIRS	CLASSIC CREAM	WOOD FINISH
1.24	ROOFING	CLASSIC CREAM	WOOD FINISH
1.25	PAINTS	CLASSIC CREAM	WOOD FINISH
1.26	CONCRETE	CLASSIC CREAM	WOOD FINISH
1.27	STAIRS	CLASSIC CREAM	WOOD FINISH
1.28	ROOFING	CLASSIC CREAM	WOOD FINISH
1.29	PAINTS	CLASSIC CREAM	WOOD FINISH
1.30	CONCRETE	CLASSIC CREAM	WOOD FINISH



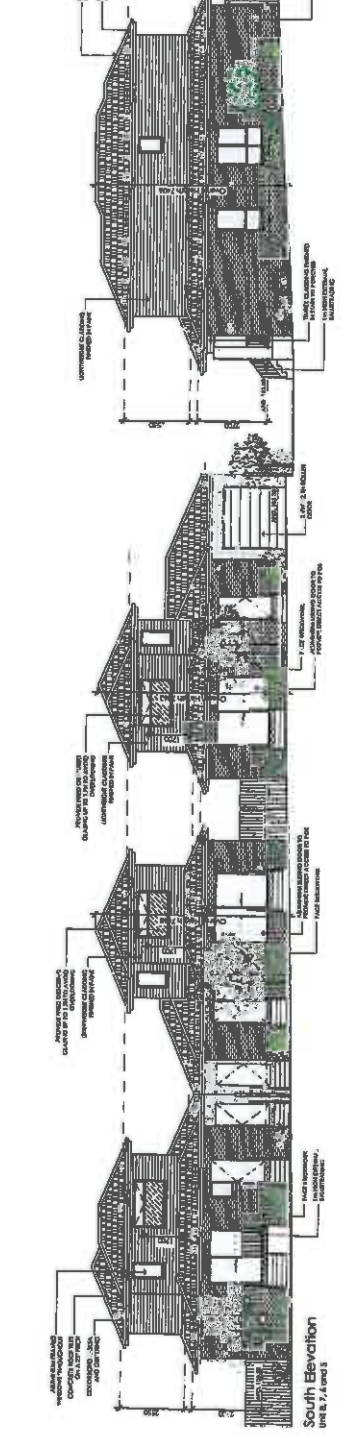
East Elevation
Unit 1 & 2



Internal West Elevation
Unit 1 & 2



Internal North Elevation
Unit 1 & 2



South Elevation
Unit 1 & 2

solido

THIS IS THE PLAN REFERRED TO IN THE BUILDING CONTRACT

DESIGNED BY BUILDER
SIGNED BY OWNER

REVISION

DATE: 20/10/2017
DRAWN: J.L. 100
CHECKED: J.L. 100
APPROVED: J.L. 100

PROJECT: BUILDING 39 AUBREY GROVE BORONIA

COLLIER WARD

6.6 TO USE AND DEVELOP THE LAND FOR THE PURPOSE OF 128 DWELLINGS (COMPRISING 100 APARTMENTS WITHIN A 5 STOREY BUILDING AND 28 THREE (3) STOREY TOWNHOUSES), BUILDINGS AND WORKS FOR THE PURPOSE OF A RETAIL PREMISES (SHOP OR CAFE), REMOVAL OF NATIVE VEGETATION, AND REDUCTION IN THE CAR PARKING REQUIREMENTS OF CLAUSE 52.06 (CAR PARKING) AT 601 BORONIA ROAD, WANTIRNA (APPLICATION NO. P/2015/6866)

1. SUMMARY:

Land:	601 Boronia Road, Wantirna
Applicant:	Hansen Partnership Pty Ltd
Proposed Development:	To use and develop the land for the purpose of 128 dwellings (comprising 100 apartments within a 5 storey building and 28 three (3) storey townhouses), buildings and works for the purpose of a retail premises (shop or cafe), removal of native vegetation, and reduction in the car parking requirements of Clause 52.06 (Car Parking)
Existing Land Use:	Vacant
Area/Density:	9513sqm, 1:74sqm
Zoning:	Commercial 1 Zone
Overlays:	No overlays
Local Policy:	Municipal Strategic Statement (MSS) Residential Land Use and Development within the Commercial 1 Zone
Application Received:	27 July 2015
Objections:	Thirty seven (37) and one (1) letter of support
PCC Meeting:	17 May 2016

Assessment:

It is considered that the proposed use and development will not provide an appropriate balance between the need for additional housing within an established urban area, the amenity of occupants and adjoining residents, and planting of new canopy vegetation.

6.6 601 Boronia Road, Wantirna (cont'd)

The proposal fails to comply with the purpose of the Commercial 1 Zone, as well as Clause 21.07 (Economic Development), and Clause 22.12 (Residential Land Use and Development within the Commercial 1 Zone). It is also inconsistent with objectives and standards of ResCode and elements of the Guidelines for Higher Density Residential Development.

On balance it is considered that the proposal does not respond reasonably to State (specifically Clause 15 Built Form and Heritage) and Local Planning Policies. It is recommended that a Notice of Decision to Refuse to Grant a Planning Permit be issued.

2. BACKGROUND

2.1 Subject Site and Surrounds

The location of the subject site is shown in Appendix A.

- The site is located on the north-western corner of the intersection between Boronia Road and Thaxted Parade, Wantirna. The site covers an area of approximately 0.95 hectares, and has a fall of approximately 6 metres from west to east. The site contains three parcels of land with different titles. All properties are rated to the same owner.
- The site is currently vacant, with the vegetation located on the site being the most dominant characteristic. This vegetation contains a mix of native and exotic species, of varying heights.
- There is no formal crossover to gain access to the site from the road network.
- The surrounding area is a blend of residential land to the east and south and commercial land to the west.
- It should be noted that the site makes up part of the Wantirna Mall Neighbourhood Activity Centre, and Boronia Road, which the site fronts, is part of the principle public transport network.

2.2 The Proposal

(Refer to attached plans at Appendix B)

6.6 601 Boronia Road, Wantirna (cont'd)

The applicant proposes to use and develop the land for the purpose of 128 dwellings (comprising 100 apartments within a 5 storey building and 28 three (3) storey townhouses), buildings and works for the purpose of a retail premises (shop or cafe), removal of native vegetation, and reduction in the car parking requirements of Clause 52.06 (Car Parking).

Apartments

The proposed apartments will be located along the Boronia Road frontage of the site, and adjacent to part of the site's western boundary. This section will have a height of 5 storeys plus semi-basement car parking areas (more than 1.2m above ground level). The overall height of the apartment buildings will be 18.6metres.

Ninety two (92) of the apartments will contain 2 bedrooms and eight (8) would contain 1 bedroom.

One bedroom apartments will have a typical floor area of 54.76sqm with an 8.21sqm balcony.

Two bedroom apartments will have a typical floor area of 73.26sqm with an 8.3sqm balcony.

Central Townhouses

This section of the development will be grouped in two blocks of 10, within the central part of the site and along the site's Thaxted Parade frontage. It would have a height of 3 storeys / 10.8 metres and a front setback of 5.98m.

Each of the townhouses will contain three (3) bedrooms, bathrooms, open living / kitchen areas, ensuites and european laundries. Courtyards are proposed at ground floor level, with balconies proposed at upper levels of 8sqm or more.

Buildings will be constructed of rendered concrete, masonry and light weight materials. A white metal flat roof is proposed.

Northern Townhouses

The building is proposed adjacent to the sites northern boundary and will contain eight townhouses and a retail tenancy. The building will have a height of 3 storeys / 10.8 metres.

Seven townhouses will incorporate a ground level double garage and studio space, suitable for home office purposes. The upper levels will contain living areas, bathrooms, a kitchen and bedrooms.

6.6 601 Boronia Road, Wantirna (cont'd)

The eighth townhouse is to be located above the ground level retail tenancy, with direct access from ground level from the northern side of the building and via a double garage.

Each dwelling contains three bedrooms. The submitted site plans show a blank room at ground floor level of these dwellings however; it is assumed this will be used as a bedroom.

The proposed retail tenancy has a floor area of 97sqm and is oriented to the Thaxted Parade frontage. One car parking space would be provided for this tenancy.

Access and Car parking

Two vehicle entry points are proposed along Thaxted Parade, with the internal road layout providing a loop through the site.

A total of 182 car parking spaces will be provided on the site, with 56 spaces provided within double garages provided for townhouses, 100 spaces within the apartment basement and at grade car parking areas, and 25 visitor spaces. This is a shortfall of 2 car parking spaces onsite, associated with the retail premises.

3. CONSULTATION

3.1 Advertising

The application was advertised by way of mail notices to adjoining and nearby property owners and occupiers, and notices erected on the site. Council received thirty seven (37) objections to the proposal and one (1) letter of support. The primary concerns expressed can be summarised as follows:

Insufficient Car Parking.

- *A total of 182 car parking spaces will be provided on the site, with 56 spaces provided within double garages for the townhouses, 100 spaces within the apartment car parking area, and 25 visitor spaces. This is a shortfall of 2 car parking spaces; associated with the proposed shop / cafe. Council's Traffic Engineers have no objection to this and note these could easily be accommodated on the street.*

Increased traffic and congestion of roads; and associated safety concerns. Impact on Wantirna Mall and ability to get car park in centre.

6.6 601 Boronia Road, Wantirna (cont'd)

- *The application has been referred to Council's Traffic Department for comment. They have not raised concern with congestion of roads or ability to obtain a car park within the Wantirna Mall area.*

Should be access from Boronia Road.

- *The applicant has not proposed any access off Boronia Road and Council must assess the application as proposed. Any access off Boronia Road would require consent from VicRoads as the Responsible Authority.*

Overdevelopment / excessive built form and height, not in keeping with character of the area.

- *The proposed development is considered to be excessive in height and form within the site's context. This will be discussed further in Section 4.2.*

Inconsistent with Clause 22.12 – Residential Land Use and Development within the Commercial 1 Zone.

- *The development proposes a 3 to 5 storey height, which will significantly exceed the 3 storey / 9 metre height specified by Clause 22.12 to support the preferred character for the Wantirna Mall area. The proposal does not provide for a design of exceptional quality that would justify variation to the height requirements. This will be discussed further in Section 4.2.2.*

Zoned for commercial purposes, not residential.

- *The use and development proposes only a small commercial element which will not support the role, scale or function of the Wantirna Mall commercial centre. This will be discussed further throughout this report, including in the Commercial 1 Zone and Clause 22.12 (Residential Land Use and Development within a Commercial 1 Zone) assessment.*

Loss of vegetation and habitat for fauna.

- *Council's Arborist has inspected the site and notes there are quite a number of trees with significant defects and poor health/condition on site. A substantial number of environmental weed species also remain on site. It is also noted that vegetation to be retained will be impacted upon by the proposed development, and that very little attempt has been made to incorporate existing trees into the proposal.*

6.6 601 Boronia Road, Wantirna (cont'd)

- *The development does not allow for sufficient and appropriate landscaping to support the preferred green and leafy character of the area and help integrate the development into the area.*

Members of public using communal open space.

- *For a development of this scale, a communal open space area is preferable however; driveway areas will not be gated so access to the site can be gained by visitors to the site. With that being said, the land will be private property and is not expected to attract visitors beyond those visiting residents or the retail premises.*

Drainage impacts and Waste collection.

- *The application has been referred to Council's Drainage Engineers who have advised that inadequate overland flow path through the property is shown. The central (B) and southern (C) developments are an obstruction to overland flow during peak rainfall events. In the event that a permit is issued, this would need to be addressed through relevant conditions of permit.*
- *The application has also been referred to Council's Waste Management Team for comment. They have reviewed the submitted Waste Management Plan (WMP) and drawings and advice that to avoid potential confusion, the development should be serviced wholly by either a private waste company or Council and not both. This could be addressed via a condition of permit, should a permit issue.*

Lack of landscaping and open space.

- *As previously mentioned the development does not allow for sufficient and appropriate landscaping to support the preferred green and leafy character of the area and Bush Boulevard appearance along Boronia Road.*
- *As the proposed apartment building is five (5) storeys in height, ResCode does not apply and as such, minimum open space areas are not prescribed. However, when using ResCode as a guide, the proposed provision of a minimum of 8sqm of private open space is considered reasonable for this component of the development. An assessment of the three-storey townhouses against ResCode is provided at Section 4.4 of this report.*
- *Buildings B and C have been proposed with courtyards at ground floor level of the townhouses however; these will not be secluded / usable spaces, as the proposed fences will be transparent in part.*

6.6 601 Boronia Road, Wantirna (cont'd)

Overshadowing of area.

- *The applicant has submitted shadow diagrams with the application which indicates that the majority of shadows cast by the development falls within the subject site, the adjoining car park and road. The commercial tenancies to the west will be partially overshadowed at 9am however, this will move onto Boronia Road and the subject site by 12 noon.*

Development not disability friendly.

- *Lifts have been proposed within the apartment building however, those with limited mobility will have difficulty accessing the proposed townhouses.*
- *A report demonstrating that the development is accessible to people with limited mobility could be required as a condition of permit, should a permit be issued.*

Number of previous applications on this site.

- *This issue is not relevant to Council's considerations of the current planning application.*

Need for footpath along Boronia Road.

- *This has been recommended by a number of internal Council Departments and could be addressed through a condition of permit, should a permit be issued.*

Loss of property value.

- *This is not a relevant planning consideration.*

3.2 Planning Consultation Committee (PCC)

A PCC was held on 17 May 2016, twenty-eight (28) people were in attendance and the issues listed above were discussed. No resolutions were made at the meeting.

3.3 Referrals

The application has been referred to Vic Roads and internal departments for comment. The following is a summary of relevant advice:

6.6 601 Boronia Road, Wantirna (cont'd)Traffic Engineer

- *No objection. The dispensation of 2 spaces will easily be accommodated on the street. Traffic generation also seems reasonable with good arterial road accesses at both ends of Thaxted Parade.*
- *The grades of the ramps to the ground floor carpark and to the basement carpark are unclear. Grade transitions on the ramp are required to prevent vehicles scraping their undercarriage.*
- *The centre intercom islands needs to be setback so that they do not encroach on the trafficable width of the main internal loop road as recommended in the traffic report.*
- *Warning lights must be installed to improve road safety when exiting the garages onto the looping road as recommended in the traffic report section 5.2.*
- *Bicycle parking is required for the development - 25 for residents (20 for apartments, 5 for townhouses) and 13 for visitors. The bicycle spaces for residents in the apartment must be provided either in a bicycle locker or at a bicycle rail in a lockable compound located in a common area within the building. It is understood that townhouses have garage providing secure storage for bicycle.*
- *Public footpaths must be provided along Thaxted Parade and Boronia Road along the frontages of the site. In accordance with Council's requirements, all footpaths to be a minimum of 1.5m setback at least 0.6m from a kerb or have a minimum width of 1.8m with no offset*
- *Construction Management Plan required.*
- *Standard conditions to be included on any permit issued.*

Officer Comment: The majority of these matters can be addressed through conditions of any permit issued however; a footpath within Thaxted Parade frontage may need to be accommodated within the site.

Drainage Engineer

- *Structures shown over the easement will need relevant Building Over Easement application.*
- *Inadequate overland flow path through the property is shown. The central (B) and southern (C) developments are an obstruction to overland flow during peak rainfall events.*

6.6 601 Boronia Road, Wantirna (cont'd)

Officer Comment: These matters could be addressed through conditions of any permit issued.

Assets

- *Existing crossing to be removed and kerb and naturestrip reinstated.*
- *Development should include proposal to construct footpath (1.5m) around boundary of property to connect to existing paths in both Thaxted and Boronia Road.*

Officer Comment: These matters can be addressed through conditions of any permit issued.

City Futures

- *Objects to the issuing of a planning permit.*
- *The development proposes a 3 to 5 storey height, which will significantly exceed the 3 storey / 9 metre height specified by Clause 22.12 to support the preferred character for the Wantirna Mall area.*
- *The proposed urban design response for the development does not sufficiently respect its surrounding context, represent high quality urban design, or result in high levels of amenity for future residents.*
- *Areas of poor design which are generally noted include:*
 - *Uninterrupted length of building mass and repetitive design to surrounding roads which will result in visual dominance to streetscapes.*
 - *Buildings are visually dominating, closed off, will not interact with the surrounding neighbourhood, and will detract from a pedestrian-friendly environment.*
 - *Lack of landmarked pedestrian entry to the apartment complex.*
 - *The development does not allow for sufficient and appropriate landscaping to support the preferred green and leafy character of the area and Bush Boulevard appearance along major roads.*

6.6 601 Boronia Road, Wantirna (cont'd)

- *The proposal does not support the purposes of the Commercial 1 Zone. The use and development proposes only a token commercial element and will not support the role, scale or function of the Wantirna Mall commercial centre.*
- *The proposed development should provide a high level of accessibility, taking into consideration its close proximity to major medical/community facilities which are identified in Clause 21.07 as forming part of the Wantirna Health Precinct, as well as its direct abuttal to the Wantirna Mall activity centre.*

Urban Design

- *Reorientate townhouse Block B to have its car parking access for townhouses 1 to 8 from the internal laneway network to the south and reorientate townhouses 9 and 10 east-west with car park configurations configured off the eastern roadway opposite block D apartments.*
- *Remove townhouse 28 and enlarge townhouse 27 to provide a minimum 6m wide landscape pedestrian link from the development through to the adjoining pedestrian network to the east, creating enhanced site permeability.*
- *Prior to endorsement of plans, a comprehensive landscape plan should be provided, demonstrating the inclusion of a high quality pedestrian pavement network, street tree and residential forecourt landscape planting and pedestrian link planting, along with street furniture including visitor bike spaces at the entry to the proposed apartment building.*
- *Not convinced that development should be built without a setback at the north eastern end of the development above the commercial retail premises, which is supported at ground floor level. It is recommended the removal of the southern end of apartment 21 beyond gridline DI at levels one and two.*
- *Concerned at the proximity of proposed townhouse 1 to the adjoining apartments 101 and 102 at its north western end. It is recommended a minimum of 9m be provided between habitable rooms at this end of the development, perhaps most easily achieved in this instance through the removal of the projecting bedroom to apartments 101, 201, 301 and 401.*

6.6 601 Boronia Road, Wantirna (cont'd)

- *Whilst I agree with the proponent that the Boronia Road frontage provides a robust context for taller built form and that to secure lifted accommodation within the municipality to achieve a higher level of housing diversity is similarly warranted in such an instance, I do think that there is a need to moderate scale of development at key locations within this proposed approach.*
- *It is recommended removal of apartments 408 and 407 and reconfiguration of apartments 406 and 409, with more generous landscape terraces to the south west, to provide a minimum 6m setback from gridline A1 to habitable room space at this end of the development.*
- *At the proposal's south eastern apex, some erosion of development occurs at the uppermost level with the suggestion being the removal of the projecting bedrooms to apartments 415 and 416 at this corner of the development to create a more indented upper form and, at the eastern end of the development, increased transparency to apartments 421 and 422 to create a lighter weight expression of the uppermost level. Alternatively, setback of form at this level for the staircase element to the eastern wall of the bedroom element of each of those two apartments. This thereby requires apartments 422 and 423 to be amalgamated to one side of the corridor and 420 and 421 to the other.*
- *The elevations provided on TP500 indicate a high level of visibility of the proposed ground level car park at the southern end of the Boronia Road frontage and at its return into Thaxted Parade. In my view the presence of car parking form is excessive to this end of the development and an alternative strategy is in my view warranted.*

Officer Comment: It is considered that these matters cannot be addressed through conditions of permit as they would result in a significant transformation of the proposal. The proposal is also inconsistent with Clause 22.12 – Residential Land Use and Development within the Commercial 1 Zone and will not be supported in its current form.

Arborist

- *Council's Arborist has inspected the site and notes there are quite a number of trees with significant defects and poor health/condition remaining on site. A substantial number of environmental weed species remain on site.*

6.6 601 Boronia Road, Wantirna (cont'd)

- *However it appears the eight (8) trees shown to be retained will have part of their Tree Protection Zone (TPZ) area (crown and root projected area) impacted upon by the development. If the trees are to be successfully retained, their root systems must be protected from grade changes, injury and severance; and the crowns must be protected so that the trees do not need to be pruned to fit them into the space adjacent buildings, roadways and paths.*
- *It is also noted that other trees could be retained as part of this development and there has not been an attempt made to incorporate existing trees into the proposal.*
- *The following indigenous tree species require a permit (under Clause 52.17) for their removal. Acacia implexa; Eucalyptus gonicalyx; Eucalyptus macrorhyncha; Eucalyptus cephalocarpa; Eucalyptus radiata; Exocarpos cupressiformis and Eucalyptus melliodora.*

Officer Comment: Matters regarding tree protection and no net loss offsets can be addressed through conditions of permit, should a permit be issued. It is considered that the lack of vegetation retention and landscaping opportunities demonstrates an overdevelopment of the site.

Landscape Officer

- *The frontage setbacks are not wide enough to locate larger canopy trees to soften the built form and will need to be wider. Council's Bush Boulevard Policy will need to be satisfied along Boronia Road. A minimum of 10 metres setback should be provided for the installation of the Bush Boulevard.*
- *There will be large scale removal of native and indigenous trees from the site and Council will require the replanting of local canopy trees such as Eucalyptus melliodora, Eucalyptus macrorhyncha, Eucalyptus polyanthemos and Eucalyptus radiata.*
- *There is an existing commercial building on the adjoining property adjacent to the west boundary. Sufficient room is required in this setback to allow the planting of trees for screening and amenity between the buildings.*

6.6 601 Boronia Road, Wantirna (cont'd)

- *The site should incorporate Water Sensitive Urban Design (WSUD) features / principles.*
- *There should be room for Street Trees along the internal roads of the site. The current plans do not show sufficient room for Street Trees.*
- *Roof top gardens should be considered for Building A.*

Officer Comment: Matters of replanting, internal street trees and WSUD principles could be addressed through conditions of any permit issued. A rooftop garden is not considered appropriate based on the current plans, as the height and bulk of the proposed development is not supported and any additional height / bulk to the building would further exacerbate this.

Building

- *No objection. The relevant building surveyor will need to deal with issues in relation to fire safety.*

Officer Comment: Fire safety issues are not a planning consideration in this instance and will need to be addressed by the relevant building surveyor should a permit be issued.

Sustainability

- *Amended Sustainable Design Assessment (SDA) to be submitted requiring numerous changes.*

Officer Comment: An amended SDA can be addressed through a condition of any permit issued.

Waste Management

- *The development should be serviced wholly by either a private waste company or Council and not both. In particular the WMP needs to consider the following:*
 - *Waste Generation rates for garbage and recyclables for both the townhouses and apartments*
 - *Limitations on number of bins that can be placed on Thaxted Parade for the townhouses from Building B.*
 - *Indemnity requirements if Council's waste collection vehicle is to enter the internal roadways of the development.*

Officer Comment: An amended WMP can be addressed through condition of any permit issued.

6.6 601 Boronia Road, Wantirna (cont'd)

Vic Roads

- *No objection and no conditions.*

4. DISCUSSION

4.1 Zoning and Overlays

4.1.1 Zone

The land is located within a Commercial 1 Zone. The purpose of the zone is to create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses and provide for residential uses at densities complementary to the role and scale of the commercial centre.

A permit is required to construct a building or construct or carry out works pursuant to Clause 34.01-4 of the Zone. A permit is also required pursuant to Clause 34.01-1 to use the land for a accommodation (dwelling).

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

The interface with adjoining zones, especially the relationship with residential areas.

- *While it is acknowledged the development has been scaled down in height towards the residential properties in Thaxted Parade, the excessive height and scale of the proposed five storey apartment building will remain a dominant feature within the landscape when viewed from adjoining land / zones.*
- *The proposed density and scale of Building C (townhouses) is uncharacteristic of the Thaxted Parade streetscape, and will have a detrimental impact on the outlook from properties on Thaxted Parade.*
- *The provision of a three storey (shop top) building in the north-east corner of the site does not provide an appropriate transition to the adjoining car park and commercial area. Consideration should be given to removal of dwellings above this component of the development to reduce its impact on the streetscape.*

6.6 601 Boronia Road, Wantirna (cont'd)

- *The height and bulk of built form located towards the Boronia Road and Thaxted Parade corner is out of scale with surrounding development and not supported.*
- *The presentation to both Boronia Road and Thaxted Parade (and internally) lacks visual interest and articulation. The proposal does not provide for a high standard of visual appearance or make a positive contribution to the public realm.*
- *It is acknowledged objectors have significant concerns with commercial activities and availability of parking at Wantirna Mall being affected by the proposed use and development however; Council's Engineers have not raised concern with this.*

The effect that existing uses may have on the proposed use.

- *The site adjoins the Wantirna Mall neighbourhood activity centre and commercial uses including medical centres, offices and convenience restaurants. Existing uses have the potential to impact on the proposed residential use onsite through hours of operation, noise and odour emissions. Future residents of this development will not be afforded the same level of amenity as residents in a more conventional residential zone would expect.*

The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.

- *Pedestrian movement throughout the development is disjointed and there is no pedestrian path adjoining Building B.*
- *There is a lack of landmarked pedestrian entry to the apartment complex and it is not visible from adjoining streets.*
- *Consideration should be given to the provision of a landscape pedestrian link from the development through to the adjoining pedestrian network to the east.*
- *A number of Council Departments have suggested the provision of a pedestrian link to the Boronia Road and Thaxted Parade frontage of the site. This could be achieved, in consultation with Council.*

6.6 601 Boronia Road, Wantirna (cont'd)

- *Matters of waste removal, bicycle parking and vehicles providing supplies could be addressed through conditions of permit, if a permit were to issue.*

The provision of car parking.

- *Council's Traffic Engineer's have no objection to the proposal, subject to conditions of any permit issued. It is noted however; that residents have significant concerns in relation to car parking and traffic safety matters.*

The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.

- *The proposed design response does not sufficiently respect its surrounding context, represent high quality urban design, or result in high levels of amenity for future residents.*
- *The proposed continuous length of building mass and repetitive design to surrounding roads will result in visual dominance to streetscapes. In addition to this, insufficient space has been provided to appropriately 'screen' these facades.*
- *The presentation to both Boronia Road and Thaxted Parade (and internally) lacks visual interest and articulation. The proposal does not provide for a high standard of visual appearance or make a positive contribution to the public realm.*
- *The bulk of built form located towards the Boronia Road and Thaxted Parade corner is out of scale with surrounding development and not supported.*
- *A 6 metre setback has been proposed to Boronia Road however; this will be reduced in width due to upper storey balconies protruding into this setback, therefore limiting the ability to provide for meaningful landscaping to help screen this facade when viewed from Boronia Road. This 5 storey repetitive built form will be an overbearing element when viewed from pedestrian areas.*

6.6 601 Boronia Road, Wantirna (cont'd)

- *The 900mm – 1200mm high walls proposed immediately to the sides of the two driveway entries, these will contain identification signage for the development. Details of these walls have not been provided to Council however; it is not something that is characteristic of the area and streetscape.*

The design of buildings to provide for solar access and the private open space should be located on the north side of the dwelling or residential building, if appropriate.

- *It is considered that insufficient solar access is proposed throughout the development, with courtyards and balconies being located on the southern side of the development.*
- *Amenity of future residents will be comprised by lack of passive solar access and internal overshadowing cast by the development.*

The objectives, standards and decision guidelines of Clause 54 and Clause 55. This does not apply to a development of five or more storeys, excluding a basement.

- *While it is acknowledged the five storey apartment building does not trigger a ResCode assessment; the proposed three-storey townhouses do. Please refer to Section 4.4 for assessment.*

4.1.2 Overlays

No overlays apply to the land.

4.2 Policy Consideration

4.2.1 State Planning Policy Framework

State policy requires Council to integrate the range of policies relevant to the issues to be determined, and balance conflicting objectives in favour of net community benefit and sustainable development.

Key Policies:

Clause 15 Built Environment and Heritage – Encourages high quality architecture and urban design outcomes that reflect the particular characteristics, aspirations and cultural identity of the community; enhances liveability, diversity, amenity and safety of the public realm; and promotes attractiveness of towns and cities within broader strategic contexts.

6.6 601 Boronia Road, Wantirna (cont'd)

- *As previously discussed, the proposed design response does not sufficiently respect its surrounding context, represent high quality urban design, or result in high levels of amenity for future residents.*
- *The presentation to both Boronia Road and Thaxted Parade (and internally) lacks visual interest and articulation. The proposal does not provide for a high standard of visual appearance or make a positive contribution to the public realm.*
- *It is not considered that the design displays the architectural merit or innovation that would justify an increase in height above the requirements specified in Clause 22.12 – Residential Land Use and Development within the Commercial 1 Zone.*
- *While the site is within reasonable distance of shops, services, and public transport, the proposal does not provide for an increased density with minimal adverse amenity impacts on the surrounding area.*

Clause 15.02 Sustainable Development – Encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.

- *While the proposal contributes to the consolidation of urban development through the provision of increased density with access to urban services and transport; dwellings are not orientated to the north to provide for passive solar access. In addition to this, the site is of this scale should accommodate Water Sensitive Urban Design (WSUD) features however; these have not be incorporated into the design.*
- *An amended Sustainable Design Assessment (SDA) should be required as a condition of any permit issued. A condition of any permit issued will also require the development to be constructed in accordance with the approved SDA.*

Clause 17 – Economic Development – Provide for a strong innovative economy, where all sectors of the economy are critical to economic prosperity. Planning is to contribute to the economic wellbeing of communities and the State as a whole by supporting and fostering economic growth and development by providing land, facilitating decisions, and resolving land use conflicts.

6.6 601 Boronia Road, Wantirna (cont'd)

- *The use and development proposes only a small commercial element which will not support the role, scale or function of the Wantirna Mall commercial centre. This has been addressed in Section 4.1 and Section 4.2.2 of this report.*

Clause 17.01-1 Business - To encourage development which meet the communities' needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities.

- *As previously mentioned, it is considered that the proposal will not support the role, scale or function of the Wantirna Mall commercial centre.*
- *The site forms part of the Wantirna Health Precinct, as well as its direct abuttal to the Wantirna Mall activity centre. A use complimentary to these should be encouraged on this site.*
- *It is considered that the development will not provide for net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities.*

Clause 18 Transport – To create a safe and sustainable transport system by integrating land use and transport.

- *Smart Bus routes 901 runs along Boronia Road The 901 service runs at various intervals between Frankston and Melbourne Airport from 5am to midnight on weekdays, from 6am to midnight on Saturdays, and from 7am to 6pm on Sundays.*

4.2.2 Local Planning Policy Framework

Clause 21.01 Municipal Strategic Statement (MSS).- encourages planning and development occurring with the necessary consideration to such matters as managing population growth, encouraging sustainable development and influencing the urban form so that Knox itself becomes more sustainable.

6.6 601 Boronia Road, Wantirna (cont'd)

All development therefore is encouraged within this clause to incorporate Ecologically Sustainable Design (ESD) and Water Sensitive Urban Design (WSUD) principles to ensure that a sustainable urban environment is ultimately achieved with a strong use of existing infrastructure, and to reduce dependence on private vehicle travel.

- *The site is located in an established urban area reasonably close to urban services and open space areas however; the proposal does not provide for an increased density with minimal adverse amenity impacts on the surrounding area as discussed throughout this report.*
- *The submission of an amended Sustainable Design Assessment would be a condition on any permit issued.*

Clause 21.04 Urban Design - Municipal Strategic Statement (MSS) - To ensure that all development responds positively to the existing patterns of urban form and character, the landscape, qualities, historic and cultural elements and social aspirations of the Knox community.

- *The subject site is located within an Activity Centre and Commercial Zone however; it also has interfaces with residentially zoned land and a Road Zone – Category 1. The proposed buildings are visually dominating, closed off, and will not interact with the surrounding neighbourhood.*
- *The proposal is considered to be inconsistent with Clause 22.12 – Residential Land Use and Development within the Commercial 1 Zone and does not provide for a design of exceptional quality that would justify variation to the height requirements for this area. This will be discussed further in Clause 22.12 – Residential Land Use and Development within the Commercial 1 Zone assessment.*
- *The application was referred to Council's Urban Designer for comment who raised a number of concerns with the architectural merit and proposed urban design response.*

6.6 601 Boronia Road, Wantirna (cont'd)

Clause 21.05 – Housing – This clause implements the *Knox Housing Strategy 2015*. In managing Knox's current and future housing needs, Council supports a scaled approach to residential development. This scaled approach recognises that some parts of the City will need to accommodate change, due to population growth and the community's changing household needs. Development in residential areas will need to respond positively to the desired future character of the local area and take account of the particular built form and natural environmental elements that make up the neighbourhood character of Knox. The strong landscape character is the unifying element of the neighbourhood character of Knox.

Objective 1 for Housing Objectives and Strategies is to support residential development in accordance with the Knox Housing Strategy 2013, which identifies a scaled approach to residential development.

- *The site is located within an Activity Centre / Commercial Zone however; it is not identified as a key redevelopment site. The site is large and can accommodate increased density however; the proposed design response is not considered appropriate for the site.*
- *The development does not sufficiently respect its surrounding context, represent high quality urban design, or result in high levels of amenity for residents of Thaxted Parade of and future residents. A scaled approach to residential development has not been adopted by the applicant.*

Objective 2 is to support a diversity of housing choice in appropriate locations. Strategies include encouraging a diversity of housing styles, types, forms and sizes to cater for the changing needs of the community.

- *The proposed development can contribute to the diversity of housing in Knox within the context of the changing household types described in Council's MSS however; this will be at the expense of the amenity of the area an poor quality built form which is not supported.*

6.6 601 Boronia Road, Wantirna (cont'd)

Objective 3 is to ensure the quality of housing design in Knox is improved to better respond to neighbourhood identity and to create a stronger sense of place. Strategies include ensuring that residential development enhances the City's "green and leafy" image, support development that makes a positive contribution to the preferred future character of the area and that is innovative, environmentally sustainable, accessible and site responsive.

- *The proposed built form is considered to be inconsistent with the scale of nearby buildings and street; and will have a significant impact on the streetscape. The presentation to both Boronia Road and Thaxted Parade (and internally) lacks visual interest and articulation. The proposal does not provide for a high standard of visual appearance or respond appropriately to the sites context.*
- *The development has not been designed to take advantage of northern sunlight or incorporate Water Sensitive Urban Design (WSUD) features; which should be accommodated within a development of this nature / scale.*
- *The proposed development should provide a high level of accessibility, taking into consideration its close proximity to major medical/community facilities which are identified in Clause 21.07 as forming part of the Wantirna Health Precinct, as well as its direct abuttal to the Wantirna Mall activity centre. However; this has not been demonstrated in this application.*

Objective 4 is to protect and enhance the landscape and environmental values of the nature areas of significance within the municipality.

- *As previously mentioned the proposal does not allow for sufficient and appropriate landscaping to support the preferred green and leafy character of the area, integrate the development into, or support the Bush Boulevard appearance along major roads.*

Objective 5 is to ensure that residential development better responds to the community's current and future needs, and allows people to 'age-in-place' by supporting the provision of a diverse range of housing including smaller scale dwellings.

6.6 6.6 601 Boronia Road, Wantirna (cont'd)

- *While it is acknowledged that the proposed development can contribute to the diversity of housing in Knox within the context of the changing household types described in the MSS; the proposal is not supported as the proposed design response is not site responsive and will not result in high levels of amenity for future or existing residents.*
- *The proposed development should provide a high level of accessibility, taking into consideration its close proximity to major medical/community facilities which are identified in Clause 21.07 as forming part of the Wantirna Health Precinct, as well as its direct abuttal to the Wantirna Mall activity centre. This has not been addressed in application material.*

Clause 21.07 – Economic Development

The Economic Development theme relates to industrial, business and retailing activity, and provides a strong focus on Activity Centres within Knox. Wantirna Mall has been identified as a Neighbourhood Activity Centre, which provides retail and commercial activities that serve the day to day needs of the local community while providing opportunities for residential development.

The following objectives are applicable:

Objective 2 for Economic Objectives and Strategies is to ensure that the image and character of Knox remain as an attractive place to do business.

- *The use and development proposes only a small / token commercial element which will not support the role, scale or function of the Wantirna Mall commercial centre.*
- *The development does not allow for sufficient and appropriate landscaping to support the preferred green and leafy character of the area and help integrate the development into the area.*

Objective 6 is to ensure a hierarchy of viable, accessible activity centres with a greater range of complementary activities for domestic, business, leisure and social life with improved public transport services.

6.6 601 Boronia Road, Wantirna (cont'd)

- *The proposal is not considered to be well designed or complimentary of the local character, including height. The proposed development well exceeds the 9m / 3 storey height limit recommended for this area.*
- *The design is repetitive and does not provide any visual interest or the architectural merit that would be required to justify an increase in building height over the standard.*

Objective 7 is to encourage development of more viable mixes of land uses within activity centres.

- *The proposal does not support the purposes of the Commercial 1 Zone. The use and development proposes only a small commercial element and will not support the role, scale or function of the Wantirna Mall commercial centre.*

Objective 8 is to ensure activity centres are attractive and safe settings for pedestrians and make shops and services more accessible for local residents and workers.

- *The proposal is visually dominating, closed off, will not interact with the surrounding neighbourhood, and will detract from a pedestrian-friendly environment. In addition to this, there is a lack pedestrian linkage to / within the site and landmarked pedestrian entry to the apartment complex.*
- *A 6 metre setback has been proposed to Boronia Road however; this will be reduced in width due to upper storey balconies protruding into this setback, therefore limiting the ability to provide for meaningful landscaping to help screen this facade when viewed from Boronia Road. This 5 storey repetitive built form will be overbearing element when viewed from pedestrian areas.*

Clause 22.12 – Residential Land Use and Development within the Commercial 1 Zone –

Relevant objectives are:

- To encourage residential land use and development within commercial centres that is complementary to the role and scale of the centre.

6.6 601 Boronia Road, Wantirna (cont'd)

- To ensure that new residential development within commercial centres is designed and constructed to a high standard of visual appearance and makes a positive contribution to the public realm.
- To ensure that new development is appropriate to the scale of nearby buildings, streets and public spaces.
- To ensure that new residential development provides adequate car parking for residents and visitors.
- To protect the amenity of surrounding residential areas from unreasonable impacts.

In addition to this, the relevant Decision Guidelines are:

- Residential land use and development should be in accordance with the preferred character for each activity centre, as listed at Table 1 to this clause. Table 1 specifies the site as being within Local Living Centres, where building heights should not exceed 3 storeys (9 metres).
- Encourage high quality design that respects the surrounding context.
- Ensure that new development provides future residents with a good level of amenity.
- Encourage commercial land use at ground level.

The proposal fails to comply with this policy, particularly in relation to the height of the proposed apartment building which significantly exceeds the 9 metres / 3 storey building height recommended for the area.

The application proposes a very minor commercial component in the southeast corner of the site, in the form of a 97sqm retail premises / shop. This is considered to be a token commercial element and will not support the role, scale or function of the Wantirna Mall commercial centre.

The proposed built form is considered to be inconsistent with the scale of nearby buildings and the street; and will have a significant impact on the streetscape. The presentation to both Boronia Road and Thaxted Parade (and internally) lacks visual interest and articulation. The proposal does not provide for a high standard of visual appearance or make a positive contribution to the public realm.

6.6 601 Boronia Road, Wantirna (cont'd)

Buildings are visually dominating, closed off, will not interact with the surrounding neighbourhood, and will detract from a pedestrian-friendly environment.

The proposed density and scale of Building C (townhouses) is uncharacteristic of the Thaxted Parade streetscape, and will have a detrimental impact on the outlook from properties on Thaxted Parade.

The provision of a three storey (shop top) building in the north-east corner of the site does not provide an appropriate transition to the adjoining car park and commercial area.

The development does not allow for sufficient and appropriate landscaping to support the preferred green and leafy character of the area and Bush Boulevard appearance along major roads

The proposal displays strong level of non-compliance with this policy and is not a design of exceptional quality that would justify variation to the height requirements.

4.3 Particular Provisions

Clause 52.06 – Car Parking

Prior to a new use commencing or a new building being occupied the car parking spaces required under Clause 52.06-5 must be provided on the land or as approved under Clause 52.06-3 to the satisfaction of the responsible authority.

Clause 52.06-5 outlines the requisite amount of parking to be provided as follows:

To each dwelling at a ratio of one car space to each one or two bedroom dwelling and two spaces for each dwelling with three or more bedrooms (with studies or studios that are separate rooms counted as bedrooms).

- *Each one or two bedroom dwelling is provided with one (1) car parking space in accordance with Clause 52.06.2.*
- *Each three or more bedroom dwelling is provided two (2) car parking spaces in accordance with Clause 52.06.2.*
- *One (1) visitor car parking spaces per five (5) dwellings has been provided in accordance with Clause 52.06.2.*

6.6 601 Boronia Road, Wantirna (cont'd)

- *A shop requires the provision of 4 car parking spaces for each 100sqm of leasable floor area; this generates the need for 3 car parking spaces.*
- *A total of 182 car parking spaces have been proposed, with 56 spaces provided within double garages provided for townhouses, 100 spaces within the apartment car parking area, and 25 visitor spaces. This is a shortfall of 2 car parking spaces onsite.*
- *The application has been referred to Council's Traffic Engineers who have advised they have no objection to the proposal, subject to conditions of any permit issued. They also note that the dispensation of 2 car parking spaces for the retail component can be accommodated on the street.*

Clause 52.06-8 details the design standards for car parking. The provision of car parking should meet the design requirements of this Clause. An assessment of the design standards, including any areas of non-compliance are considered below:

Design Standard 1: Accessways – Can Comply. A condition of any permit issued would require that the letter boxes have a maximum height of 900mm and that meter boxes are outside the driveway sightline splay area.

Design Standard 2: Car Parking Spaces – Can comply. A condition of any permit issued will require visitor spaces to be landmarked, sign posted and identifiable.

Design Standard 3: Gradients – Can comply. The grades of the ramps to the ground floor carpark and to the basement carpark are unclear. In the traffic impact assessment report, the upper basement ramp is noted at 1:8 gradient for 6m. The vehicle crossing, driveway grades and its transition must be in accordance with this Clause. Grade transitions on the ramp are required to prevent vehicles scraping their undercarriage. A condition of any permit issued will require the gradients to comply with this Clause.

Design Standard 4: Mechanical Parking – Not applicable.

Design Standard 5: Urban Design – Complies.

Design Standard 6: Safety – Can comply. Should a permit be issued, conditions of permit would be require warning lights to be installed to improve road safety when exiting the garages onto the looping road as recommended in the traffic report section 5.2.

6.6 601 Boronia Road, Wantirna (cont'd)

There is no lighting shown within the carpark area. Provision should be made for on-site public lighting where a possible conflict between pedestrians and vehicles may occur, through conditions of any permit issued.

Paved public footpath and ramps may need to be reconstructed such that ramp grades are in accordance with AS1428.1:2009 and AS2890.6:2009. All footpaths and pram crossings should be constructed to satisfy the Disability Discrimination Act (DDA). This includes minimum footpath widths of 1.2m, a continuous path of travel, kerb ramps and Tactile Ground Surface Indicators, where appropriate. This could be addressed through conditions of any permit issued.

Design Standard 7: Landscaping – *Complies.*

Clause 52.17 – Native Vegetation

The purpose of Clause 52.17 is:

To encourage permitted clearing of native vegetation results in no net loss in the contribution made by vegetation to Victoria's biodiversity. This is achieved through the following approach:

- Avoid the removal of native vegetation that makes a significant contribution to Victoria's biodiversity.
- Minimise impact on Victoria's biodiversity from the removal of native vegetation.
- Where native vegetation is permitted to be removed, ensure that an offset is provided in a manner that makes a contribution to Victoria's biodiversity that is equivalent to the contribution made by the native vegetation to be removed.

A permit is required pursuant to Clause 52.17 for the removal of thirteen (13) 'scattered trees' or 0.966 hectares of vegetation.

An application to remove, destroy or lop native vegetation must be classified as one of the following risk-based pathways: low, medium or high as defined in the *Permitted clearing of native vegetation – Biodiversity assessment guidelines* (Department of Environment and Primary Industries, September 2013). The application requirements and decisions guidelines included in this clause must be applied in accordance with the classified pathway.

6.6 601 Boronia Road, Wantirna (cont'd)

- *It is considered that the proposed design response does not effectively avoid or minimise loss of vegetation onsite. The eight (8) trees shown to be retained will have part of their Tree Protection Zone (TPZ) area (crown and root projected area) impacted upon by the development. If the trees are to be successfully retained, their root systems must be protected from grade changes, injury and severance; and the crowns must be protected so that the trees do not need to be pruned to fit them into the space adjacent buildings, roadways and paths.*
- *It is also noted that there are other trees onsite that could be retained as part of this development however; this has not been done. It is considered that there has not been an attempt made to incorporate existing trees into the proposal.*
- *The applicant has submitted a Biodiversity Assessment Report in accordance with the Permitted clearing of native vegetation – Biodiversity assessment guidelines. This notes the subject application would fall within a 'low risk' pathway of assessment. This pathway does not require a referral to Department of Environment and Primary Industries.*
- *A condition of any permit issued would need to ensure that a 'no net loss' offset is provided in a manner that makes a contribution to Victoria's biodiversity that is equivalent to the contribution made by the native vegetation to be removed. It would be Council's preference to see the offsets accommodated within the municipality, rather than the wider Port Phillip and Western Port Catchment area.*

Clause 52.34 – Bicycle Facilities

A new use must not commence until the required bicycle facilities and associated signed have been provided on the land.

- *A total of 25 bicycle parking spaces for residents (20 for apartments and 5 for townhouses) and 13 spaces are required.*
- *The bicycle spaces for residents in the apartment must be provided either in a bicycle locker or at a bicycle rail in a lockable compound located in a common area within the building. It is understood that townhouses have garage providing secure storage for bicycle.*
- *A condition of any permit issued would require provision of bicycle facilities in accordance with Table 1 to Clause 52.34-3.*

6.6 601 Boronia Road, Wantirna (cont'd)

4.4 Clause 55 – Two or More Dwellings on a Lot and Residential Buildings (ResCode)

The proposed three storey dwellings trigger an assessment against Clause 55. The proposed five (5) storey building has been assessed against the Design Guidelines for Higher Density Development (see Section 4.5 of this report).

The proposal to construct 28 three storey dwellings generally does not comply with the provision of Clause 55 of the Knox Planning Scheme, an assessment of the key criteria; including any areas of non-compliance are considered below:

Neighbourhood Character and Infrastructure

Neighbourhood Character – *Does not comply. Refer to assessment and recommended conditions above at Section 4.2.2.*

Residential Policy – *Does not comply. See Section 4.2.*

Dwelling Diversity – *Complies.*

Infrastructure – *Can comply. A drainage plan can be a condition on any permit issued.*

Integration with the Street – *Does not comply. Pedestrian movement throughout the development is disjointed and there is no pedestrian path adjoining Building B. In addition to this, there is a lack of landmarked pedestrian entry to the apartment complex and it is not visible from adjoining streets.*

Site Layout and Building Massing

Street Setback – *Does not comply. Development to the west has a setback of 6m. The proposed development has a setback of 5.97m. While this is a very minor variation to the requirement, the front setback technically does not comply.*

Building Height – *Does not comply. The maximum building height should not exceed 9 metres however; Dwellings reach a maximum height of 9.6m. This variation is considered unreasonable as the continuous and repetitive built form at this scale will have a detrimental impact on the streetscape and outlook from adjoining residential properties.*

Site Cover/permeability – *Does not comply. The applicant has indicated total building site coverage (including apartment building) is 45% which complies with the relevant requirements. However; the total pervious surfaces is 15% for the entire development, which is less than the required 20%.*

6.6 601 Boronia Road, Wantirna (cont'd)

Energy Efficiency – *Does not comply. As previously mentioned, a large number of apartments and dwellings contain south facing open spaces and windows.*

Safety – *Complies.*

Landscaping – *Does not comply. The development does not allow for sufficient and appropriate landscaping to support the preferred green and leafy character of the area and Bush Boulevard appearance along major roads.*

Council's Arborist has noted that a number of trees shown to be retained, will be impacted upon by the proposal and as such, their longevity is questioned.

The apartment building Boronia Road facade is excessive and repetitive; insufficient space has been provided to appropriately 'screen' these facades with balconies protruding into landscape setbacks.

Minimal setbacks have been proposed to the northern and western boundaries and the design does not allow for any canopy planting.

No setback or landscaping has been proposed abutting the western end of Building D to help integrate the development into the area when viewed from adjoining land.

Access – *Complies.*

Parking Location – *Complies.*

Amenity Impacts

Side and rear setbacks – *Does not comply in relation to Building D's western and northern elevations as three-storey sheer walls have been proposed.*

Walls on boundaries – *Does not comply. A three-storey wall has been proposed on the western end of Building D.*

Daylight to existing windows/north facing windows – *Complies.*

Overshadowing open space – *Complies.*

Overlooking – *Complies.*

Internal views – *Can comply subject to conditions of any permit issued. Upper storey decks in Building C may have the ability to overlook Building B's courtyards*

6.6 601 Boronia Road, Wantirna (cont'd)

Noise – *Complies.*

On-Site Amenity and Facilities

Accessibility – *Can comply. A condition of any permit issued should require a report should be submitted demonstrating that the development is accessible to people with limited mobility.*

Dwelling Entry – *Complies.*

Daylight to new windows – *Complies.*

Private Open Space – *Complies. Each townhouse has been proposed with a balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room.*

It is noted however that Building B and C have been proposed with courtyards at ground floor level of the townhouses; these will not be secluded / usable spaces, as the proposed fences will be transparent in part and also located within the front setback which is not supported.

Building D has been proposed with small service yards at ground floor level however; these do not meet the minimum size / dimensions specified in this Standard.

Solar access – *Complies.*

Storage – *Complies.*

Detailed Design

Detailed Design – *Does not comply. See Section 4.2.2.*

Front fence – *Does not comply. The applicant proposes front fences to Thaxted Parade with a height of 1.8m – 2.4m. These will be constructed of rendered brick and pickets within the top half of the fence.*

A 3 metre high metal screen fence is shown on elevations to the Boronia Road frontage however; minimal detail has been provided in relation to this.

Common Property – *Complies.*

Site Services – *Can comply subject to a condition on any permit to issue, to require all site services associated with the townhouses to be shown.*

6.6 601 Boronia Road, Wantirna (cont'd)

4.5 Guidelines for Higher Density Residential Development (2004)

The guidelines within this document promote well designed high density housing with Activity Centres when considering the context of the site and surrounds, building design and envelope, layout and design and open space and landscape design.

The guidelines are structured around six elements of design consideration, each of which contains design objectives and a corresponding set of design suggestions. An assessment has been made against each of the relevant elements.

Element 1- Urban Context

Does not comply – As previously discussed, the proposed urban design response does not sufficiently respect its surrounding context, represent high quality urban design, or result in high levels of amenity for future residents. The continuous building mass and repetitive design to surrounding roads will result in visual dominance to streetscapes and insufficient space has been provided to appropriately 'screen' these facades.

The development does not allow for sufficient and appropriate landscaping to support the preferred green and leafy character of the area and Bush Boulevard appearance along major roads.

As such it is considered that the proposal does not achieve this element.

Element 2 – Building Envelope

Does not comply – The development proposes a maximum 5 storey / 18.6 metre height, which will significantly exceed the 3 storey / 9 metre height specified by Clause 22.12 to support the preferred character for the Wantirna Mall area.

The proposal displays strong level of non-compliance with Clause 22.12 and is not a design of exceptional quality that would justify variation to the height requirements.

Council's Urban Design referral includes a number of suggested improvements for the development however; these are not appropriate to be addressed through conditions of permit as they would result in a significant transformation of the proposal.

6.6 601 Boronia Road, Wantirna (cont'd)

Element 3 – Street Pattern and Streetscape Quality

Does not comply – The development does not allow for sufficient and appropriate landscaping to support the preferred green and leafy character of the area and Bush Boulevard appearance along major roads.

The presentation to both Boronia Road and Thaxted Parade (and internally) lacks visual interest and articulation. The proposal does not provide for a high standard of visual appearance or make a positive contribution to the public realm.

Element 4 – Circulation and Services

Can comply subject to conditions on any permit to issue as discussed above at Section 4.3 of this report.

Element 5 – Building Layout and Design

Does not comply – While it is acknowledged the proposed development provides for a range of one (1) and two (2) bedroom dwellings, and will provide flexibility for future occupants; the buildings will not provide a good standard of natural lighting and ventilation to all internal common property areas. The building is not of high architectural quality and will not promote visual interest.

Element 6 – Open Space and Landscape Design

Complies – The proposal does provides for communal / shared private open space towards the frontage of the site. The proposed development provides for private balconies to each dwelling, which have been designed to integrate into the overall building design and façade composition. As such, it is considered that the proposal achieves this element.

4.6 General Decision Guidelines

Clause 65 of the Knox Planning Scheme and Section 60 of the *Planning and Environment Act 1987* set out decision guidelines/matters which the responsible authority must consider when deciding any planning application.

- *The decision guidelines of Clause 65 of the Knox Planning Scheme and Section 60 of the Planning and Environment Act (1987) have been appropriately considered.*

6.6 601 Boronia Road, Wantirna (cont'd)

5. CONCLUSION

Clause 10.04 of the Knox Planning Scheme requires Council to balance relative policy objectives when making decisions to ensure resulting development is sustainable and achieves a net community gain. In this context, the development is inappropriate given the following:

- *Overall, it is considered the proposal does not satisfy the requirements of the State and Local Planning Policy Framework (including the Municipal Strategic Statement); the Zone and Overlay controls (including ResCode); and Council's Residential Land Use and Development within the Commercial 1 Zone (Clause 22.12) Policy.*
- *The design and siting of the proposed development is not considered to be compatible with the surrounding area. The proposal will have a detrimental impact on the neighbourhood and landscape character of the area.*
- *The development does not provide an appropriate balance between the need for additional housing within an established urban area while ensuring the amenity of occupants and adjoining residents is not compromised.*
- *The proposed built form is considered to be inconsistent with the scale of nearby buildings and street; and will have a significant impact on the streetscape. The presentation to both Boronia Road and Thaxted Parade (and internally) lacks visual interest and articulation. The proposal does not provide for a high standard of visual appearance or make a positive contribution to the public realm.*
- *The development does not allow for sufficient and appropriate landscaping to support the preferred green and leafy character of the area and Bush Boulevard appearance along major roads.*

6.6 601 Boronia Road, Wantirna (cont'd)**6. CONFIDENTIALITY**

There are no confidentiality issues associated with this report.

RECOMMENDATION

That Council issue a Notice of Decision to Refuse to Grant a Permit to use and develop the land for the purpose of 128 dwellings (comprising 100 apartments within a 5 storey building and 28 three (3) storey townhouses), buildings and works for the purpose of a retail premises (shop or cafe), removal of native vegetation, and reduction in the car parking requirements of Clause 52.06 (Car Parking) at 601 Boronia Road, Wantirna, based on the following grounds:

- 1. The proposal fails to satisfy relevant State Planning Policy Framework strategies and objectives, particularly Clause 15 (Built Environment and Heritage) and Clause 16 (Housing) of the Knox Planning Scheme.**
- 2. The proposal fails to satisfy relevant Local Planning Policy Framework objectives and strategies, particularly Clause 15.01-1 (Urban Design), Clause 21.04 (Urban Design), Clause 21.05 (Housing), Clause 21.07 (Economic Development) and Clause 22.12 (Residential Land use and Development within the Commercial 1 Zone) of the Knox Planning Scheme.**
- 3. The proposal fails to comply with the preferred building height, objectives and decision guidelines of Clause 22.12 (Residential Land use and Development within the Commercial 1 Zone) of the Knox Planning Scheme.**
- 4. The proposal fails to comply with the purpose of the Commercial 1 Zone (Clause 34.01) as it will not support the role, scale or function of the Wantirna Mall commercial centre.**
- 5. The proposed design response does not sufficiently respect its surrounding context, represent high quality urban design, or result in high levels of amenity for future residents.**

6.6 601 Boronia Road, Wantirna (cont'd)**Recommendation (cont'd)**

- 6. The design outcome is not considered to be respectful of the existing or preferred neighbourhood character, due to scale and siting of buildings, impact on vegetation, and resultant impact on the amenity of adjoining residential properties.**
- 7. The proposal does not satisfy the objectives of Clause 55 of the Knox Planning Scheme; more specifically:**
 - **Standard B1 – Neighbourhood Character**
 - **Standard B2 – Residential Policy**
 - **Standard B6 – Street Setback**
 - **Standard B7 – Building Height**
 - **Standard B9 – Permeability**
 - **Standard B10 – Energy Efficiency**
 - **Standard B13 – Landscaping**
 - **Standard B17 – Side and Rear Setbacks**
 - **Standard B18 – Walls on Boundaries**
 - **Standard B31 – Detailed Design**
 - **Standard 32 – Front Fences**
- 8. The proposal does not satisfy the objectives of the Guidelines for Higher Density Residential Development (2004); more specifically:**
 - **Element 1 - Urban Context**
 - **Element 2 – Building Envelopes**
 - **Element 3 – Street Pattern and Streetscape Quality**
 - **Element 5 – Building Layout and Design**
- 9. Insufficient space has been made available to provide for meaningful landscaping to integrate the development into the area and maintain the landscape character of the area.**
- 10. The proposal fails to comply with Clause 52.17 (Native Vegetation) as the proposal fails to avoid or minimise loss of native vegetation.**

6.6 601 Boronia Road, Wantirna (cont'd)**COUNCIL RESOLUTION**

MOVED: CR. COSSARI

SECONDED: CR. ORPEN

That Council determine that if Council were in a position to decide upon the application within the prescribed timeframe, it would have resolved to issue a Notice of Refusal to Grant a Permit for the above application on the following grounds:

1. The proposal fails to satisfy relevant State Planning Policy Framework strategies and objectives, particularly Clause 15 (Built Environment and Heritage) and Clause 16 (Housing) of the Knox Planning Scheme.
2. The proposal fails to satisfy relevant Local Planning Policy Framework objectives and strategies, particularly Clause 15.01-1 (Urban Design), Clause 21.04 (Urban Design), Clause 21.05 (Housing), Clause 21.07 (Economic Development) and Clause 22.12 (Residential Land use and Development within the Commercial 1 Zone) of the Knox Planning Scheme.
3. The proposal fails to comply with the preferred building height, objectives and decision guidelines of Clause 22.12 (Residential Land use and Development within the Commercial 1 Zone) of the Knox Planning Scheme.
4. The proposal fails to comply with the purpose of the Commercial 1 Zone (Clause 34.01) as it will not support the role, scale or function of the Wantirna Mall commercial centre.
5. The proposed design response does not sufficiently respect its surrounding context, represent high quality urban design, or result in high levels of amenity for future residents.
6. The design outcome is not considered to be respectful of the existing or preferred neighbourhood character, due to scale and siting of buildings, impact on vegetation, and resultant impact on the amenity of adjoining residential properties.

6.6 601 Boronia Road, Wantirna (cont'd)**Council Resolution (cont'd)**

7. The proposal does not satisfy the objectives of Clause 55 of the Knox Planning Scheme; more specifically:
 - Standard B1 – Neighbourhood Character
 - Standard B2 – Residential Policy
 - Standard B6 – Street Setback
 - Standard B7 – Building Height
 - Standard B9 – Permeability
 - Standard B10 – Energy Efficiency
 - Standard B13 – Landscaping
 - Standard B17 – Side and Rear Setbacks
 - Standard B18 – Walls on Boundaries
 - Standard B31 – Detailed Design
 - Standard 32 – Front Fences
8. The proposal does not satisfy the objectives of the Guidelines for Higher Density Residential Development (2004); more specifically:
 - Element 1 - Urban Context
 - Element 2 – Building Envelopes
 - Element 3 – Street Pattern and Streetscape Quality
 - Element 5 – Building Layout and Design
9. Insufficient space has been made available to provide for meaningful landscaping to integrate the development into the area and maintain the landscape character of the area.
10. The proposal fails to comply with Clause 52.17 (Native Vegetation) as the proposal fails to avoid or minimise loss of native vegetation.

CARRIED

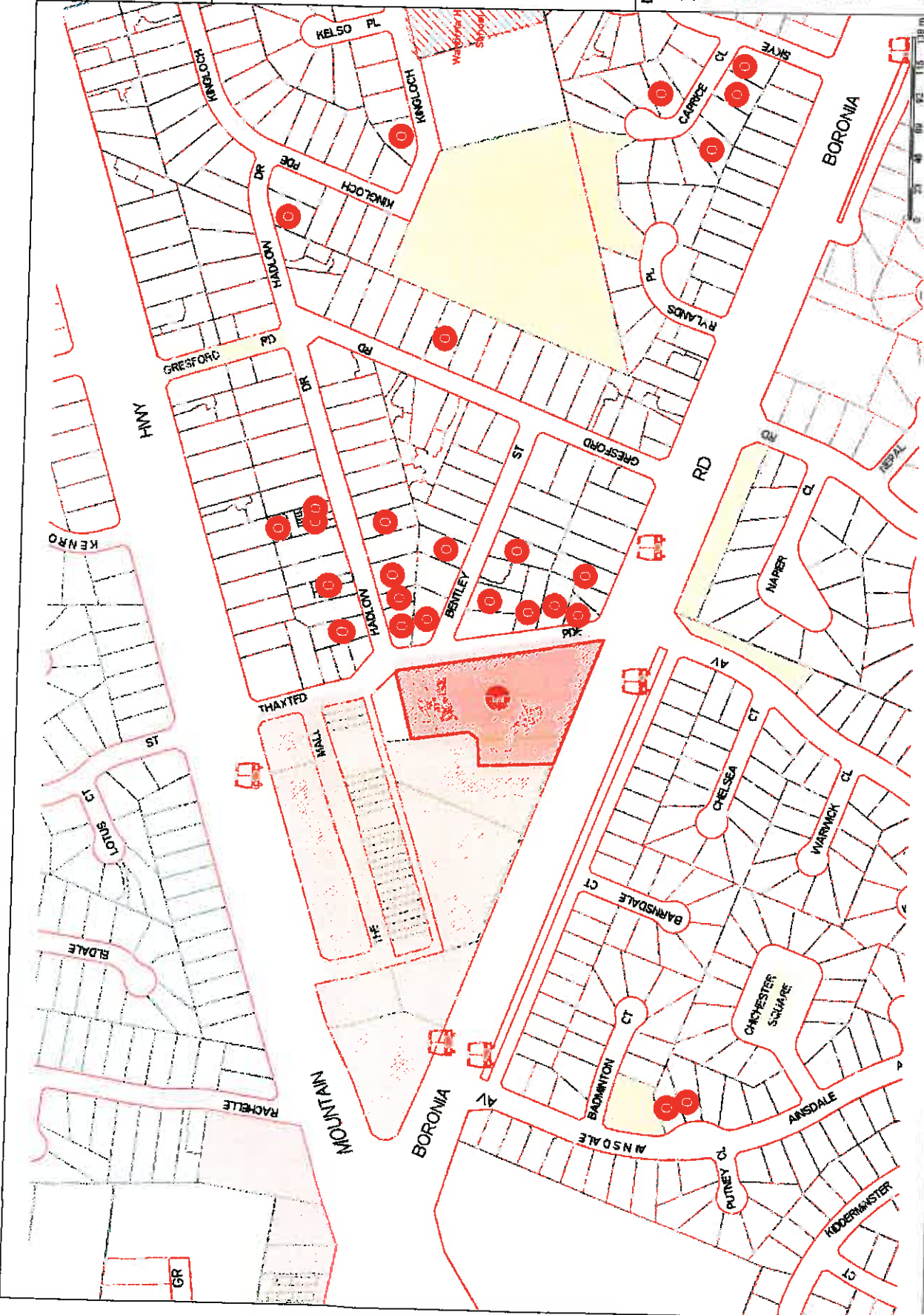


Knox City Council
REPORT APPENDIX A

Metway 63 J5, 63 J6
Address 601 Boronia Road, WANTIRNA
Application Number P/2015/6886
Description To use and develop the land for the purpose of 128 dwellings (comprising 100 apartments within a 5 storey building and 28 three (3) storey townhouses), buildings and works for the purpose of a retail premises (shop or cafe), removal of native vegetation, and reduction in the car parking requirements of Clause 52.06 (Car Parking)
Ward Collier

LEGEND:

- The Boundary
- Road Boundaries
- City Boundary
- Fire Route
- Freeway
- Commercial Areas
- Tertiary Schools
- Primary Schools
- Secondary Schools
- F-17 School
- Bus Stops
- Cycleway
- Light Development
- Sublet Property
- Prison



DISCLAIMER:

Roads and Title Boundaries - State of Victoria, Knox City Council
 Planning Scheme Information - DPCD, Knox City Council
 Aerial Photography - AAM (Flown January 2013 - unless otherwise stated)
 Melbourne Water Drainage Information - Melbourne Water

1. Whilst every endeavor has been made to ensure that the mapping information is current and accurate, no responsibility or liability is taken by Knox City Council or any of the above organisations in respect to inaccuracy, errors, omissions or for actions based on this information.
2. Planning information should be used only as a means of preliminary investigation. For accurate overlay information please obtain a Planning Certificate from the Department of Infrastructure.
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4. Drainage and flood extent information has been provided to Council on a yearly basis by Melbourne Water for indicative purposes only. Where the least Melbourne Water drainage and flood extent mapping is critical, please contact Melbourne Water.



Melway 63 J5, 63 J6

Address 601 Boronia Road,
WANTIRNA

Application Number P/2015/6886

Description To use and develop the land for the purpose of 128 dwellings (comprising 100 apartments within a 5 storey building and 28 three (3) storey townhouses), buildings and works for the purpose of a retail premises (shop or cafe), removal of native vegetation, and reduction in the car parking requirements of Clause 52.06 (Car Parking)

Ward Collier

LEGEND:

- Title Boundary
- Road Boundary
- City Boundary
- Bus Route
- Reserves
- Commercial Areas
- Tertiary Schools
- Primary Schools
- Secondary Schools
- P-12 School
- Bus Stop
- Dipolar
- Unit Development
- Subject Property
- Pylon



Scale: 1:3000



DISCLAIMER:

Roads and Title Boundaries - State of Victoria, Knox City Council
 Planning Scheme Information - DPCD, Knox City Council
 Aerial Photography - AAM (Flown January 2013 - unless otherwise stated)
 Melbourne Water Drainage Information - Melbourne Water

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4. Drainage and flood extent information has been provided to Council on a yearly basis by Melbourne Water for indicative purposes only. Where the latest Melbourne Water drainage and flood extent mapping is critical, please contact Melbourne Water.

601 BORONIA ROAD WANTIRNA APPENDIX B

A1

JACKSON ARCHITECTURE

1000 WOODWARD ROAD
WANTIRNA VIC 3152
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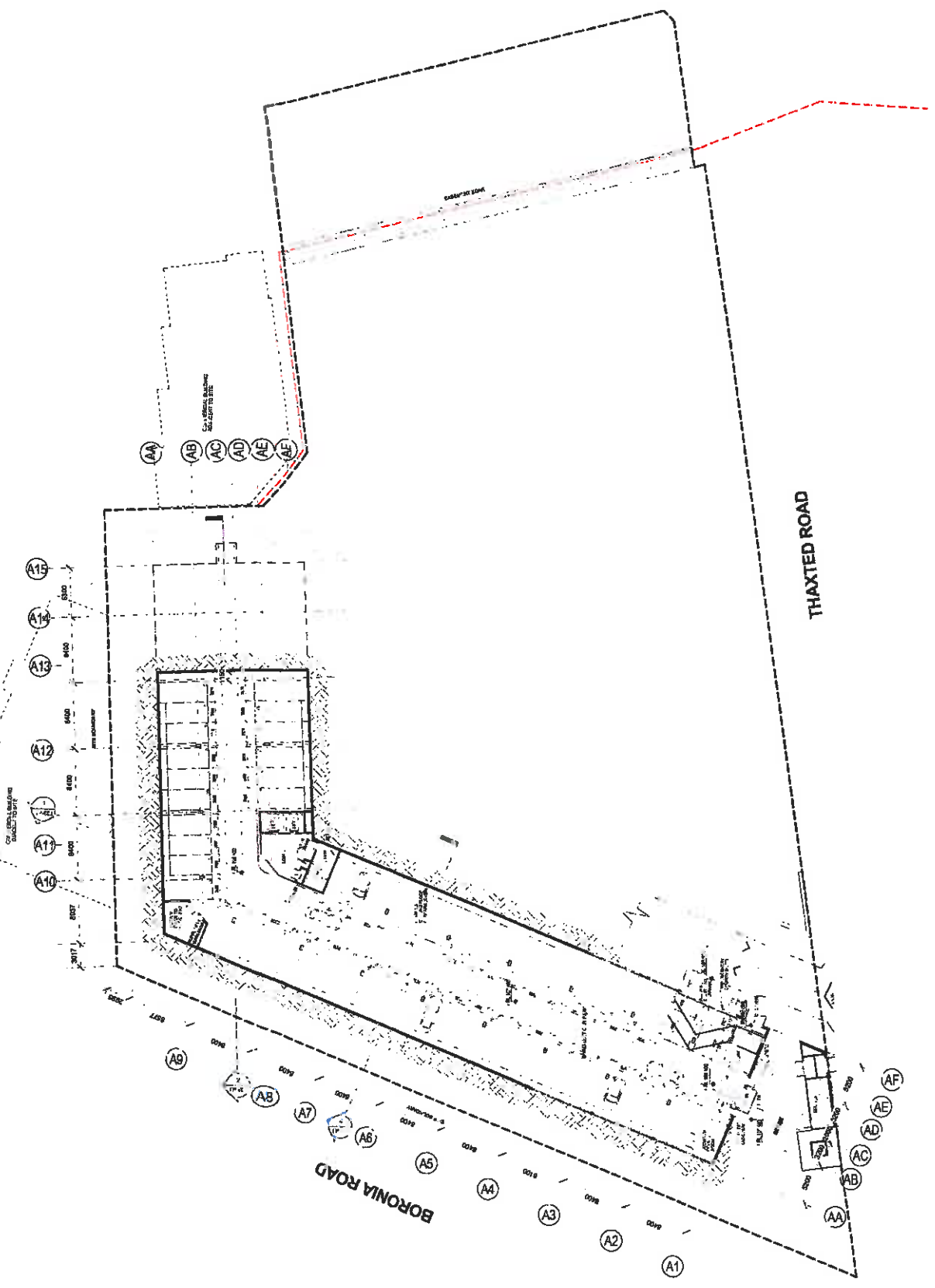
SCK DEVELOPMENTS PTY LTD

601 BORONIA ROAD
WANTIRNA VIC 3152

PLANNING

14-080 TP-200 7 P

TOWN PLANNING ONLY



601 BORONIA ROAD WANTIRNA APPENDIX B

A1

PLANNING DEPARTMENT
11 MARCH 2010

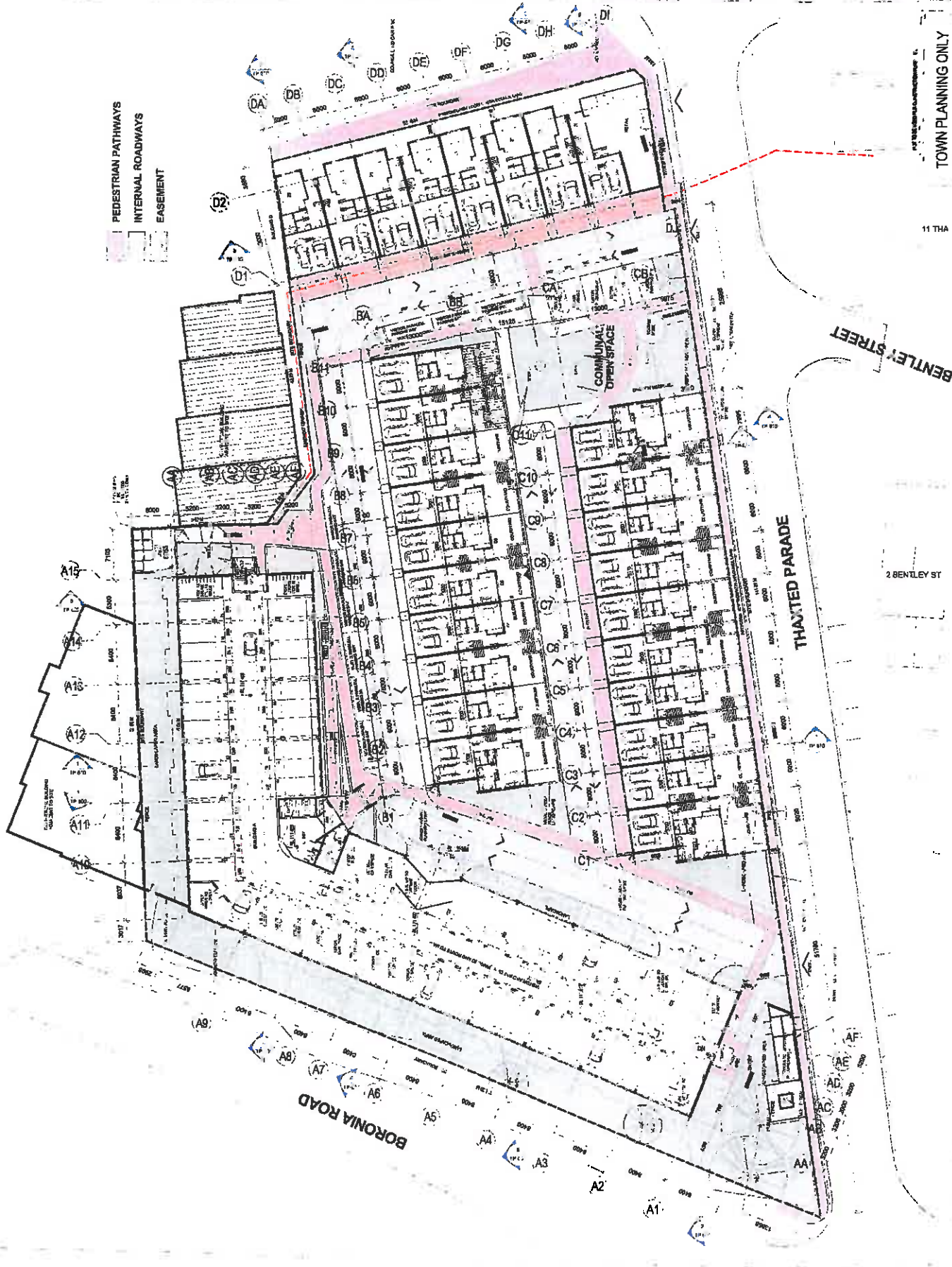
PLANNING DEPARTMENT
11 MARCH 2010

JACKSON ARCHITECTURE

SCK DEVELOPMENTS PTY LTD
601 BORONIA ROAD
WANTIRNA VIC 3152

PLAN-GROUND FLOOR

14-080 TP-210 B P



TOWN PLANNING ONLY

11 THA

BENTLEY STREET

2 BENTLEY ST

THAXTED PARADE

BORONIA ROAD

601 BORONIA ROAD WANTIRNA APPENDIX B

A1

JACKSON ARCHITECTURE

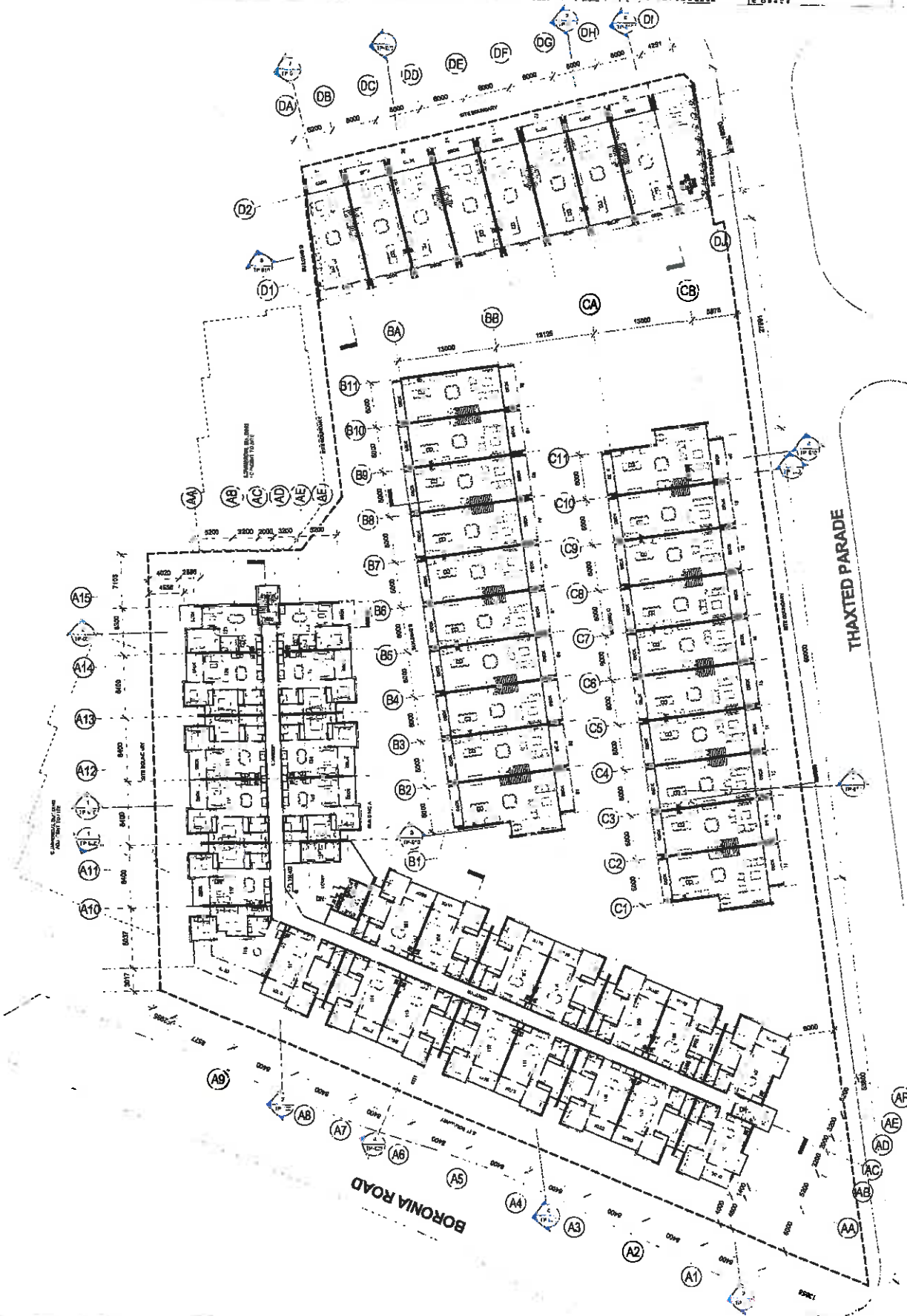
SCK DEVELOPMENTS PTY LTD

601 BORONIA ROAD

WANTIRNA VIC 3152

PLAN LEVEL 1

TOWN PLANNING ONLY



JACKSON ARCHITECTURE
 10/1100 BOROPIA ROAD
 WANTIRNA VIC 3152
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 FAX: 03 9594 1101
 WWW.JACKSONARCHITECTURE.COM.AU

SCK DEVELOPMENTS PTY LTD
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 WANTIRNA VIC 3152
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 FAX: 03 9594 1101
 WWW.SCKDEVELOPMENTS.COM.AU

601 BORONIA ROAD WANTIRNA APPENDIX B

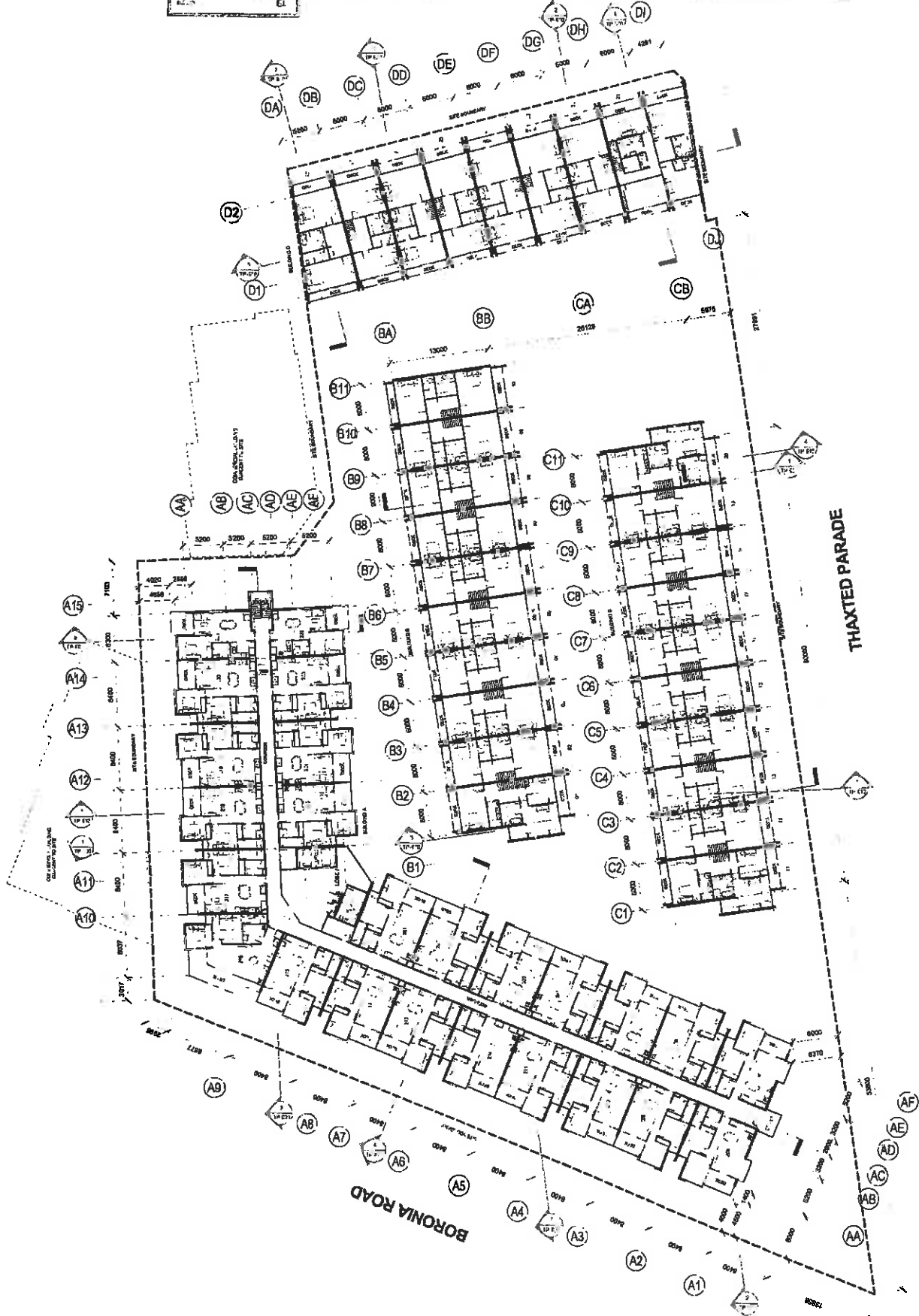
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11 MAR 2015
 PLANNING DEVELOPMENT

JACKSON
 ARCHITECTURE

SCK DEVELOPMENTS PTY LTD
 601 BORONIA ROAD
 WANTIRNA VIC 3152

Project: PLAN-LEVEL 2
 Date: 14-06-14
 Scale: 1:200
 Sheet: 5 of 5
 P



TOWN PLANNING ONLY

601 BORONIA ROAD WANTIRNA APPENDIX B

A1

JACKSON ARCHITECTURE

1000 Toorak Road, Toorak, Vic 3142
 Tel: 03 9594 1111
 Fax: 03 9594 1112
 Email: info@jacksonarch.com.au
 Website: www.jacksonarch.com.au

PROJECT: 601 BORONIA ROAD, WANTIRNA
 DRAWING: APPENDIX B
 DATE: 14/08/2014

SCALE: 1:500

DATE: 14/08/2014

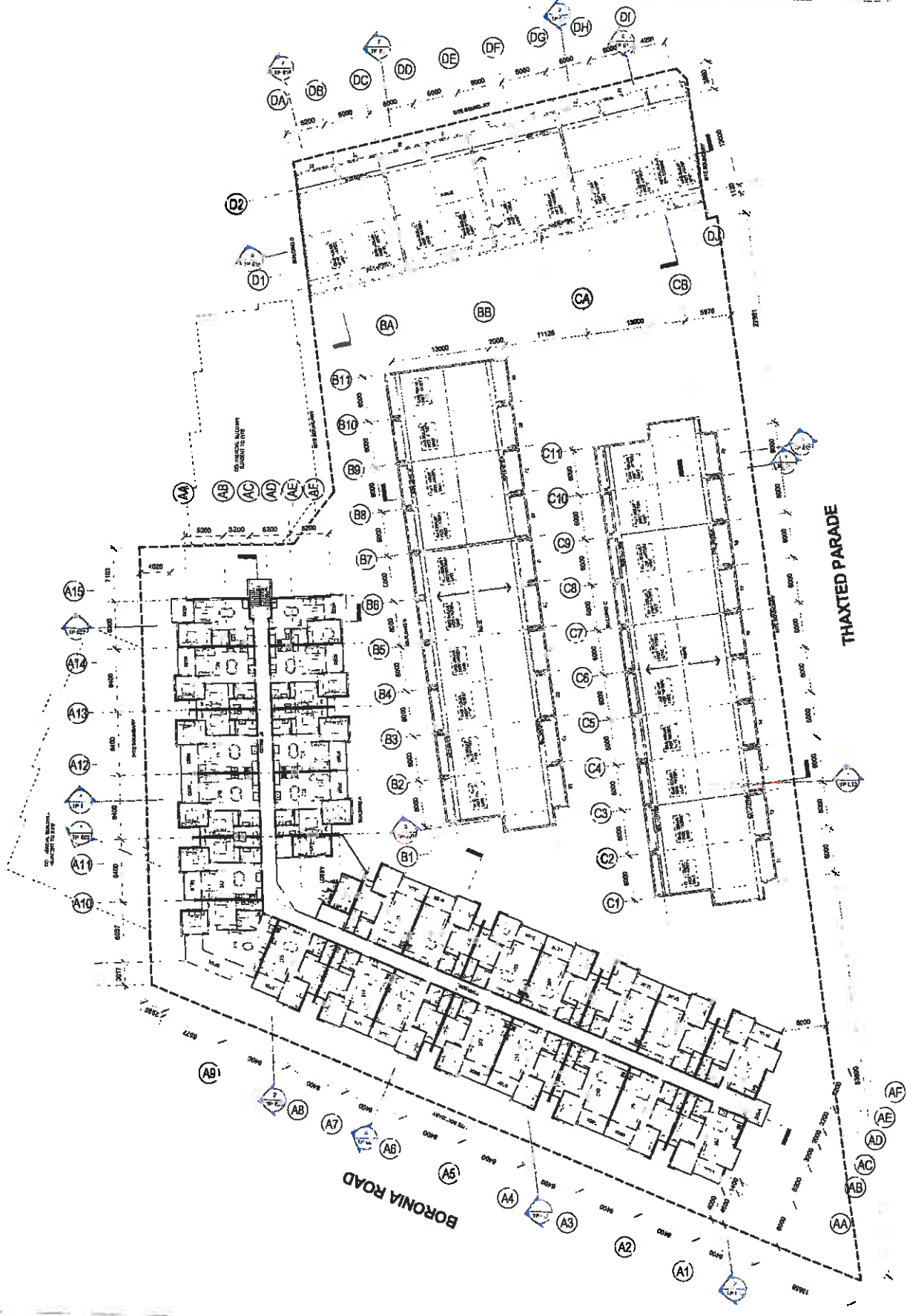
PROJECT: 601 BORONIA ROAD, WANTIRNA
 DRAWING: APPENDIX B
 DATE: 14/08/2014

SCK DEVELOPMENTS PTY LTD

801 BORONIA ROAD
 WANTIRNA VIC 3152

PLAN-LEVEL 3

14-080 TP-240 6 P



TOWN PLANNING ONLY

601 BORONIA ROAD WANTIRNA APPENDIX B

A1

PLANNING REFERENCE
 11 MAR 2018

JACKSON ARCHITECTURE

SCK DEVELOPMENTS PTY LTD

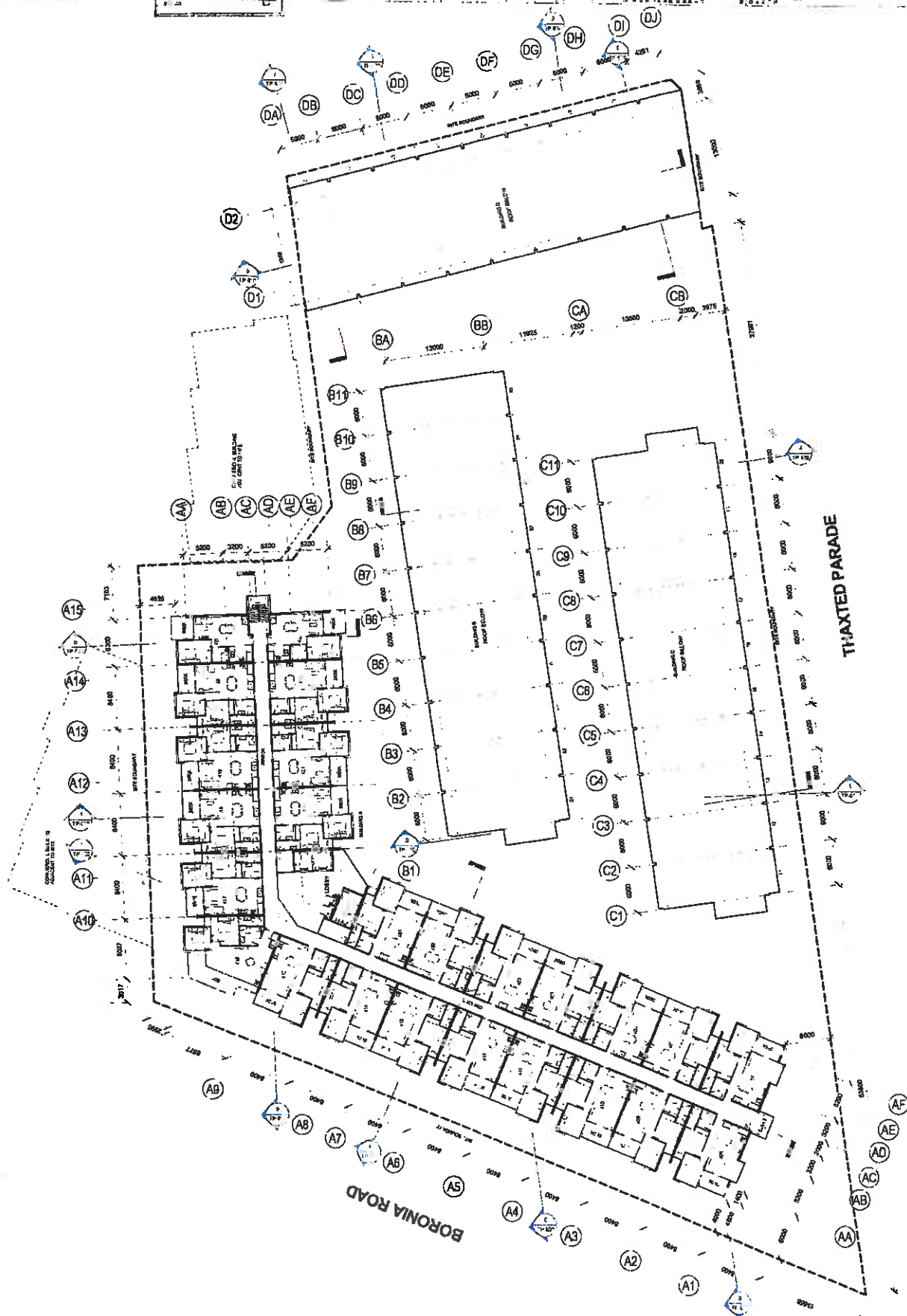
601 BORONIA ROAD
 WANTIRNA VIC 3162

PLAN-LEVEL 4

14-080

TP-250 5 P

TOWN PLANNING ONLY



179
601 BORONIA ROAD WANTIRNA APPENDIX B

A1

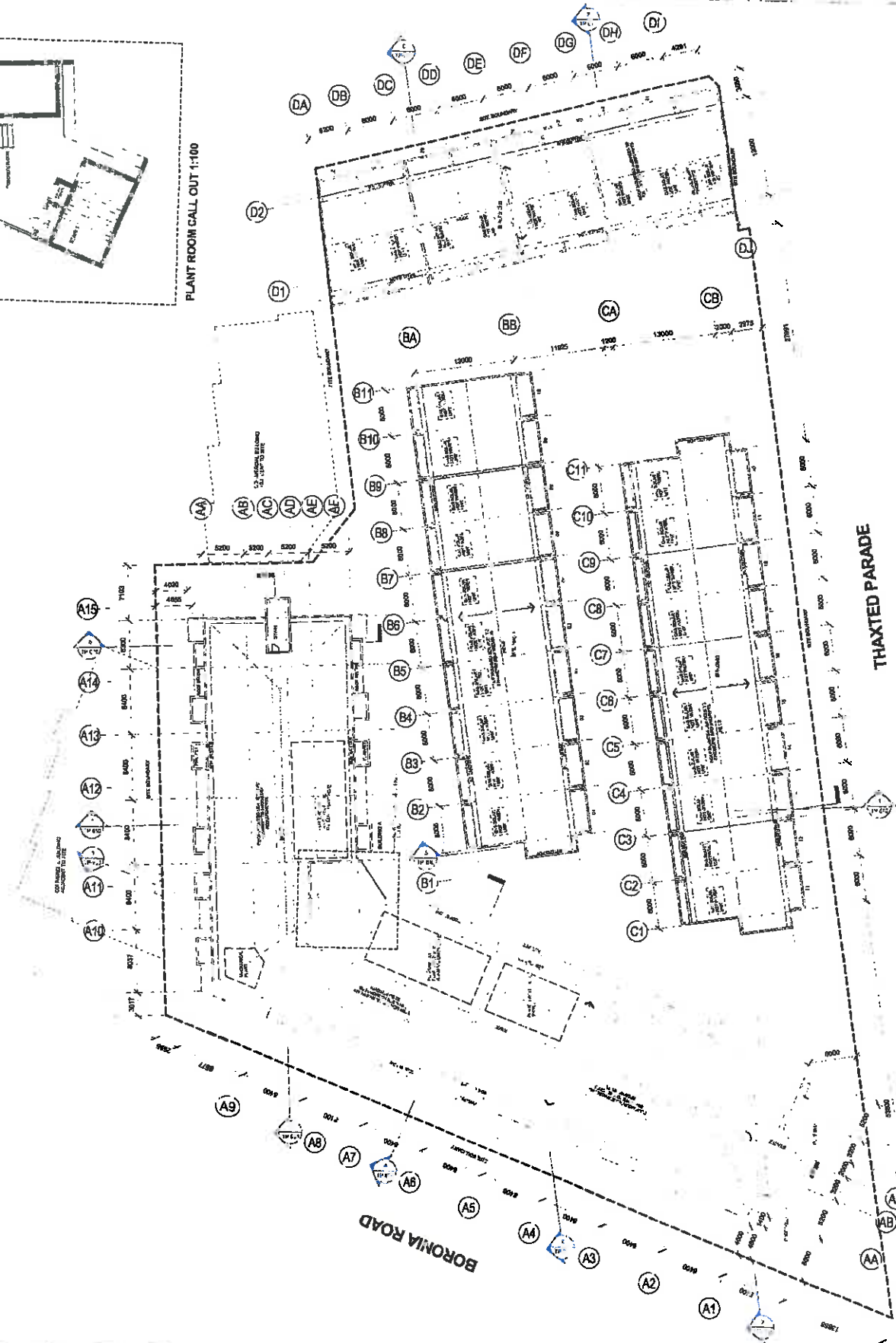
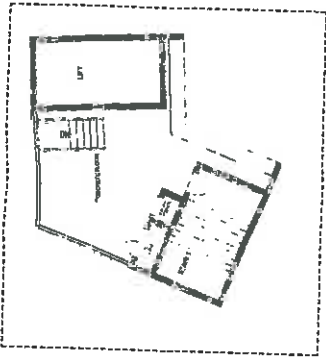
JACKSON ARCHITECTURE

SCK DEVELOPMENTS PTY LTD

601 BORONIA ROAD
WANTIRNA VIC 3162

PLAN-ROOF
14-080
TP-280 6 P

TOWN PLANNING ONLY



ROOF PLAN 1:250

601 BORONIA ROAD WANTIRNA APPENDIX B

A1

APPROVED ARCHITECTURAL DRAWINGS FOR THE PROPOSED DEVELOPMENT OF 601 BORONIA ROAD WANTIRNA VIC 3152. THE DRAWINGS ARE THE PROPERTY OF JACKSON ARCHITECTURE AND SHOULD NOT BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF JACKSON ARCHITECTURE.

DATE: 11/01/2018

PLANNING DEPARTMENT

PROJECT NO: 180

CLIENT: SCK DEVELOPMENTS PTY LTD

ADDRESS: 601 BORONIA ROAD WANTIRNA VIC 3152

SCALE: 1:200

DATE: 11/01/2018

JACKSON ARCHITECTURE

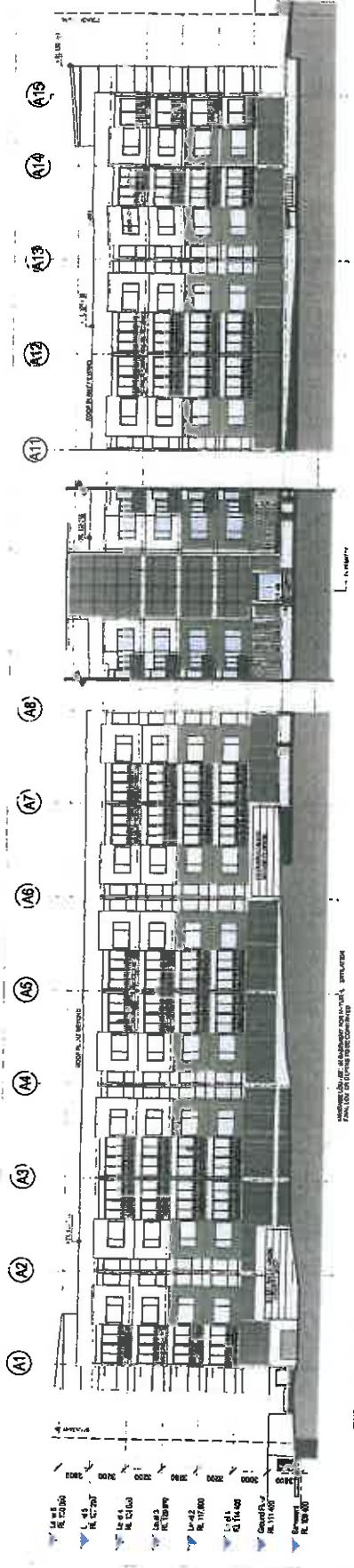
SCK DEVELOPMENTS PTY LTD

601 BORONIA ROAD

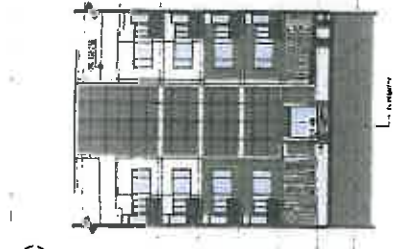
WANTIRNA VIC 3152

ELEVATIONS - APARTMENTS (BUILDING A)

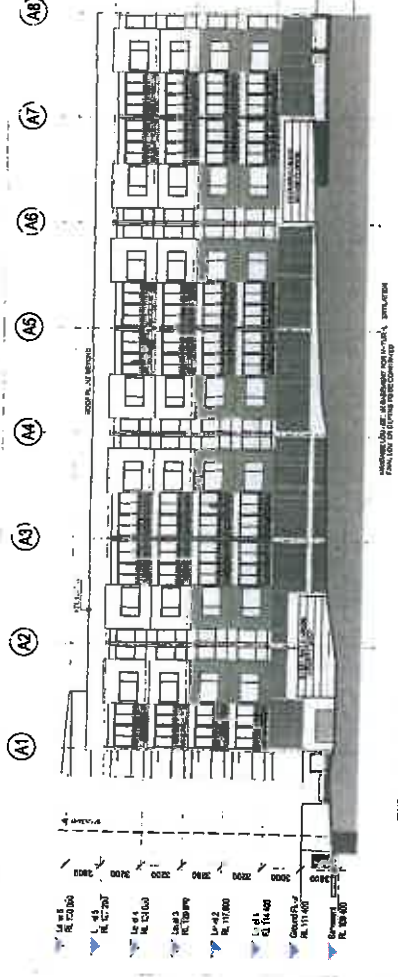
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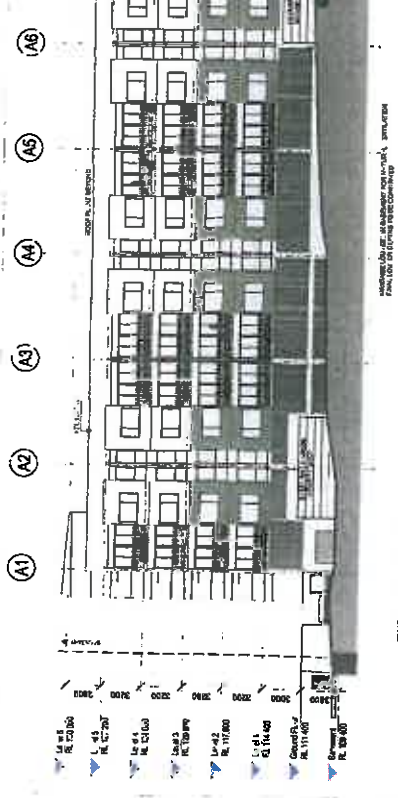
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1:200



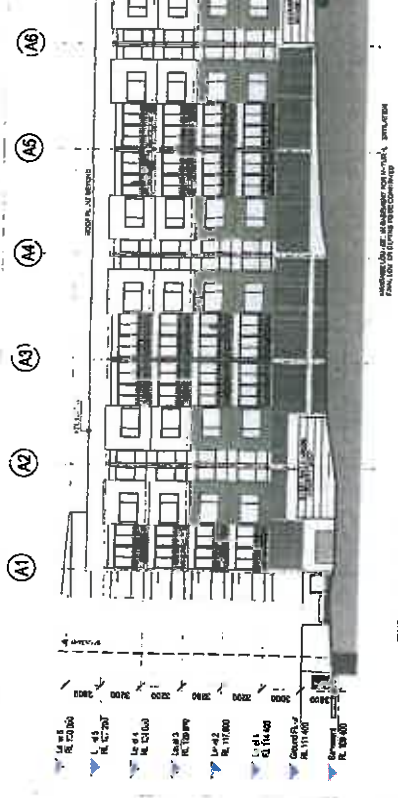
APT FRONT ENTRY
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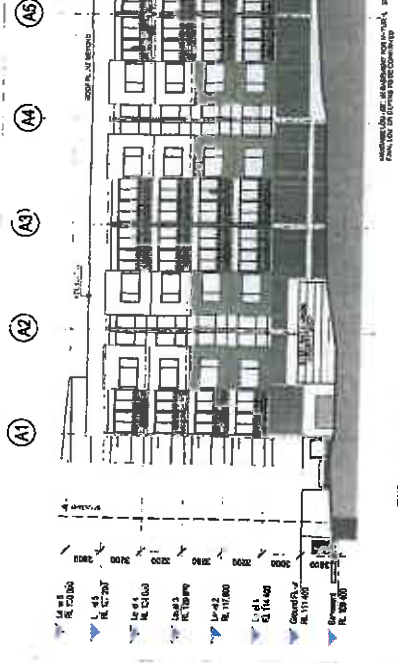
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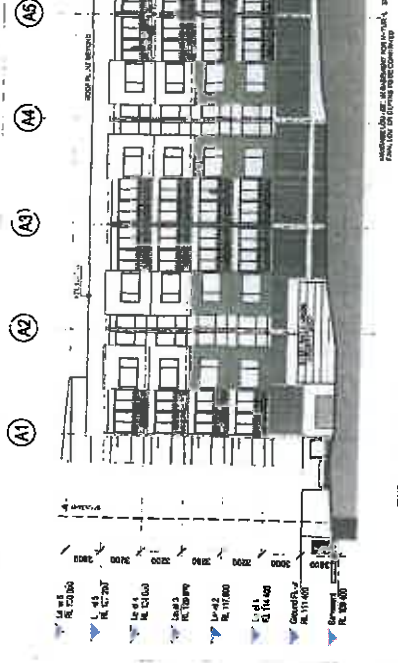
TP APT SOUTH WEST ELEVATION (BORONIA ROAD)
1:200



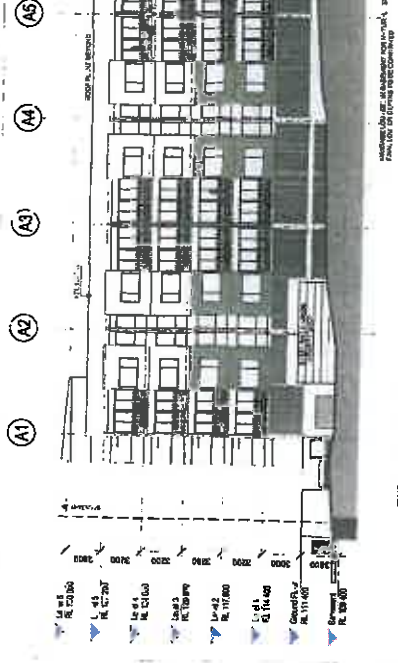
TP APT SOUTH EAST ELEVATION
1:200



TP APT WEST ELEVATION
1:200



TP APT NORTH ELEVATION
1:200



TOWN PLANNING ONLY

- Level 5 RL 108.00
- Level 4 RL 107.50
- Level 3 RL 107.00
- Level 2 RL 106.50
- Level 1 RL 106.00
- Ground Floor RL 111.60
- Base Level RL 108.00

- Level 5 RL 108.00
- Level 4 RL 107.50
- Level 3 RL 107.00
- Level 2 RL 106.50
- Level 1 RL 106.00
- Ground Floor RL 111.60
- Base Level RL 108.00

- Level 5 RL 108.00
- Level 4 RL 107.50
- Level 3 RL 107.00
- Level 2 RL 106.50
- Level 1 RL 106.00
- Ground Floor RL 111.60
- Base Level RL 108.00

- Level 5 RL 108.00
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- Level 3 RL 107.00
- Level 2 RL 106.50
- Level 1 RL 106.00
- Ground Floor RL 111.60
- Base Level RL 108.00

- Level 5 RL 108.00
- Level 4 RL 107.50
- Level 3 RL 107.00
- Level 2 RL 106.50
- Level 1 RL 106.00
- Ground Floor RL 111.60
- Base Level RL 108.00

601 BORONIA ROAD WANTIRNA APPENDIX B

A1

GENERAL NOTES:

1. ALL WORK TO BE ACCORDING TO THE SPECIFICATIONS AND DRAWINGS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE AUTHORITY.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND STRUCTURES.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORKING SITE AT ALL TIMES.
9. ALL WASTE SHALL BE REMOVED FROM THE SITE DAILY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE PUBLIC.
11. ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE AUTHORITY.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE PUBLIC.
13. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
14. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORKING SITE AT ALL TIMES.
15. ALL WASTE SHALL BE REMOVED FROM THE SITE DAILY.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE PUBLIC.
17. ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE AUTHORITY.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE PUBLIC.
19. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
20. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORKING SITE AT ALL TIMES.
21. ALL WASTE SHALL BE REMOVED FROM THE SITE DAILY.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE PUBLIC.
23. ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE AUTHORITY.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE PUBLIC.
25. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
26. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORKING SITE AT ALL TIMES.
27. ALL WASTE SHALL BE REMOVED FROM THE SITE DAILY.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE PUBLIC.
29. ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE AUTHORITY.
30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE PUBLIC.

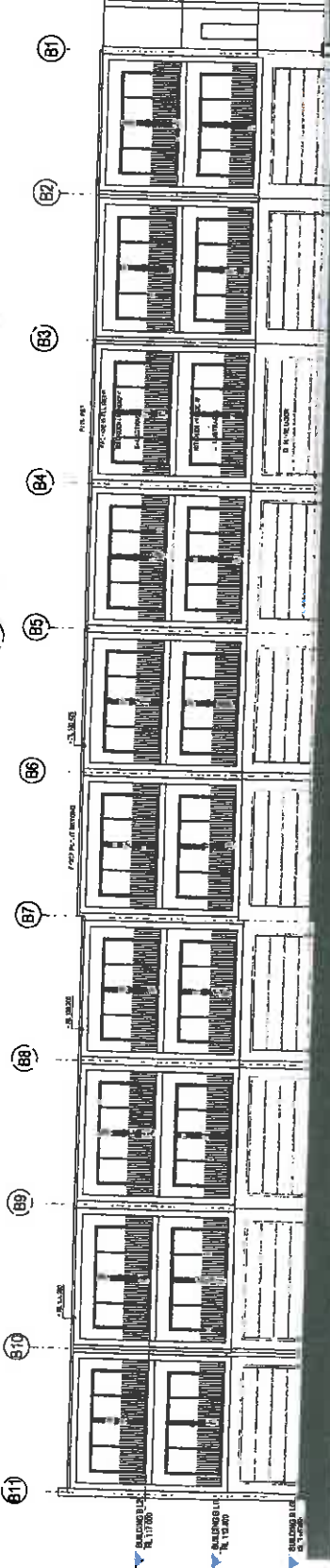
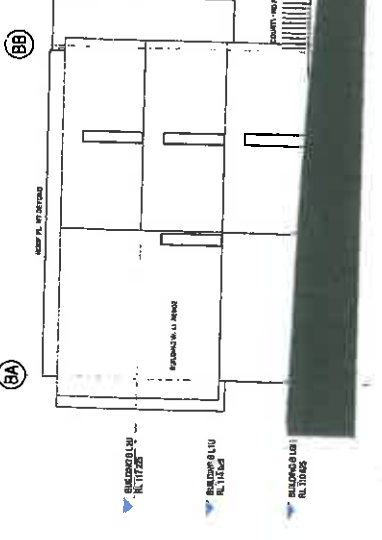
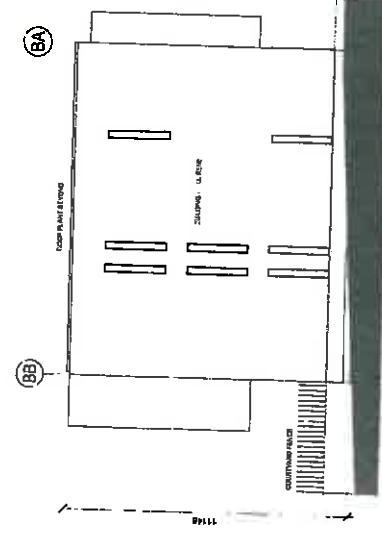
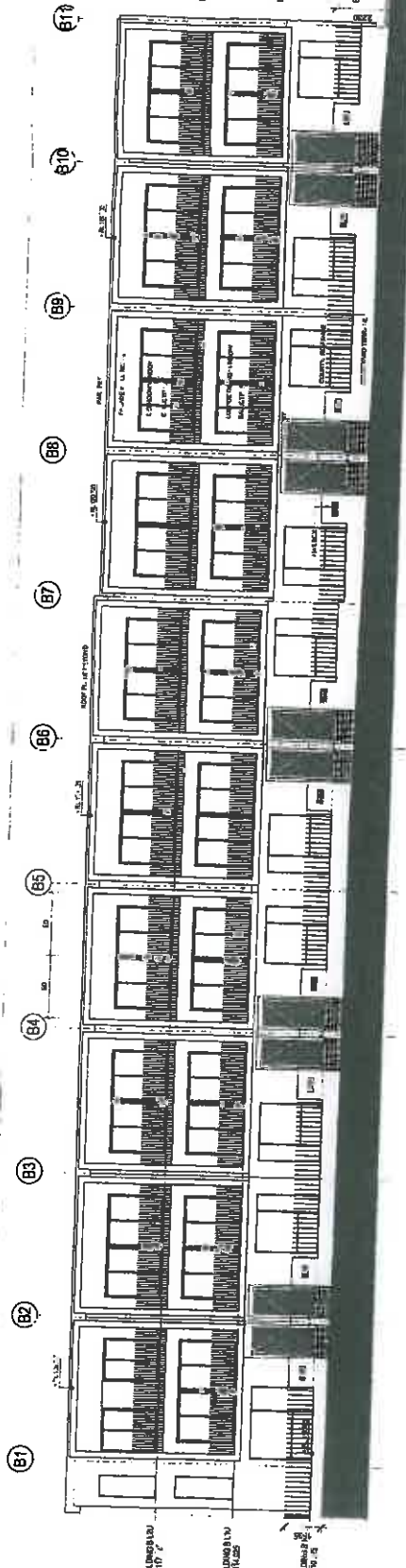
JACKSON ARCHITECTURE

SCK DEVELOPMENTS PTY LTD

601 BORONIA ROAD
WANTIRNA VIC 3152

ELEVATIONS - TOWN HOUSES (BUILDING B)

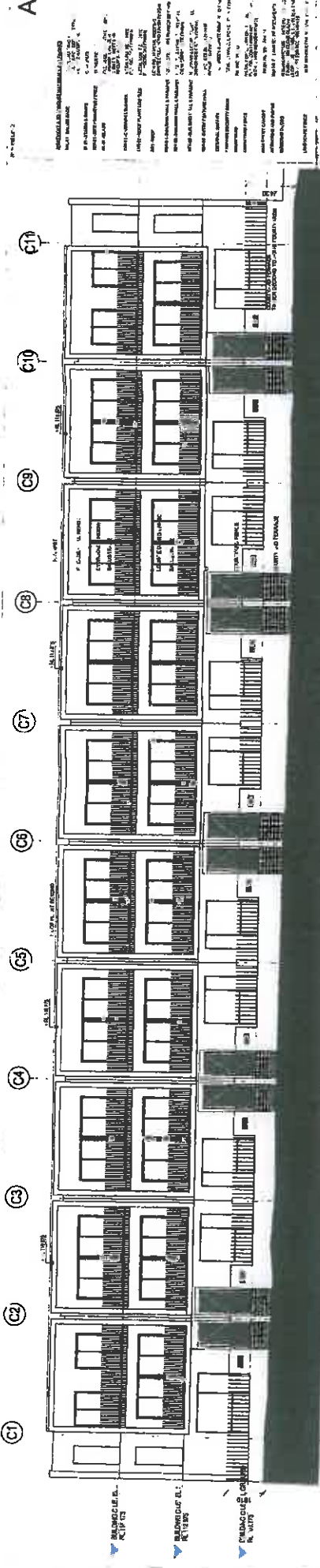
14-080 TP-510 7 P



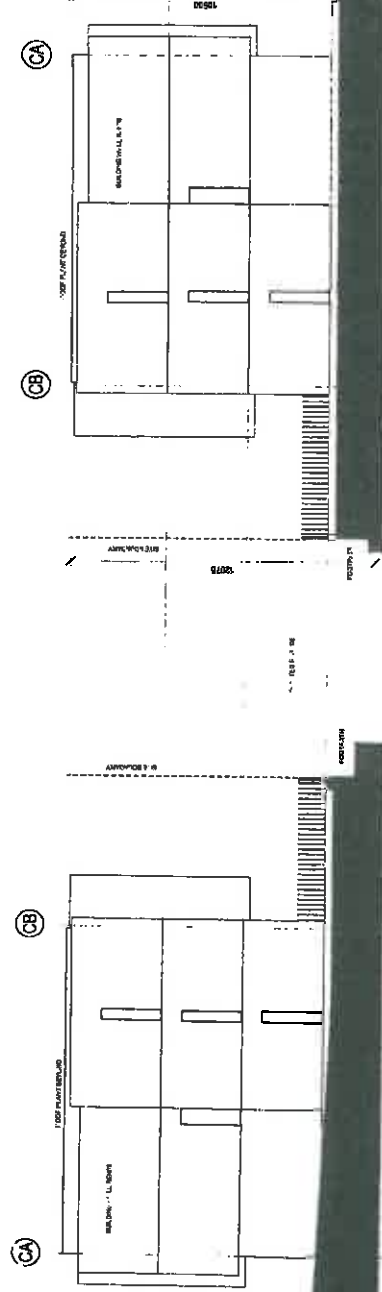
FOR BULK DEVELOPMENT PURPOSES
TOWN PLANNING ONLY

601 BORONIA ROAD WANTIRNA APPENDIX B

A1

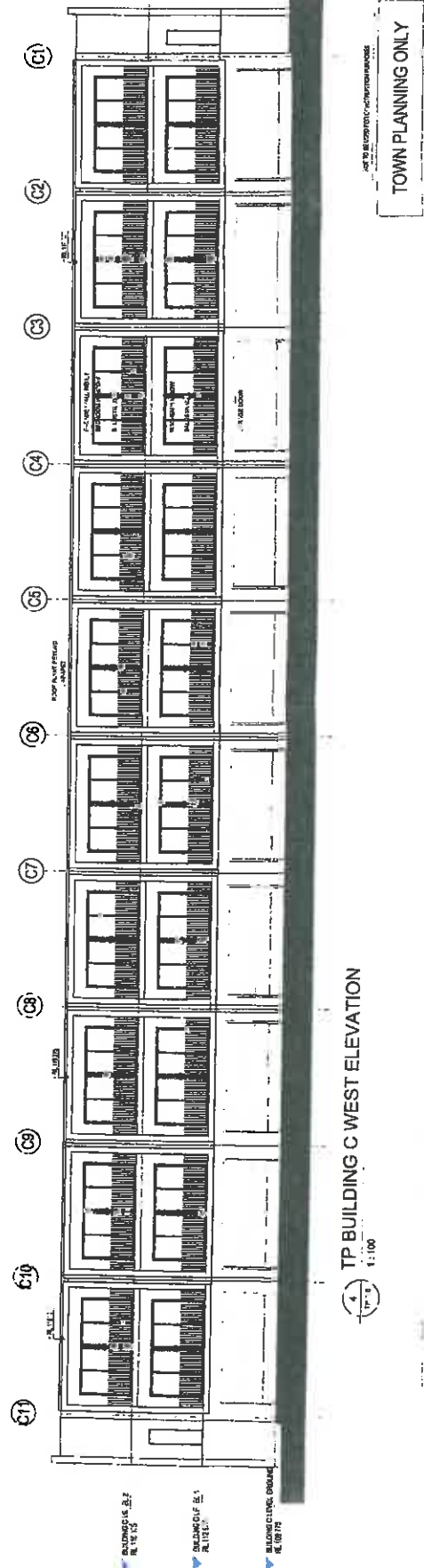


2 TP BUILDING C EAST ELEVATION
1:100



3 TP BUILDING C SOUTH ELEVATION
1:100

1 TP BUILDING C NORTH ELEVATION
1:100



4 TP BUILDING C WEST ELEVATION
1:100

PLANNING SERVICES
11 MAR 2016

PLANNING SERVICES
11 MAR 2016

JACKSON ARCHITECTURE
11 MAR 2016

JACKSON ARCHITECTURE
11 MAR 2016

SOX DEVELOPMENTS PTY LTD
601 BORONIA ROAD
WANTIRNA VIC 3152

ELEVATIONS - TOWN HOUSES (BUILDING C)
14-080
TP-520
7/1 P

183 601 BORONIA ROAD WANTIRNA APPENDIX B

A1

JACKSON ARCHITECTURE

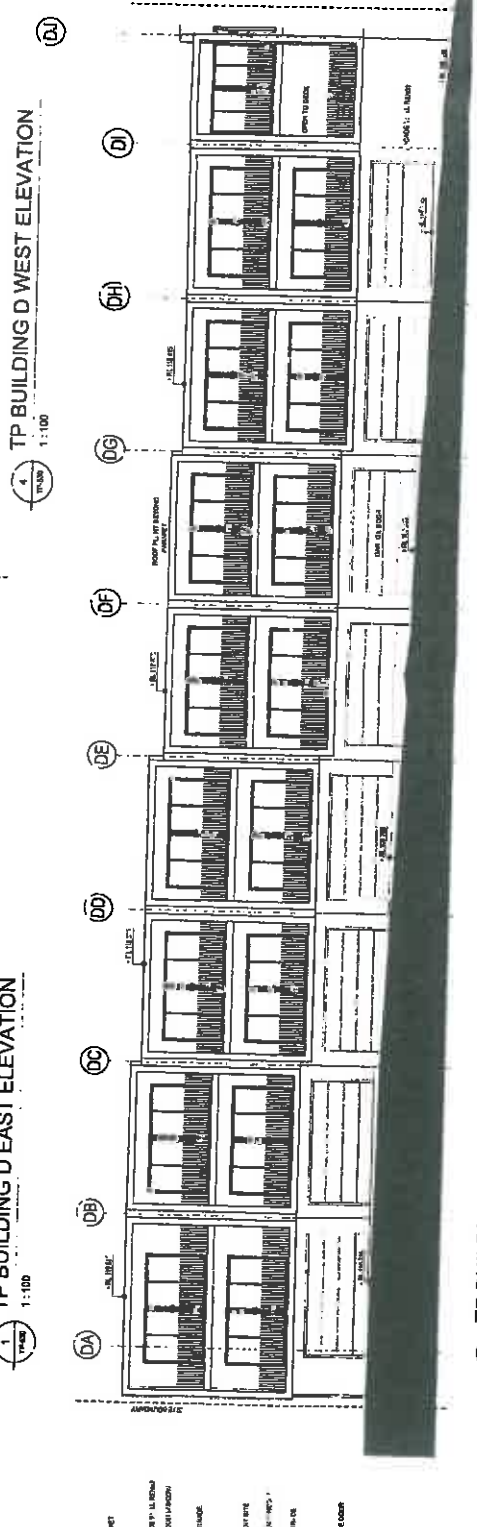
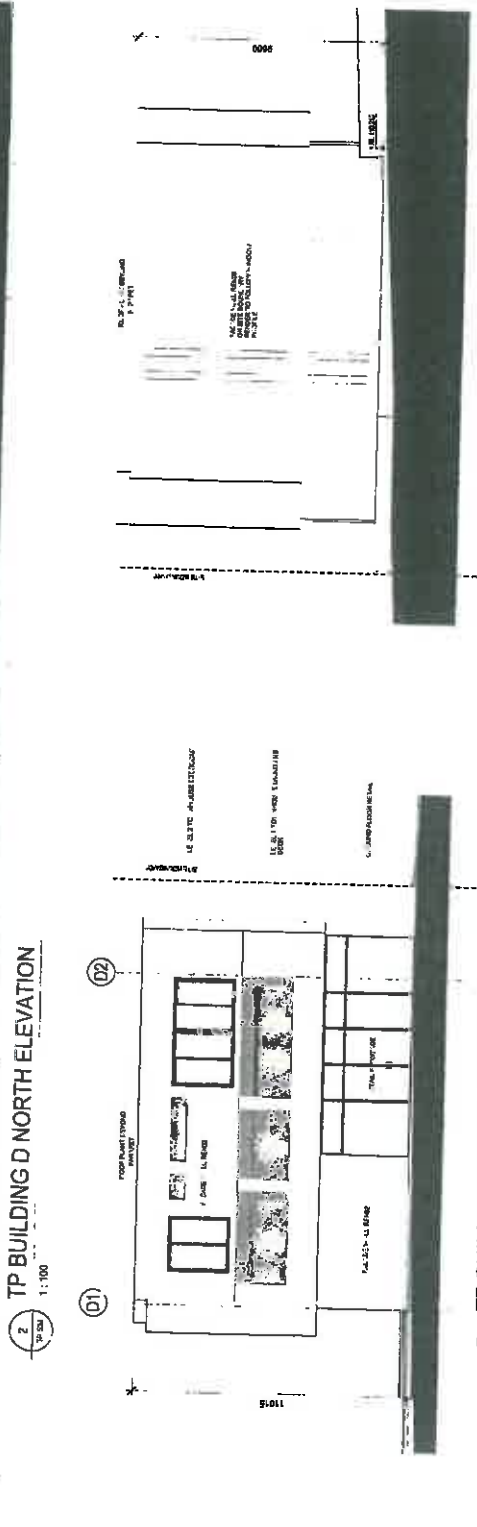
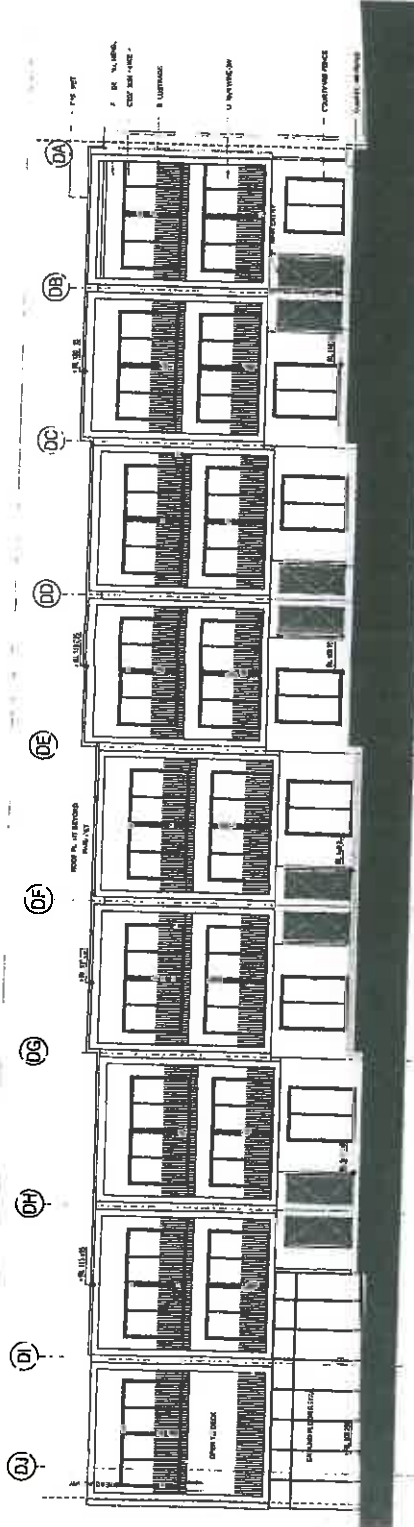
100 WOODVILLE ROAD
WANTIRNA VIC 3142
TEL: (03) 9497 1234
WWW.JACKSONARCHITECTURE.COM.AU

SCK DEVELOPMENTS PTY LTD

601 BORONIA ROAD
WANTIRNA VIC 3142

ELEVATIONS - TOWN HOUSES (BUILDING D)

14-080 TP-530 6 P



TOWN PLANNING ONLY

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100 WOODVILLE ROAD
WANTIRNA VIC 3142
TEL: (03) 9497 1234
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SCK DEVELOPMENTS PTY LTD

601 BORONIA ROAD
WANTIRNA VIC 3142

ELEVATIONS - TOWN HOUSES (BUILDING D)

14-080 TP-530 6 P

184
601 BORONIA ROAD WANTIRNA APPENDIX B

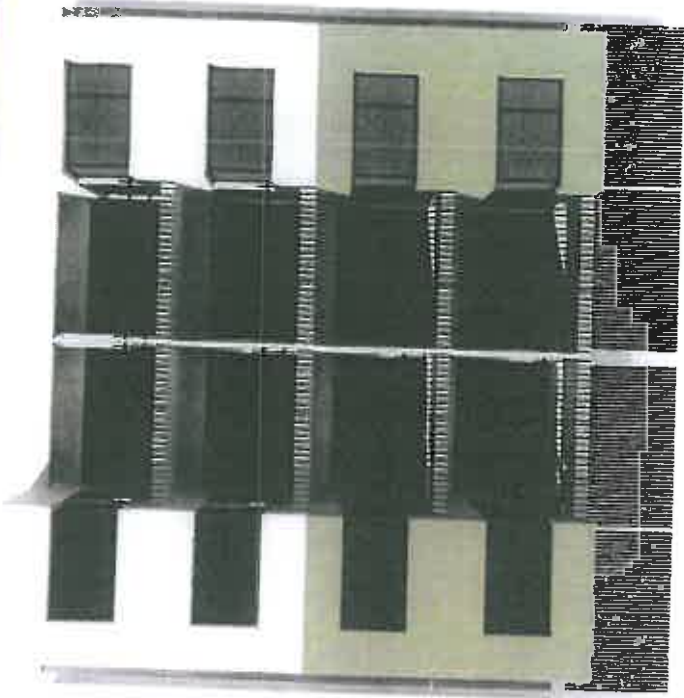
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JACKSON ARCHITECTURE
 10/110 Springvale Rd, Springvale VIC 3171
 Tel: 03 9594 1100 Fax: 03 9594 1101
 Email: info@jacksonarch.com.au
 www.jacksonarch.com.au

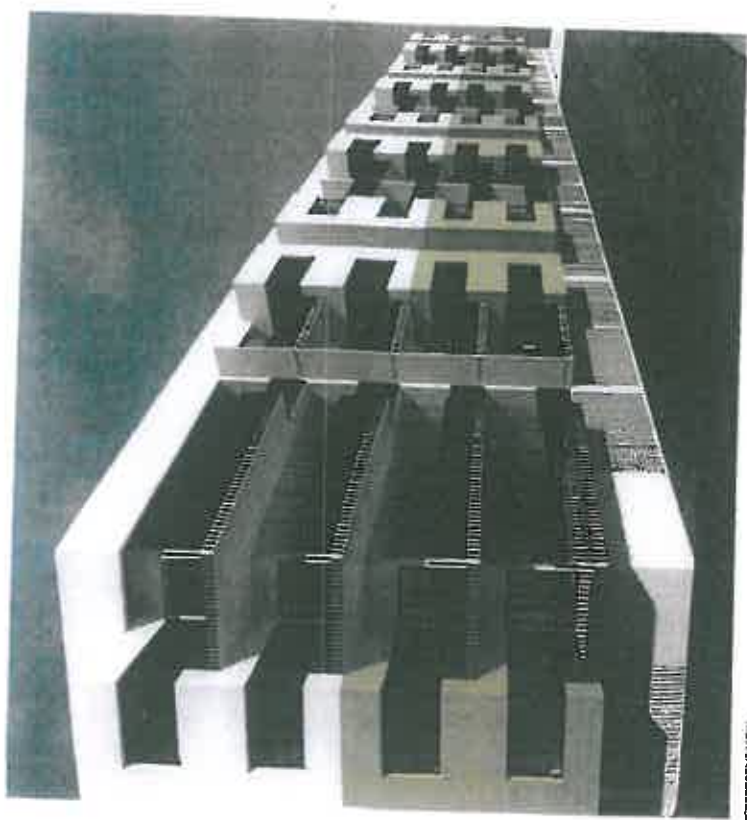
SCK DEVELOPMENTS PTY LTD
 601 BORONIA ROAD
 WANTIRNA VIC 3152

APARTMENTS - PERSPECTIVE VIEWS

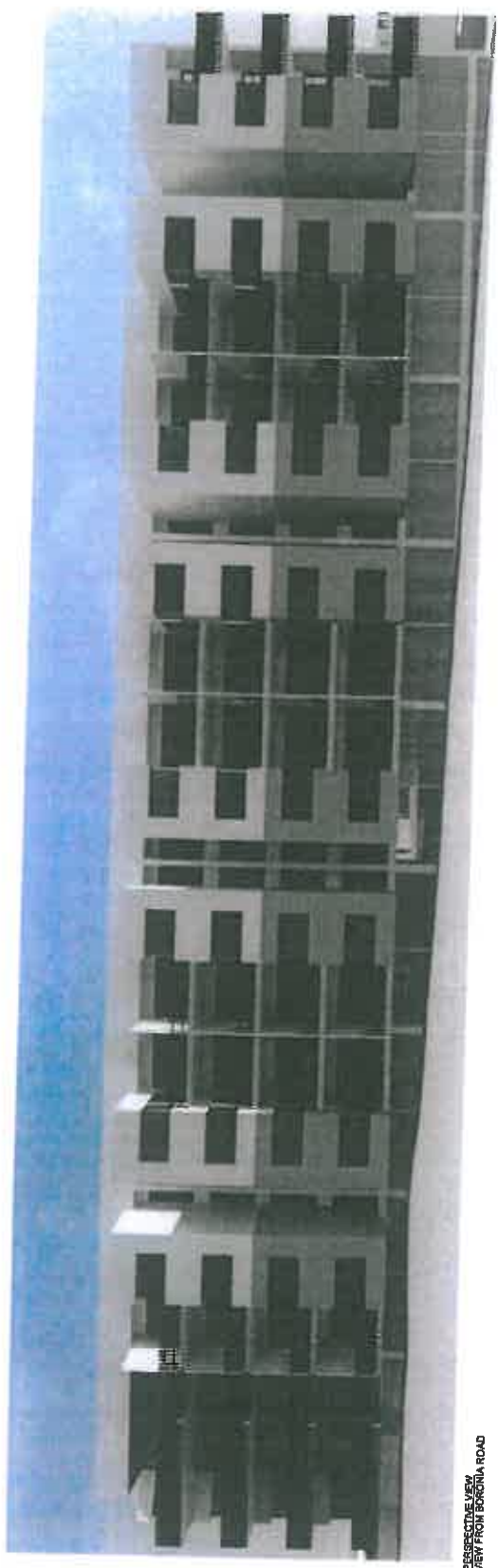
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PERSPECTIVE VIEW
TYPICAL BAY



PERSPECTIVE VIEW
VIEW FROM SOUTH WEST CORNER LOOKING EAST



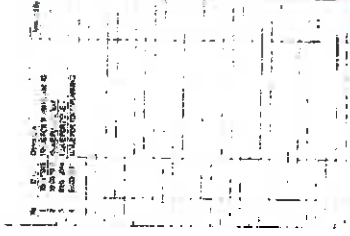
PERSPECTIVE VIEW
VIEW FROM BORONIA ROAD

TOWN PLANNING ONLY

601 BORONIA ROAD WANTIRNA APPENDIX B

A1

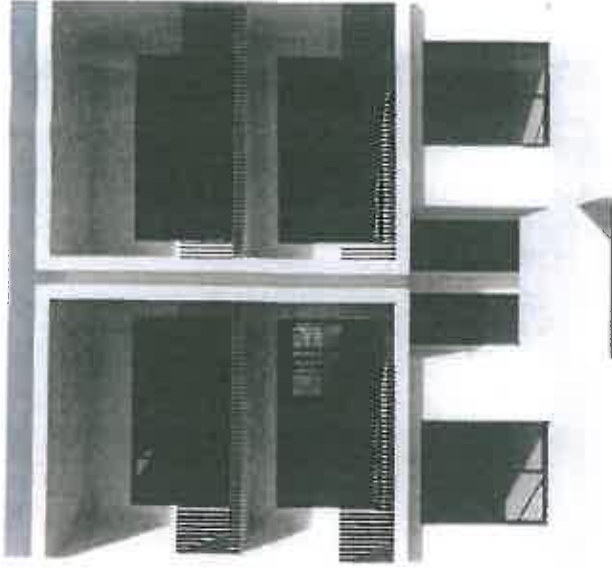
Planning Department
 11 MAR 2016
 PLANNING DEPARTMENT



JACKSON ARCHITECTURE
 10/1100 BROADWAY
 SUITE 100
 WILLOWBROOK, VIC 3160
 TEL: 03 9594 1100
 WWW.JACKSONARCHITECTURE.COM.AU

SOCK DEVELOPMENTS PTY LTD
 801 BORONIA ROAD
 WANTIRNA VIC 3152

TOWN HOUSES - PERSPECTIVE VIEWS
 14-080 4 P



PERSPECTIVE VIEW TYPICAL BAY



PERSPECTIVE VIEW BUILDING C TOWN HOUSES LOOKING NORTHWEST



PERSPECTIVE VIEW BUILDING C TOWN HOUSES FROM THANTED PASSAGE

TOWN PLANNING ONLY

A1



CUMMUNAL OPEN SPACE

JACKSON
ARCHITECTURE

100-102 WENTWORTH ROAD
WANTIRNA VIC 3152
PH: 03 9497 1234
WWW.JACKSONARCHITECTURE.COM.AU

DATE: 14/08/2014
PROJECT: 601 BORONIA ROAD
DRAWN BY: J. JACKSON
CHECKED BY: J. JACKSON
SCALE: 1:100

SCK DEVELOPMENTS PTY LTD
601 BORONIA ROAD
WANTIRNA VIC 3152

COMMUNAL OPEN SPACE
PERSPECTIVE VIEW

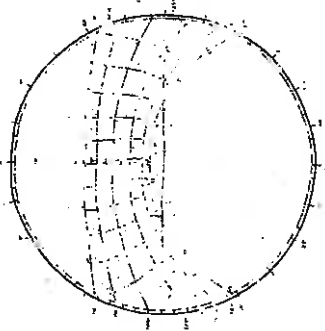
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PROJECT	601 BORONIA ROAD
DRAWN BY	J. JACKSON
CHECKED BY	J. JACKSON
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PROJECT NO.	14-080
TP-870	2
P	

14-080
TP-870
2
P

TOWN PLANNING ONLY

601 BORONIA ROAD WANTIRNA APPENDIX B

A1



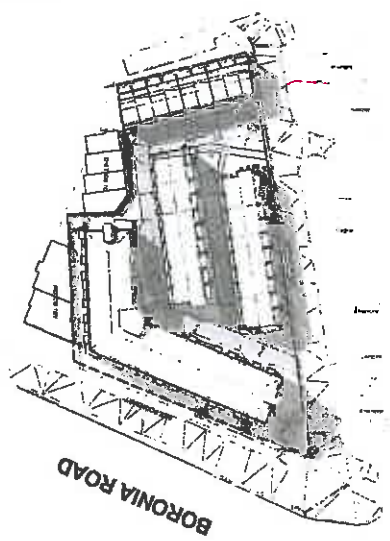
11 NOV 2015
PLANNING DEPARTMENT

11 NOV 2015
PLANNING DEPARTMENT

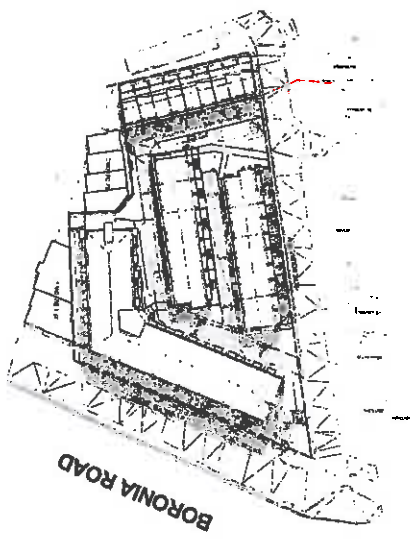
JACKSON ARCHITECTURE
11/11/2015

SCK DEVELOPMENTS PTY LTD
601 BORONIA ROAD
WANTIRNA VIC 3152

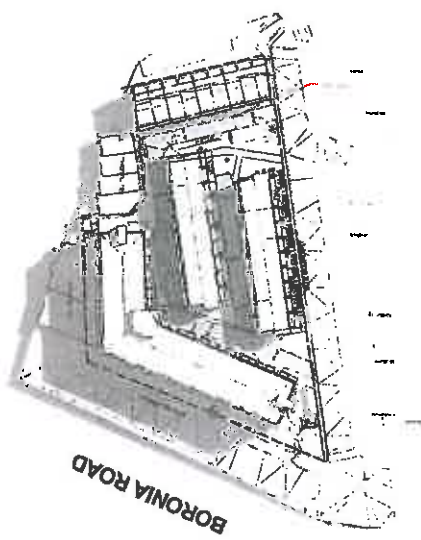
SHADOW DIAGRAMS
14-080 TP-700 5 P



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1:1000
22/09/2015



3 SHADOW DIAGRAM 12pm
1:1000
22/09/2015



1 SHADOW DIAGRAM 9am
1:1000
22/09/2015

601 BORONIA ROAD WANTIRNA APPENDIX B

A1

601 BORONIA ROAD
 WANTIRNA VIC 3152
 11 MAY 2019
 PLANNING DEPARTMENT

JACKSON
 ARCHITECTURE

100/102 WINDYBUSH ROAD
 WANTIRNA VIC 3152
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 WWW.JACKSONARCHITECTURE.COM.AU

SCK DEVELOPMENTS PTY LTD
 601 BORONIA ROAD
 WANTIRNA VIC 3152

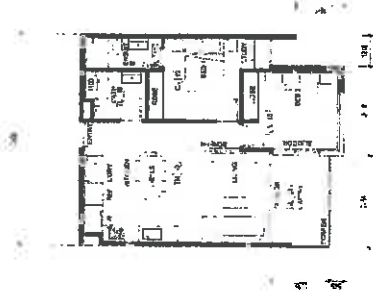
APARTMENT - TYPICAL FLOOR
 PLAN

14-080 TP-270 4 P

NOTE:
 - ALL SQUARE METER SIZES ARE PRELIMINARY.
 - ALL TOWNPLANS ARE MEASURED AS FOLLOWS:
 - INTERIORS OF SHARED WALLS
 - OUTSIDE FACE OF EXTERNAL WALLS



2 BEDROOM BAY WINDOW APARTMENT
 2 BEDROOM CORNER GROSS m² - 75.02
 BALCONY m² - 8 m²



TYPICAL 2 BEDROOM APARTMENT
 2 BEDROOM OPTION A GROSS m² - 72.02
 BALCONY m² - 6 m²



TYPICAL 1 BEDROOM APARTMENT
 1 BEDROOM OPTION A GROSS m² - 55.02
 BALCONY m² - 6 m²

APARTMENT LAYOUTS
 1:100

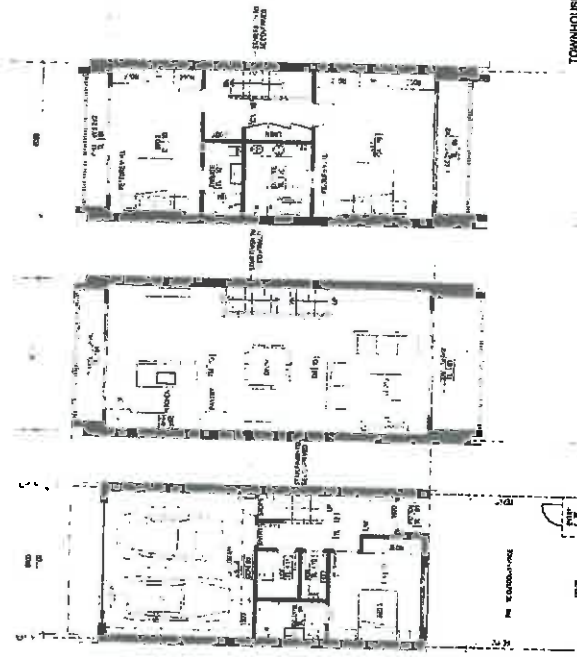
TOWN PLANNING ONLY

601 BORONIA ROAD WANTIRNA APPENDIX B

A1

Scale

NOTE:
 - DIMENSIONS ARE PRELIMINARY.
 - ALL DIMENSIONS ARE MEASURED AS FOLLOWS:
 - CENTRE LINE OF SHARED WALLS
 - OUTSIDE FACE OF EXTERNAL WALLS



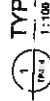
TOWNHOUSE GROSS m² - 222m²
 BALCONY GROSS m² - 26m²

SECOND FLOOR
 SECOND FLOOR GROSS m² - 71m²
 BALCONY GROSS m² - 10m²

FIRST FLOOR
 FIRST FLOOR GROSS m² - 78m²
 BALCONY GROSS m² - 16m²

GROUND FLOOR
 GROUND FLOOR GROSS m² - 76 m²
 PRIVATE OUTDOOR SPACE GROSS m² - 36 m²

TYPICAL TOWN HOUSE LAYOUTS



1:100

JACKSON ARCHITECTURE

14-080
 TP-280
 4 P

SCK DEVELOPMENTS PTY LTD

601 BORONIA ROAD
 WANTIRNA VIC 3152

TOWN PLANNING ONLY

601 BORONIA ROAD WANTIRNA APPENDIX B

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601 BORONIA ROAD
 WANTIRNA VIC 3162
 11 MAR 2016
 PLANNING DEPARTMENT

JACKSON ARCHITECTURE

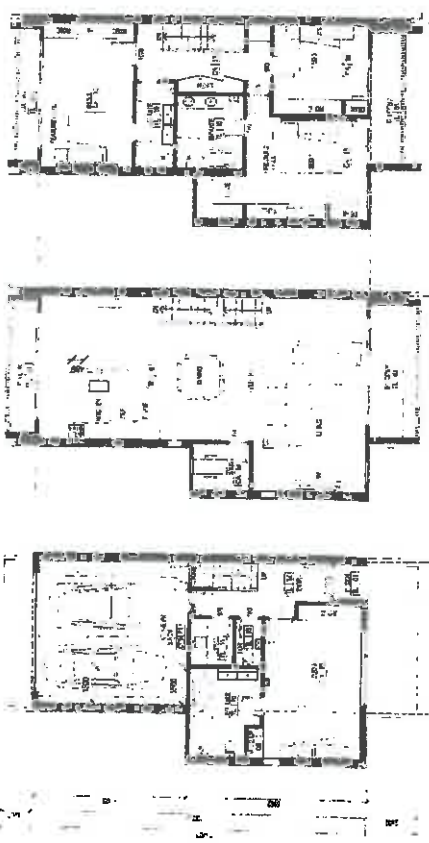
SOK DEVELOPMENTS PTY LTD

601 BORONIA ROAD

WANTIRNA VIC 3162

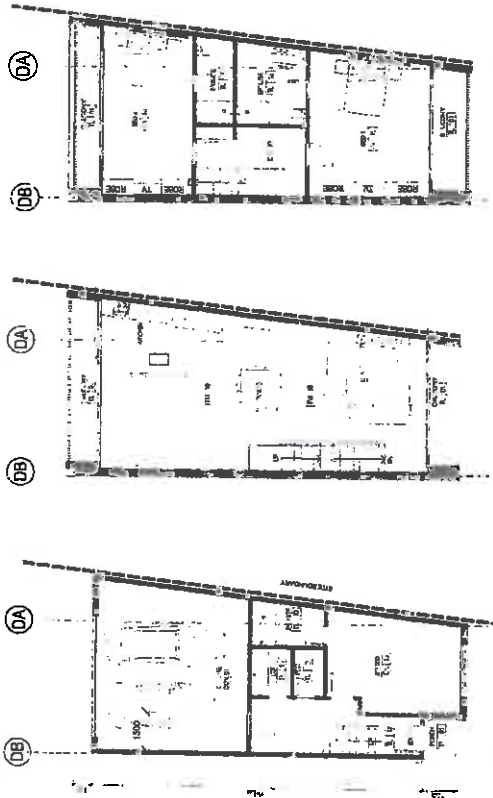
TOWNHOUSE - NON-TYPICAL
 FLOOR PLAN
 14-080
 TP-281 5 P

NOTE:
 ALL SQUARE METER SIZES ARE PRELIMINARY.
 ALL TOWNHOUSES ARE MEASURED AS
 FOLLOWS:
 - CENTRE LINE OF SHARED WALLS
 - OUTSIDE FACE OF EXTERNAL WALLS



TOWNHOUSE GROSS m² - 276m²
 BALCONY GROSS m² - 28m²
 SECOND FLOOR GROSS m² - 84m²
 DECK GROSS m² - 12m²

NOTE:
 ALL SQUARE METER SIZES ARE PRELIMINARY.
 ALL TOWNHOUSES ARE MEASURED AS
 FOLLOWS:
 - CENTRE LINE OF SHARED WALLS
 - OUTSIDE FACE OF EXTERNAL WALLS



TOWNHOUSE GROSS - 251m²
 BALCONY GROSS - 31m²
 SECOND FLOOR GROSS m² - 84m²
 DECK GROSS m² - 13m²

TOWN HOUSE LAYOUTS - END UNIT

1:100

GROUND FLOOR
 GROUND FLOOR GROSS m² - 91m²
 PRIVATE OUTDOOR SPACE GROSS
 m² - 38m²

FIRST FLOOR
 FIRST FLOOR GROSS m² - 94m²
 DECK GROSS m² - 18m²

GROUND FLOOR
 GROUND FLOOR GROSS m² - 90m²
 PRIVATE OUTDOOR SPACE GROSS m² - 11m²

FIRST FLOOR
 FIRST FLOOR GROSS m² - 84m²
 DECK GROSS m² - 18m²

TOWN HOUSE LAYOUTS - END UNIT

1:100

TOWN PLANNING ONLY

601 BORONIA ROAD WANTIRNA APPENDIX B

A1

JACKSON ARCHITECTURE

SCK DEVELOPMENTS PTY LTD
601 BORONIA ROAD
WANTIRNA VIC 3152

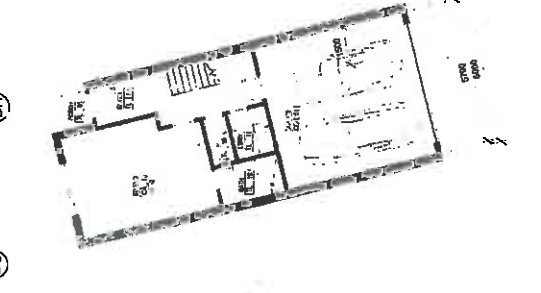
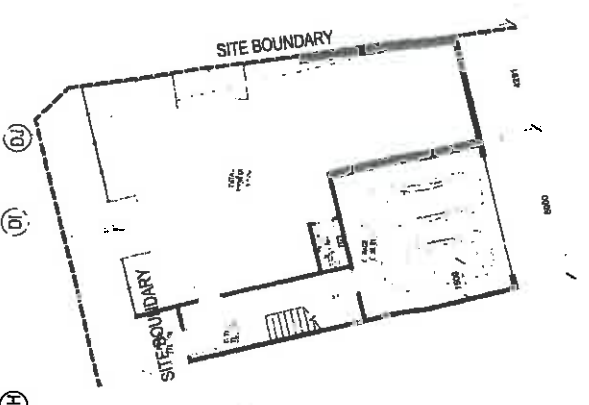
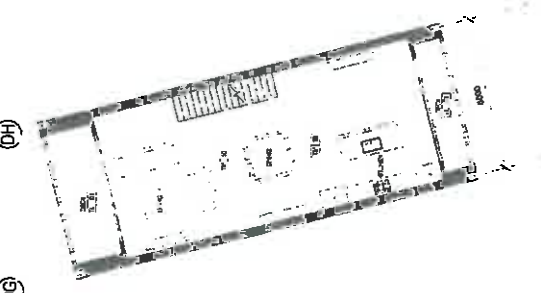
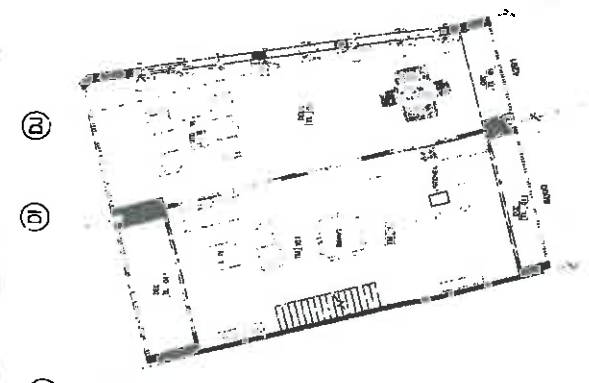
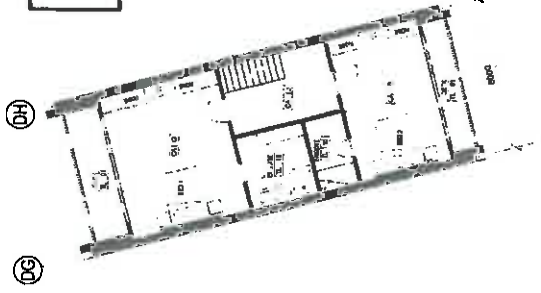
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RETAIL/TYPICAL TOWNHOUSE PLANS

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN METERS.
DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.

NOTE:
ALL SQUARE METER SIZES ARE PRELIMINARY.
ALL TOWNHOUSES ARE MEASURED AS FOLLOWS:
- OUTSIDE FACE OF EXTERNAL WALLS
- OUTSIDE FACE OF EXTERNAL WALLS

TOWN PLANNING ONLY



TOWNHOUSE/RETAIL UNIT
1:100

BUILDING D TOWNHOUSE/STUDIO - TYPICAL UNIT
1:100

7. PUBLIC QUESTION TIME

Following the completion of business relating to Item 6, City Development, the business before the Council Meeting was deferred to consider questions submitted by the public.

Question Time commenced at 7.42pm.

The following questions were raised with Council:

<p>Question 1</p>	<p>Has the Council calculated the correct number of car parking spaces needed under Sect 52-06-5 (Dwelling) for the 279 total bed numbers as well as visitor, disabled and retail, and if so where is the traffic impact statement for Thaxted Pde concerning local traffic management going into Boronia Rd and Mountain Hwy.</p> <p>If the number of proposed car parking spaces proposed is less than the actual required, will Council demand that more parking be made available in the proposal or that a reduction in the number of total bed numbers be submitted.</p> <p>How much is Council willing to spend defending tonight's recommendation at VCAT?</p>
<p>Answer</p>	<p>The Director City Development, Mr Angelo Kourambas responded that Council has correctly calculated the number of car parking spaces in accordance with the Planning Scheme. A Traffic Report, prepared by Ratio Consultants, detailing the car parking and traffic implications of the development within the local area was submitted with the application. Council's Planners and Traffic Engineers have reviewed this material. Further, Council has allocated a budget for representations at VCAT. Mr Kourambas stated he has heard the Councillors feedback tonight and will take action accordingly.</p>

7. Public Question Time (cont'd)

Question 2	Why is the task of approving a major or minor develop become a major hassle between developer, council and local residence when both time money and effort can be saved if the developer consulted associated planning authorities and locals enabling the developer to draw up a proposal more acceptable to all.
Answer	The Director City Development, Mr Angelo Kourambas responded that he understood the concerns raised. Mr Kourambas stated that Council is a planning authority; which has two separate and distinct functions. The first function is developing a strategic plan for the future of the city. This involves consultation with the local community and other relevant stakeholders, such as developers. Mr Kourambas advised that this would be the most advantageous level to get involved. Mr Kourambas continued by stating the second function is the statutory process of assessing planning applications. During this process developers cannot be forced to work with the community or Council, however, Council does have systems which encourage such interaction – such as the Planning Consultative Committee.
Question 3	After an update from the Council with regards to last months motion to review the impact of 12m height restrictions for Upper Ferntree Gully.
Answer	The Director City Development, Mr Angelo Kourambas, responded the planning department are currently progressing options as per the Council resolution. Mr Kourambas stated that the intention is to brief the Councillors on the issue in a few weeks time. Until this brief has occurred a better update cannot be provided.

Question Time Concluded at 7.53pm.

COUNCILLOR GILL VACATED THE CHAMBER AT 7.53PM DURING DISCUSSION ON ITEM 8.1**ALL WARDS****8.1 FOOTPATH AND SHARED PATH ASSET MANAGEMENT PLAN**

SUMMARY: *Acting Coordinator – Asset Strategy
(Robin Cassidy)*

Council's Footpath and Shared Path Asset Management Plan has been developed in accordance with Council's Asset Management Framework to complement the suite of other Asset Management Plans. The Footpath and Shared Path Asset Management Plan is both a strategic and operational document that addresses a number of issues regarding the management of Council's pathway network. The key improvement areas documented in the Plan provide direction for Council in continuing to appropriately manage its pathways in the medium to long term.

RECOMMENDATION

That Council approves the Footpath and Shared Path Asset Management Plan (June 2016) shown as Appendix A to this report.

1. INTRODUCTION

The Knox Asset Management Framework comprises the Asset Management Policy, the Asset Management Strategy (ie. the Strategic Asset Management Plan) and a suite of Asset Management Plans.

The ongoing review of Asset Management Plans is a recommendation in the current Strategic Asset Management Plan. This draft Footpath and Shared Path Asset Management Plan is a review of the previous Footpath and Shared Path Asset Management Plan endorsed by Council in 2005 and builds upon the practices established in this previous revision of the plan.

It covers Council's pathway assets totalling 1,220km of footpaths and 89km of shared paths respectively.

The draft Footpath and Shared Path Asset Management Plan has been developed internally over the past nine months and has been available for public consultation over May 2016.

2. DISCUSSION

The Footpath and Shared Path Asset Management Plan aims to:

- review the effectiveness of the 2005 Footpath and Shared Path Asset Management Plan;
- build upon current practices to assist with Council moving from 'Core' to 'Advanced' asset management;

8.1 Draft Footpath and Shared Path Asset Management Plan (cont'd)

- seek to provide the community with a pathway network that meets agreed service levels; and
- continue to promote transparency of Council's processes by publicly documenting operational processes and practices regarding footpaths and shared paths.

While the development of the Footpath and Shared Path Asset Management Plan has been the responsibility of the Asset Strategy Team, significant input has been provided by Council's Traffic & Transport, Works Services, Construction and Community Access and Equity teams.

The structure of the document can essentially be broken into three (3) parts:

1. **Background and context** (Chapters 1 and 2) – including the plan overview and framework, related documents, consultation for the plan, implementation of previous plan, current asset knowledge, valuations and asset management information systems
2. **Management practices** (Chapters 3 to 6) – including community expectations, organisational and legislative requirements, levels of service, current asset performance, future demand impacts, and current lifecycle management practices.
3. **Future direction & recommendations** (Chapters 7 and 8) – summary of future funding requirements and recommended improvements

Since the 2005 Footpath and Shared Path Asset Management Plan, Council has achieved a number of significant milestones in management of the pathway network.

For example Council has effectively removed the backlog of pathway assets that are below Council's intervention level for renewal. In 2005, 6.2% of the footpath network and 51.6% of the shared path network required renewal. As of the last audit in 2015 only 0.1% of footpaths and 3.6% of shared paths were below the intervention level. This indicates significant improvement in the management of pathway assets.

Since the 2005 Plan, Council has also seen a reduction in the number of customer requests received relating to pathway assets, and also a plateau in operational expenditure signifying a sustainable level of funding has been achieved.

It is hoped that this current revision of the plan will allow further improvement in the management and performance of Council's pathway assets.

Key recommendations resulting from the current Plan are as follows:

1. Level of service consultation – eg. Undertake community survey/forum around the proposed levels of service seeking feedback and agreement.

8.1 Draft Footpath and Shared Path Asset Management Plan (cont'd)

2. Customer satisfaction survey – eg. Undertake a survey to measure customer satisfaction in relation to delivery of the levels of service.
3. Management of routine maintenance in Lifecycle – eg. develop a new module in Lifecycle (Council's Asset Management System) for routine maintenance activities.
4. Functional parameters in condition audits – eg. Update scope of condition audit documents to include the collection of functional data such as overgrown vegetation, universal access considerations, etc.
5. Ranking criteria for path upgrades – eg. create a ranking criterion for path upgrades that allows them to be prioritised along with proposed new paths.
6. Improvement of asset handover process – eg. review handover process to ensure assets are promptly entered into the Asset register when created.
7. Hazard inspections for footpaths not in road reserves – eg. develop functional requirements in Lifecycle to record hazards for reserve footpaths.
8. Renewal ranking criteria upgrades – eg. introduce criteria relating universal access, DDA compliance, etc., into renewal ranking criteria.

3. CONSULTATION

The Plan has undergone internal consultation across Council, with detailed input from the Traffic & Transport, Works Services, Construction and Community Access and Equity teams.

Key concepts of the Plan have been presented to EMT in March 2016, where feedback was also sought. As a result of all this consultation, amendments to the draft Plan have been made to ensure the document accurately reflects the information, issues and comments raised through the Plan's development.

After initial endorsement of the draft Plan at the 26 April Council meeting, a public exhibition and consultation phase commenced on 2 May. A dedicated page on Council's website was developed, with home page advertising and Facebook and Twitter posts alerting community members of its presence. Notice of the consultation was also sent out to the members of the Transport and Mobility Advisory Committee via email.

At the conclusion of the four week consultation period, one (1) submission had been received, from an individual member of the community.

As a result of the feedback received and further internal review of the Plan, the draft originally presented to Council has been amended. A summary of the changes, along with explanations, is presented in the table below:

8.1 Draft Footpath and Shared Path Asset Management Plan (cont'd)

Table 1 – Amendments to the draft Plan

Section	Amendment	Explanation
All	Change footer to June 2016	Administrative change
All	Updated table numbers and figure numbers as required	Administrative change
Executive Summary	Change current replacement cost from \$192M to \$133M	Incorrect figures originally reported
Executive Summary	Changed asset lifecycle figure to reflect new diagram used in the asset management service plan	New figure provides a better representation of the asset management lifecycle that Council adopts for managing its assets, and is based on that found in IIMM
Executive Summary	Removed the word essentially and included reference to Chapter 4	Grammatical change Reference to chapter provides section of the report where the data used to make this statement is presented and also details Council's actual performance in relation to the proposed levels of service
Executive Summary	Changed "...with significant improvement since the last Footpath and Shared Path Asset Management Plan (FSAMP) in 2005. To "...with significant improvement since the previous Footpath and Shared Path Asset Management Plan (FSAMP) in 2005.	Grammatical change
Executive Summary	Change "An ongoing commitment to fund the practices outlined in this plan will ensure that the network continues to deliver a good service to the community, and will ensure sustainable management of pathways going into the future." to "A commitment to fund the practices outlined in this plan will ensure ongoing sustainable management of the pathway network, and that the network continues to deliver a good service to the community."	Re-worded sentence to provide more clarity
Executive Summary	Changed "Moving forwards, the plan identifies a number of areas for improvement in Council's current management practices." To "This plan also identifies a number of areas for improvement in Council's current management practices."	Simplify wording
1.1	Changes current replacement cost of footpaths from \$133M to \$118M and shared paths from \$59M to \$15M	Incorrect figures originally reported
1.1	Changed dot points under the purpose of the plan.	Change dot points to provide further clarity on the purpose of the plan.

8.1 Draft Footpath and Shared Path Asset Management Plan (cont'd)

Table 1 – Amendments to the draft Plan (cont'd)

Section	Amendment	Explanation
1.3	Change “The development of this plan has been done in accordance with guidance provided by the International Infrastructure Management Manual (IIMM, NAMS and IPWEA 2011) and the National Asset Management Assessment Framework (NAMAF).” to “This plan has been developed based on guidance provided by the International Infrastructure Management Manual (IIMM, NAMS and IPWEA 2011) and the National Asset Management Assessment Framework (NAMAF).	Re-worded sentence to provide more clarity
1.6	Changed reported percentage complete from 74.5 percent to 86.7 percent	Incorrect figures originally reported
1.6	Change “Of those actions not fully addressed, some key themes are:” to “The main actions from the previous FSAMP that have yet to be addressed are:” Included after dot points “These will be discussed in the sections indicated above.”	Changed to provide more clarity
2.1.1	Changed “In some of these cases, agreements are in place to recognise Council’s responsibility for the pathways.” To “In such cases, agreements are in place to recognise Council’s responsibility for the pathways.”	Changed to remove the uncertainty of the statement
2.4	Removed vast from second paragraph	Word not required.
3.3.3	Removed table.	Table and figure were displaying the same information. The figure was kept as it more clearly showed the trend of work orders decreasing.
3.6.1	Changed “In order to monitor the quality of the footpath service” to “In order to monitor the quality of the pathway service”	Changed from footpath to pathway to incorporated shared paths as well as footpaths in statement.
3.6.2	Changed “The functionality service attribute relates to the pathway network is providing it intended function” to “The functionality service attribute relates to how the pathway network is providing its intended function”	Grammatical error
3.6.2	Included following sentence before table “The overall functional score of a pathway will be the highest score it received from any one of these four functional categories.	Sentence included to provide further clarification on how pathways will be rated in terms of the functional service attribute
3.6.2	Changed “In order to monitor the functionality of the footpath service” to “In order to monitor the functionality of the pathway service”	Changed from footpath to pathway to incorporated shared paths as well as footpaths in statement.
3.6.3	Changed “In order to monitor the capacity of the footpath service” to “In order to monitor the capacity of the pathway service”	Changed from footpath to pathway to incorporated shared paths as well as footpaths in statement.
4.2.1.1	Updated in text figure references to match actual figure numbers	Administrative change
4.2.1.4	Completed sentence at end of first paragraph as sentence was unfinished	Administrative change
5.1.4	Changed “Modifying customer’s demands” to “Managing increasing demands”	Changed to provide clarification

8.1 Draft Footpath and Shared Path Asset Management Plan (cont'd)

Table 1 – Amendments to the draft Plan (cont'd)

Section	Amendment	Explanation
6.1	Changed asset lifecycle figure to reflect new diagram used in the asset management service plan	New figure provides a better representation of the asset management lifecycle
6.2.1	Changes data range in title for Table 18	Incorrect date range
6.2.2	Changes data range in title for Table 19	Incorrect date range
6.2.3	Changes data range in title for Table 20	Incorrect date range
6.3.1.3	Changed title of recommendation to “Look to improve asset handover process”	Incorrect title
Appendices	Changed dates to June 2016	Administrative change

4. ENVIRONMENTAL/AMENITY ISSUES

There are no significant environmental/amenity issues associated with this draft Footpath and Shared Path Asset Management Plan.

5. FINANCIAL & ECONOMIC IMPLICATIONS

Financial sustainability requires a balance between the delivery of new assets and the maintenance and renewal of existing assets – which has been the focus of the Asset Management Plans to date. Increasingly, Local Governments are required to demonstrate their capacity to manage their current infrastructure, hence sustainable asset management is often focused on the provision of appropriate renewal and maintenance funding to deliver the desired level of service.

Financial forecasting summarised within this draft Plan has identified that Council's current funding levels for footpaths and shared paths are essentially sustainable with significant advances being made in closing Council's renewal gap since the last Footpath and Shared Path Asset Management Plan in 2005. The draft Plan does not recommend any additional funding (capital or operational), recognising that the recommendations and proposed improvements for footpath and shared path management can be managed through existing funding.

6. SOCIAL IMPLICATIONS

The provision and management of a footpath and shared path network has social implications as the network provides an important service to the community through:

- connecting communities;
- providing a robust and safe pedestrian/cycling environment;
- offering an economic, sustainable, transport alternative;
- encouraging healthy living;
- promoting community interaction within the municipality;
- improving accessibility for people of all abilities; and
- promoting features of the city not accessible via motorised vehicles.

8.1 Draft Footpath and Shared Path Asset Management Plan (cont'd)

One of the key focuses of the plan is establishing the level of service for the pathway network, in order to provide a framework for decision making and operational processes.

7. RELEVANCE TO CITY PLAN 2013-17 (INCORPORATING THE COUNCIL PLAN)

The City Plan 2013-17 is a description of the strategic objectives and strategies for the City, as a whole, to support attainment of the City Vision. The implementation and delivery of the following themes and objectives from the City Plan are supported by this Footpath and Shared Path Asset Management Plan.

Table 2 – Relevance to City Plan

<i>Theme</i>	<i>City Plan Objective</i>	<i>City Plan Strategy</i>
1. Healthy, Connected Communities	<i>1.1 The Knox community benefits from good health and wellbeing at all life stages</i>	<i>1.1.5 Increase walking and cycling networks that encourage physical activity and provide viable transport options</i>
3. Vibrant and Sustainable Built and Natural Environments	<i>3.1 The changing needs of a diverse community are supported through planned growth and change in housing and infrastructure that respects both built form and natural systems, as well as resource availability</i>	<i>3.1.3 Public infrastructure and open space is maintained and improved to support a vibrant community life in Knox</i>
	<i>3.3 Infrastructure networks provide transport choice, affordability and connectivity</i>	<i>3.3.1 Significantly improved integrated and sustainable transport systems and infrastructure are provided to improve opportunity, choice and access for all.</i>
4. Culturally Rich and Active Communities	<i>4.2 Increase use of public spaces and infrastructure for the purposes of cultural expression and physical activity.</i>	<i>4.2.3 Promote accessible opportunities to participate in leisure and recreation activities, through provision of public infrastructure and support to sporting and leisure groups in Knox.</i>
5. Democratic and Engaged Communities	<i>5.3 Ensure Council is well governed and demonstrates effective leadership</i>	<i>5.3.1 Maintain accountable and transparent governance practices, and Council's sound stewardship of the community's finances and assets.</i>

8.1 Draft Footpath and Shared Path Asset Management Plan (cont'd)**8. CONCLUSION**

The draft Footpath and Shared Path Asset Management Plan is a key component of the Knox Asset Management Framework. The draft Plan is a review of Council's previous Footpath and Shared Path Asset Management Plan and aims to improve on Council's current asset management practices. The development of the draft Plan also ensures Council continues to have a complete and consistent documentation set for the management of its pathway assets, from a policy and strategic level through to an operational level.

The document provides an extensive overview of existing practices regarding footpath and shared path management, but also identifies improvements in a number of areas, predominantly operational in nature.

9. CONFIDENTIALITY

There are no confidentiality issues associated with this report.

COUNCIL RESOLUTION

MOVED: CR. MORTIMORE

SECONDED: CR. COSSARI

That Council approves the Footpath and Shared Path Asset Management Plan (June 2016) shown as Appendix A to this report.

CARRIED

8.1 Draft Footpath and Shared Path Asset Management Plan (cont'd)

APPENDIX A – Draft Footpath and Shared Path Asset Management Plan circulated under separate cover

FRIBERG WARD**8.2 AWARDING OF CONTRACT NO. 2185 – RECONSTRUCTION OF ASHTON ROAD, KINGSTON STREET AND MOUNTAIN GATE DRIVE, FERNTREE GULLY**

SUMMARY: *Coordinator – Project Delivery (Hans Pelgrim)*

This report considers and recommends the appointment of a tenderer for the Reconstruction of Ashton Road, Kingston Street and Mountain Gate Drive, Ferntree Gully as part of the 2015/16 Capital Works (Renewal) Program.

RECOMMENDATION

That Council

- 1. accepts the tender submitted by Etheredge Mintern Pty Ltd for the lump sum price of \$1,352,864.50 excluding GST (\$1,488,150.95 including GST) for Contract No 2185 – Reconstruction of Ashton Road, Kingston Street and Mountain Gate Drive, Ferntree Gully;**
- 2. approves the provision of \$140,000 to complete the reconstruction project, from the Federal Government’s Roads to Recovery program already committed for the 2016/17 Capital Works Assets Road Renewal program;**
- 3. authorises the Chief Executive Officer to formalise the contract documentation under delegated authority; and**
- 4. advises all tenderers accordingly.**

1. INTRODUCTION

This contract is for the renewal of three (3) local road projects in the Ferntree Gully area to be delivered as one (1) contract, as the streets are adjacent to one-another and expected to deliver economies of scale.

The road projects are on Council’s 2015/16 Capital Works Program within Program Number 1001 (Road Sub-Structure and Kerb & Channel Renewal Program) as Job Nos. 607 Ashton Road, Ferntree Gully; 608 Kingston Street, Ferntree Gully; and, Job No. 609 Mountain Gate Drive, Ferntree Gully.

In line with Council’s Procurement Policy and Contract Management Manual, after considering the complexity, value and risk associated with this contract it was determined to call for public tenders.

This report considers and recommends the appointment of a tenderer to undertake the contract.

8.2 Awarding of Contract No. 2185 – Reconstruction of Ashton Road, Kingston Street and Mountain Gate Drive, Ferntree Gully (cont'd)

2. DISCUSSION

2.1 Proposed Works

Works proposed for each of the streets involve the following sections of road:

- Ashton Road - includes the section of road from the south side of the intersection with Elton Road to north of the intersection with Mountain Gate Drive;
- Kingston Street - includes the section from the east side of the Holme Road intersection to the west side of the Ashton Road intersection; and
- Mountain Gate Drive - includes the section of road from the west side of the Kevin Avenue intersection up to and including, the Windermere Drive intersection.

The proposed works, covering a period of twenty (20) weeks, involves the following works in each of the nominated roads:

Removal and reinstatement of kerb and channel; asphalt overlay including pavement patching where necessary; removal and reinstatement of driveways and footpath; drainage pit modifications; line marking and other associated works.

In the case of Mountain Gate Drive, the works also include the removal, rationalisation and reinstatement of existing traffic calming devices, such as, roundabouts, speed humps and islands, with the most significant alteration being conversion of the Mountain Gate Drive/Hancock Drive intersection from a 'staggered T' design to a roundabout design.

2.2 Expressions of Interest

Expressions of Interest were not called for these works.

2.3 Tenders Received

The contract for this project was advertised as a single Lump Sum Quality Assured contract.

A compulsory pre-tender meeting was held to clarify complexities of the contract.

In accordance with Council's Contract Management procedures, tenderers were invited to attend the tender opening process. No tenderers were identified at the opening.

Tender prices were not disclosed or recorded at the opening.

8.2 Awarding of Contract No. 2185 – Reconstruction of Ashton Road, Kingston Street and Mountain Gate Drive, Ferntree Gully (cont'd)

The following tenders were received:

Tender 1	Etheredge Mintern Pty Ltd
Tender 2	Jotomex Civil Contracting
Tender 3	Fulton Hogan Pty Ltd
Tender 4	Parkinson Group (Vic) Pty Ltd

2.3.1 Pre Evaluation Checks

Pre evaluation checks appeared satisfactory.

2.3.2 Evaluation Panel

The Tender Evaluation Panel consisted of the following members:

- Linda Millar, Design Engineer/Project Manager – Project Delivery (Chair)
- Hans Pelgrim, Coordinator – Project Delivery
- Matt Balderston, Coordinator – Construction Group
- Kim Hanisch, Coordinator – Works Services

The panel was advised by Council's Contracts & Probity Advisor.

All members of the Panel signed the Tender Evaluation Panel Declaration Form indicating that they had no conflict of interest or association with any tenderers.

2.3.3 Evaluation Criteria

The evaluation criteria, as listed in the Conditions of Tender, have been assigned the following weightings as determined by the panel prior to the closing of tenders:

Financial Benefit	50%
Integrated Management System	10%
Evidence of Capability	10%
Financial Resources	10%
Sustainability/Green Product Usage	5%
Traffic Management	5%
Conformity with Tender Documents	5%
Current/Future Workload	5%

8.2 Awarding of Contract No. 2185 – Reconstruction of Ashton Road, Kingston Street and Mountain Gate Drive, Ferntree Gully (cont'd)

2.4 Tender Evaluation Results

The panel arrived at the following summary results:

Ranking Order	Tenderer
1	Etheredge Mintern Pty Ltd
2	Fulton Hogan Pty Ltd
3	Jotomex Civil Contracting
4	Parkinson Group (Vic) Pty Ltd

Clarifications were sought from Etheredge Mintern Pty Ltd, Jotomex Civil Contracting and Fulton Hogan Pty Ltd in relation to their tender bid. This is detailed in the Confidential Report associated with this report.

2.4.1 Preferred Tender

Etheredge Mintern Pty Ltd is the recommended tenderer with the highest evaluation score and a tender price of \$1,352,864.50 (excluding GST).

The rates submitted for these works are competitive and reflect the current market for this type of project.

Etheredge Mintern Pty Ltd is well known to Council, is an experienced contractor and has carried out a number of contract works for Council. They have recently been appointed by Council for the reconstruction of Elm Street, Maple Street and Orange Grove, Bayswater, which is currently underway and have recently completed contract works for the reconstruction of Illawarra Avenue, Rowville.

Etheredge Mintern Pty Ltd is also undertaking ongoing works under a minor works contract for Whitehorse City Council. Reports from the supervisors of these works indicate Etheredge Mintern Pty Ltd is performing very well with no concerns.

It is anticipated that Etheredge Mintern Pty Ltd would give satisfactory performance and successful project delivery.

2.4.2 Second Preferred Tender

The tender from Fulton Hogan Pty Ltd scored the second highest against the tender evaluation criteria.

Their rates are also regarded as competitive and reasonable for this type of work and they have shown an appreciation of the scope of works required under this contract.

8.2 Awarding of Contract No. 2185 – Reconstruction of Ashton Road, Kingston Street and Mountain Gate Drive, Ferntree Gully (cont'd)

Fulton Hogan Pty Ltd is known to Council but has not recently won a contract with Council. It is anticipated that Fulton Hogan Pty Ltd would also give satisfactory performance and successfully deliver the project.

2.4.3 Third Preferred Tender

The tender from Jotomex Civil Contracting scored the third highest against the tender evaluation criteria.

Their rates are also regarded as competitive and reasonable for this type of work. Jotomex Civil Contracting have recently undertaken minor bridge renewal works for Council and it is anticipated that they would also give satisfactory performance and successfully deliver the project.

3. CONSULTATION

As Mountain Gate Drive is a bus route, consultation with Public Transport Victoria and Ventura buses has been undertaken in order to reach agreement for the best option of traffic control of buses during critical stages of construction works for Mountain Gate Drive.

In relation to resident consultation for this group of projects, the abutting owners have been notified of the proposed works through a letter drop and will be further notified of proposed start and finish dates and the relevant contact details once a contractor has been appointed and the works program is known.

Additionally, the residents adjacent to any altered traffic calming devices in Mountain Gate Drive have been consulted, separately, by Council's Traffic & Transport Unit.

The successful contractor, together with Council, will liaise closely with the abutting owners, Ventura Buses and PTV, Council's waste collection contractor and Council's School crossing supervisor immediately prior to and during the works.

4. ENVIRONMENTAL/AMENITY ISSUES

No environmental or amenity issues needed to be further considered in the evaluation of this contract.

In relation to this group of projects, the delivery of this contract will significantly improve Council's assets and maintain infrastructure integrity well into the future while providing greater amenity to local residents.

Tenderers were made aware of the specification covering the requirement for their works methodology to minimise impact on the adjacent street trees. This was made clear to tenderers at the pre-tender meeting.

8.2 Awarding of Contract No. 2185 – Reconstruction of Ashton Road, Kingston Street and Mountain Gate Drive, Ferntree Gully (cont'd)

5. FINANCIAL & ECONOMIC IMPLICATIONS

5.1 Projected Costs

The projected project cost and funding is summarised below:

Description	Cost (excluding GST)
Contract Lump Sum Price	\$1,352,864.50
Project Management Fee	\$54,075.00
Advertising and Tender Documentation	\$3,500.00
Contingencies (~10%)	\$139,560.50
Total Project Cost:	<u>\$1,550,000.00</u>

5.2 Funds Available

Funds available from Council's Capital Works Program for the Road Sub-Structure and Kerb & Channel Renewal program for the 2015/2016 financial year are as follows:

Program No. 1001 – 607: Ashton Rd, Ferntree Gully	\$460,000.00
Program No. 1001 – 608: Kingston St, Ferntree Gully	\$400,000.00
Program No. 1001 – 609: Mountain Gate Dr, FTG	\$550,000.00
Total Funds 2015/16:	\$1,410,000.00

This level of available funding is inadequate to cover the entire project and will prevent the project being delivered as a total package.

In order to ensure that the road renewal works is achieved, it is recommended that the unfunded portion of this contract be met from the Roads to Recovery (R2R) program, already committed to Council for roads related type projects by the Federal Government, within the 2016/17 Budget.

Conditional on this support, the table below summarises the total funding available should works be awarded in accordance with Contract No. 2185 - Reconstruction of Ashton Road, Kingston Street and Mountain Gate Drive, Ferntree Gully:

8.2 Awarding of Contract No. 2185 – Reconstruction of Ashton Road, Kingston Street and Mountain Gate Drive, Ferntree Gully (cont'd)

Total funding to be made available from Council's Capital Works Program is:

Total Funds 2015/16 Available	\$1,410,000.00
Funding anticipated from the 2016/17 R2R Allocation	\$140,000.00
Total Project Funds Available	\$1,550,000.00

These funds, if approved by Council, would adequately meet the contract sum of the preferred tenderer, including a 10% contingency allowance for unforeseen works, which is standard practice.

6. SOCIAL IMPLICATIONS

This project will have social implications during the construction in terms of temporary inconvenience and access restrictions.

However, this will be kept to a minimum and all occupants will be notified of any restrictions prior to them occurring.

7. RELEVANCE TO CITY PLAN 2013-17 (INCORPORATING THE COUNCIL PLAN)

This item has relevance to Council's 2013-2017 City Plan under the theme of 'Vibrant and Sustainable Built and Natural Environments' with the strategic objective being "Public infrastructure and open space is maintained and improved to support a vibrant community life in Knox".

8. CONCLUSION

The tender representing best value for money was presented by Etheredge Mintern Pty Ltd for the lump sum price of \$1,352,864.50 (\$1,488,150.95 including GST).

The company is adequately resourced and available to successfully undertake this contract within the constraints of time, quality and cost as detailed in the Contract documentation.

8.2 Awarding of Contract No. 2185 – Reconstruction of Ashton Road, Kingston Street and Mountain Gate Drive, Ferntree Gully (cont'd)**9. CONFIDENTIALITY**

A confidential summary of the tendered prices, evaluation matrix and completed Panel Evaluation Form is provided separately to this report.

COUNCIL RESOLUTION

MOVED: CR. ORPEN

SECONDED: CR. COSSARI

That Council

1. accepts the tender submitted by Etheredge Mintern Pty Ltd for the lump sum price of \$1,352,864.50 excluding GST (\$1,488,150.95 including GST) for Contract No 2185 – Reconstruction of Ashton Road, Kingston Street and Mountain Gate Drive, Ferntree Gully;
2. approves the provision of \$140,000 to complete the reconstruction project, from the Federal Government's Roads to Recovery program already committed for the 2016/17 Capital Works Assets Road Renewal program;
3. authorises the Chief Executive Officer to formalise the contract documentation under delegated authority; and
4. advises all tenderers accordingly.

CARRIED

COUNCILLOR GILL RETURNED TO THE CHAMBER AT 7.58PM DURING DISCUSSION ON ITEM 9.1**ALL WARDS****9.1 COMMUNITY FACILITIES PLANNING POLICY****SUMMARY: *Facilities Planner (Annette Dodson)***

The Community Facilities Planning Policy outlines Council's commitment to an integrated planning process for the planning and delivery of community facilities. The Policy specifically requires consideration of opportunities for multipurpose, co-located or integrated community uses or community hubs when planning for new and/or upgraded community facilities. It also identifies key locational considerations to maximise multipurpose opportunities. The Policy requires that these considerations should occur as part of an integrated community facility planning process.

The Community Facilities Planning Guidelines (refer Appendix B) will support and inform a process to plan, assess, prioritise, deliver, and manage Council's community facilities as outlined in the Community Facilities Planning Policy.

The development of the Community Facilities Planning Policy (Appendix A) is in direct response to actions identified in the 2015/16 Annual Plan and the Integrated City Strategy and Implementation Plan 2015-17.

RECOMMENDATION

That Council approve the Community Facilities Planning Policy (attached as Appendix A).

1. INTRODUCTION

The Community Facilities Planning Policy responds to the 2015-16 Annual Plan Action to '*Develop and adopt a community infrastructure planning policy to build consideration of potential multiple community uses into new and upgrade for Council and community facilities.*'

The Policy and Guidelines have been informed by research and engagement on best practice community facility planning and Council's past and current experience of community facility planning as well as information sourced through other Local Government research, planning and experience.

The Policy outlines Council's commitment to an integrated planning process for the planning, delivery and management of community facilities, and as part of that process, to consider opportunities for multipurpose, co-located, integrated uses or community hub opportunities when planning for new and/or upgrades or change of use of Council community facilities.

9.1 Community Facilities Planning Policy (cont'd)

2. DISCUSSION

2.1 Multipurpose community facilities

Multipurpose community facilities can be defined as a single facility having numerous spaces that support diverse services and programs. Multipurpose facilities provide opportunities for use by a variety of community groups and service providers in one facility. Whilst they are generally defined as a single facility, they also can be clustered in a locality to form part of a community hub.

There are various types of multipurpose facilities, including, multipurpose, co-located or integrated facilities. The Community Facilities Planning Policy uses the following definitions, with local examples of each facility type:

Facility Type	Definition	Example
Co-located facility	The joint location of service providers within a facility, usually without integration of services, but involving shared premises and possibly some administrative or other services.	<ul style="list-style-type: none"> • Ferntree Gully Community Arts Centre and Library
Integrated Facility	The joint location of service providers within a facility (as per co-location) but with integration of services to provide a co-ordinated, one-stop-shop approach to case management and service delivery.	<ul style="list-style-type: none"> • Murrindal Children and Family Centre
Multipurpose Facility	A facility which provides a range of flexible, functional spaces to support access to services and participation in a range of active and passive lifestyle activities.	<ul style="list-style-type: none"> • Rowville Community Centre, Rowville • Carrington Park Leisure Centre, Knoxfield
Community Hub	A collection of facilities clustered together on the same or adjoining sites. There may or may not be interaction between these facilities. Together, they create a focal point for community activity. A hub is often also a base for outreach services to other smaller facilities or surrounding communities.	<ul style="list-style-type: none"> • Bayswater West Community Hub (Guy Turner Reserve) • Boronia Park precinct

9.1 Community Facilities Planning Policy (cont'd)

In order to be effective and provide maximum benefit, multipurpose community facilities and hubs should:

- Be suitably and strategically located;
- Aim to meet existing and future community needs;
- Be developed to provide opportunities for co-location, flexible use and integrated service provision;
- Provide for connection to, and compatibility with, surrounding land uses;
- Provide best value for money in delivering community outcomes;
- House complementary services, and/or functions and activities; and
- Have effective governance models in place.

2.2 Policy Scope

The Community Facilities Planning Policy will apply to the planning, delivery and management of Council owned community facilities including: sports pavilions, leisure centres, libraries, early years facilities, neighbourhood houses, community centres, community arts centres, senior citizens centres, community meeting spaces and public halls.

The Policy will apply when planning for new or upgrades or proposed change of use of existing Council owned community facilities. The Policy will be triggered by:

- A request from a community organisation for a new community facility or changing utilisation of an existing Council community facility;
- Community facility opportunities identified through Council's Capital Works Program;
- External capital funding opportunities which are available for community facilities;
- The outcomes of a Service Plan, strategic review, issues based or area based review proposing change or development of Council community facilities; and/or,
- Considering allocations and/or use of community facilities.

It should be noted that currently the Policy will apply to Council's community facilities, rather than apply generally to all community infrastructure. Community Infrastructure includes community facilities but also including open space/recreation assets with no physical buildings. It is proposed that, as Council works towards the introduction of Development Contributions Plans and developing a municipal-wide Community Infrastructure Plan, there is potential to broaden the scope of the Policy as appropriate.

9.1 Community Facilities Planning Policy (cont'd)

2.3 Planning Principles

Eight key principles underpin the Community Facility Planning Process. These principles (outlined below) represent key organisational values and planning philosophies which provide statements of desirable outcomes to be considered during the 5 planning stages are outlined in section 6 of the Policy.

1. Wellbeing

Community facilities are accessible, enhance community networks and activity, provide connections, strengthen local identity and contribute to self-sufficiency.

2. Equity and Opportunity

Community facilities encourage participation; enhance creativity, activity and healthy lifestyles, support gender equity and diverse needs of all demographic groups within the community.

3. Economic Benefit

Community facilities are located and designed to complement local businesses and services. They are affordable, technically and economically viable, provide security of tenure and are managed and operated to minimise duplication and costs.

4. Design & Sustainability

Community facilities are designed to support compatible multipurpose, flexible spaces, respond to the surrounding social, natural and built environment, contribute to sustainability outcomes and respect and celebrate the character and identity of local communities.

5. Location

Community facilities are located to service diverse communities, which is accessible to the widest possible range of community members in convenient and central locations. These locations are to be well served by a range of transport, particularly public transport.

6. Community Safety

Community facilities support the provision of safe and secure community places that enhance quality of life, equity, law and order and stability.

7. Partnership and Alliances

Community facilities are supported by collaborative arrangements and partnerships between government, education, industry, private sector and community.

8. Investment

Community facility planning considers a range of investment options including public and private sector contributions, owning, co-owning, renting or sharing.

9.1 Community Facilities Planning Policy (cont'd)

2.4 Policy Requirements

The proposed Community Facilities Planning Policy includes requirements relating to consideration of multipurpose use, locational requirements, community consultation and management/governance arrangements. It also outlines the community facility planning process, which includes multipurpose criteria and other policy considerations as part of an informed, integrated and robust process to plan for, assess, prioritise, deliver and manage Council's community facilities.

The Policy requires that:

1. New and redeveloped Council owned community facilities are to be planned and operated to optimise their use and capacity to achieve one or more of the following:
 - a) Multipurpose Use: Flexible, functional and adaptable spaces within a facility which can support a range of compatible services and activities;
 - b) Co-located Use: Joint location of services within the same facility;
 - c) Integrated Service Provision: The joint location of services within a facility and with integrated service delivery and management; or,
 - d) Community Hub: Creation of or enhancement of an existing cluster of community facilities on the same or adjoining sites, which creates a focal point for community activity.
2. The suitability of the location of community facilities to optimise multipurpose, co-located or integrated use or community hub opportunities, will be informed by the ability to maximise efficient land use, accessibility and convenience for users to achieve greatest community benefit. These locational considerations will give priority to:
 - Access to public transport, activity centres, open space, pedestrian connections, car parking and other community infrastructure; and,
 - The level of support for the location of the facility that is provided in the Knox Planning Scheme or any approved Structure Plan for that area.
3. Planning for the multipurpose, co-located or integrated use of community facilities or community hub opportunities will include engagement with internal and external stakeholders in order to maximise opportunities to integrate service and asset planning and build collaboration and partnerships with community stakeholders.

9.1 Community Facilities Planning Policy (cont'd)

4. Multipurpose, co-located or integrated facilities will have appropriate governance and facility management arrangements in place. Licensing Agreements entered into between Council and community groups shall be based on the policy criteria outlined in Section 8.1 of the Policy.
5. The Community Facility Planning Process shall be used to guide the overall process for the planning, development and management of new/upgraded community facilities and for change of use of existing community facilities. The six stages of the Community Facility Planning process include:
 - **Strategic Intent:** Establishing the organisational policy and principles shaping the service; establishing the strategic intent and parameters; understanding the service and sector-wide influences, including service planning outcomes.
 - **Needs Analysis:** Analysing the existing and future context, community needs, requirements and opportunities; stakeholder consultation and location considerations
 - **Solution Identification:** Aligning needs; feasibility of options including economic evaluation and assessment of management models; identifying and approving the recommended option.
 - **Plan Creation and Delivery:** Undertaking detailed planning and design; facility delivery; facility management arrangements established; service delivery commences.
 - **Monitoring and Evaluation:** Monitoring usage, demand, user satisfaction and operations; identifying key learnings from the project to inform the Community Facility Planning Process.
6. Consideration of the multipurpose criteria outlined in the policy (Policy statements No's 1-4 inclusive) shall be undertaken as part of the integrated Community Facility Planning Process (outlined in Policy statement No.5), which takes into account all relevant Council objectives and policies. The Community Facility Planning Guidelines shall be used to inform this process.

The outcomes of each stage need to inform all subsequent stages of the process, and decisions and outcomes from each stage will feed into relevant Council budget and business plan processes (i.e. capital works program, service area business plans, etc) as part of Council's assessment and prioritisation processes for community facilities.

9.1 Community Facilities Planning Policy (cont'd)

The Policy recognises that multipurpose, co-located or integrated community facilities or a community hub location may not always be the optimum outcome for a particular site, use or facility. The Policy criteria are designed to support consideration of multipurpose use as part of the overall planning and design process, which forms part of a broader assessment of the proposed facility/service against all relevant Council objectives and policies (being the Community Facility Planning Process). Discretion therefore exists for the suitability of multipurpose, co-located or integrated community facility use or community hub location to be balanced against other demonstrated needs (such as user-specific requirements, site constraints, or budget considerations).

2.5 Community Facilities Planning Guidelines

Implementation of the Community Facility Planning Policy will be supported by Community Facility Planning Guidelines. The Guidelines will be a working document, providing additional context and practical support for Council officers undertaking each stage of the community facility planning process. Refer to outline of key elements of the Guidelines in Appendix B.

The Guidelines provide links to resources and tools to support the planning process, including a Checklist of assessment criteria for each stage, to ensure full consideration of all relevant matters over the course of the project (in effect a due diligence checklist). The Policy requirements relating to multipurpose use, locational issues, stakeholder consultation, needs assessment, planning and design criteria and governance/operational considerations will all be included in the checklist. It is intended that the Guidelines will be amended on an as required basis, to reflect refinements in Council's ongoing practices and procedures and to reflect sector-wide best practice in Community Facility Planning.

2.6 Further Work

Following adoption of the Community Facilities Planning Policy, work will continue on a range of related activities which will impact on and/or be informed by the multipurpose considerations of the Policy and the integrated Community Facilities Planning Process. When these are completed, they will be included in the Guidelines as reference tools, as appropriate. These include:

- Continued updating of social data and information relevant to supporting community infrastructure planning, and investigating options for a community infrastructure portal to improve access to relevant resources and tools;
- Strengthened spatial mapping of social data and capital works projects to improve integration of work processes and outcomes across Council for Community Facility Planning;

9.1 Community Facilities Planning Policy (cont'd)

- Ongoing research and collaboration with other Councils and relevant industry networks to ensure Knox benefits from contemporary best practice approaches to Community Infrastructure Planning;
- Further collaboration across Council to inform Development Contributions Plans, to enable and support appropriate infrastructure provision and funding. This will include investigation and research into the preparation of a future Community Infrastructure Plan for Knox; and,
- Refining of Capital Works processes and ranking criteria to ensure that the multipurpose considerations outlined in the Community Facilities Planning Policy form part of an integrated assessment and prioritisation process across all Council service areas.

3. CONSULTATION

The Policy and Guidelines have been prepared following consultation with relevant Council service areas responsible for the planning, delivery and management of Council's Community Facilities.

In addition, the policy and guidelines have been informed by work underway through a statewide Council network focused on integrated service and facility planning practice.

The Community Facility Planning Process will ensure that appropriate stakeholder consultation (internal and external) takes place as part of all community facility planning projects, to identify existing and future needs, inform decision-making, and to maximise community benefit for all community facilities.

4. ENVIRONMENTAL/AMENITY ISSUES

The Policy will support Council's commitment to plan and develop sustainable community facilities which are well located and designed to maximise accessibility and functionality, offer flexible and adaptive spaces to meet changing needs over time, and which minimise environmental and amenity impacts.

The Community Facility Planning Process outlined in the policy will ensure that appropriate environmental and amenity considerations are considered and assessed as part of each community facility planning process.

9.1 Community Facilities Planning Policy (cont'd)

5. FINANCIAL & ECONOMIC IMPLICATIONS

Improving multipurpose use of council facilities will ensure greater utilisation of facilities across a broader range of user groups and services, and has the potential to result in greater operational efficiencies through integrated service provision and potentially reduced operating costs. The Policy seeks to optimise use of Council resources for maximum community benefit.

The Policy will be incorporated into relevant Council procedures and business plans, and existing resources will be utilised to implement the proposed policy and actions. Any additional resource requirements to apply the Policy which may emerge over time would be sought as part of Council's annual budget process.

6. SOCIAL IMPLICATIONS

The Policy will have positive social implications, by supporting accessible and well located community facilities which maximise multipurpose use where possible across the municipality. This will optimise accessibility to community facilities and services facilitate social participation and connectedness and improve community health and wellbeing outcomes.

7. RELEVANCE TO CITY PLAN 2013-17 (INCORPORATING THE COUNCIL PLAN)

The Community Facilities Planning Policy strongly aligns to all themes within the *Knox City Plan 2013-17*.

It particularly supports the following objectives:

- The Knox community benefits from good health and wellbeing at all life stages (Objective 1.1);
- A safe community with strong community connections and where learning and volunteering are valued and supported (Objective 1.2);
- Improve local opportunities for people to live, work, learn and play in Knox (Objective 2.2);
- The changing needs of a diverse community are supported through planned growth and change in housing and infrastructure that respects both built form and natural systems, and resource availability (Objective 3.1);
- Infrastructure networks provide transport choice, affordability and connectivity (Objective 3.3);
- Increase use of public spaces and infrastructure for the purposes of cultural expression and physical activity (Objective 4.2); and,
- Improve community leadership and participation in Knox (Objective 5.1).

9.1 Community Facilities Planning Policy (cont'd)

In addition to the Council Plan, the Policy supports the following Council Plan and corporate strategies:

- Council's 2015-16 Annual Plan identifies an action to "*Develop and adopt a Community Infrastructure Planning Policy to build consideration of potential multiple community uses into new and upgrades for Council and community facilities*"; and,
- The Policy supports many strategies and actions contained in the *Integrated City Strategy and Implementation Plan 2015-17*. 8. conclusion

8. CONFIDENTIALITY

There are no confidentiality issues with this report.

COUNCIL RESOLUTION

MOVED: CR. SEYMOUR

SECONDED: CR. PEARCE

That Council approve the Community Facilities Planning Policy (attached as Appendix A).

CARRIED

APPENDIX A

KNOX POLICY



COMMUNITY FACILITIES PLANNING POLICY

Policy Number:		Directorate:	Community Services
Approved by:	Council	Responsible Officers:	Manager Community Wellbeing/ Manager Sustainable Infrastructure
Approval Date:		Version Number:	4
Review Date:			

1 PURPOSE

This Policy outlines Council's commitment to an integrated planning process for the planning, delivery and management of community facilities, and as part of that process, to consider opportunities for multipurpose, co-located or integrated uses or community hub opportunities when planning for new and/or upgrades or change of use of Council community facilities.

The policy integrates with Council's Service Planning approach by ensuring that consideration of the community demand for services, Council's role and models for delivery of services are key elements of the Community Infrastructure Planning Process.

2 CONTEXT

The City of Knox is home to over 155,000 people who enjoy a diverse range of services supported by 264 Council owned community facilities. In an environment of rising expectations and significant resource constraints, Council has a responsibility to derive maximum community benefit from its current and future community facilities.

Council's strategic objectives outlined in the *Knox Vision: Our City, Our Future* and the *City Plan* identify that the provision for a range of community services is a key function of Council, and that these services in turn, rely on the provision of infrastructure assets to support Council's strategic objectives.

Knox is reasonably well serviced by community facilities which provides for multipurpose use, meets the needs of our diverse population, provides a focus for community connections and contributes to community wellbeing and the economy. Many of the community facilities owned by Council, however, are ageing, have been purpose-built for specific community services or interests and offer limited flexibility and adaptability to suit changing needs of the Knox community.

Demand for a diverse and adaptable range of community spaces is growing, driven by population increases and the increasingly diverse needs of ageing, socially and culturally diverse communities.

Consideration of opportunities for multipurpose use and/or community hubs can address the growing challenge of meeting community expectations and changing needs for community infrastructure within a constrained financial environment. There is the potential to improve efficiencies for Council and the community by reducing the costs of building renewals and maintenance, enhancing accessibility, providing an efficient and effective response to ageing infrastructure and providing a sustainable and flexible approach to changing community needs over time.

The provision of community facilities is also driven by the goals of the Knox City Plan, the Knox Planning Scheme and Council's Service plans

The Knox City Plan 2013-2017 provides an objective to build consideration of potential multiple community uses into new and upgrades of Council facilities developments to allow for greater diversity of use and to maximise the use of facilities. This Policy supports this objective by providing policy direction for the planning and development of multipurpose community facilities in Knox, to assist in optimising use of Council resources including land, facilities and services for maximum community benefit.

This Policy is supported by Victorian State Government direction that clearly identifies priorities in the support of integrated planning and delivery of community infrastructure.

3 MULTIPURPOSE COMMUNITY FACILITIES AND HUBS

Multipurpose community facilities and community hubs can be considered either as joint use facilities (one building with many uses) or several facilities located in close proximity (each building providing a range of services).

Multipurpose facilities or community hubs can also be designed to maximise utilisation through shared use arrangements and/or integrated service provision, which can further maximise connections between programs and community users by promoting a strong integration between activities and service delivery.

The Definitions section of this Policy (refer Section 4) includes descriptions of the various types of community facilities, which includes co-located, integrated or multipurpose community facilities, or a multipurpose community hub. For simplicity, this Policy uses the terms 'multipurpose community facilities' to encompass this range of facility types unless otherwise explained. Further information about the various types of multipurpose facilities can be found in the Community Facility Planning Guidelines, where a detailed analysis of such facilities and examples already within Knox are explored in more detail.

While multipurpose use, co-location and integration of facilities and services are widely viewed as important components of community hubs, research suggests that a successful community hub needs to be more than a cluster of services and buildings.

Effective multipurpose community facilities and hubs should:

- be suitably and strategically located;
- aim to meet existing and future community needs;
- be developed to provide opportunities for co-location, flexible use and integrated service provision;
- provide for connection to, and compatibility with, surrounding land uses;
- provide best value for money in delivering community outcomes;
- house complementary services, and/or functions and activities; and,
- have effective governance models in place.

4 DEFINITIONS

Asset	A physical item that is owned or controlled by Council, and provides or contributes to the provision of services to the community.
Asset Management	The process applied to manage assets over each stage of their service life from asset needs analysis, creation, operation, maintenance, renewal and disposal.
Council	Means Knox City Council, whether constituted before or after the commencement of this Policy.
Community facilities	<p>Community facilities refers to buildings that are owned by Council or where Council is the Committee of Management, that support community services or provide community benefit, and include health, individual, family and community support, education, arts and culture, information, community development, employment and training, and active and passive recreation opportunities.</p> <p>Community facilities can be described as:</p> <p>Stand-alone facilities – the establishment of dedicated facilities serving a single or multiple community purpose.</p> <p>Co-located facilities – the joint location of service providers within a facility, usually without integration of services, but involving shared premises and possibly some administrative or other services.</p> <p>Integrated facility - the joint location of service providers within a facility (as per co-location) but with integration of services to provide a co-ordinated, one-stop-shop approach to case management and service delivery.</p> <p>Multipurpose Community Facility – a facility which provides a range of flexible, functional spaces to support access to services and participation in a range of active and passive lifestyle activities.</p> <p>Multipurpose Community Hub – a collection of facilities clustered together on the same or adjoining sites. There may or may not be interaction between these facilities. Together, they create a focal point for community activity. A hub is often also a base for outreach services to other smaller facilities or surrounding communities.</p>
Change of Use	A use different to the current or former use.

Community Infrastructure Planning Process	Set of sequential and logically interrelated steps, completed in order to undertake integrated planning for community infrastructure.
Community infrastructure	Assets (which may or may not include a building), that accommodate community services, including: health, individual, family and community support, education, arts and culture, information, community development, employment and training, open space and active and passive recreation opportunities.
Facility Upgrade	Capital works undertaken to improve functionality and condition of a facility.
Fit for Purpose	Functionality and condition of a facility to provide appropriate and necessary standard for intended use.
Guidelines	Recommended, non-mandatory controls that help support principles or serve as a reference when no applicable standard is in place. Guidelines should be viewed as best practices that are not usually requirements, but are strongly recommended.
New Facility	A newly obtained or constructed facility.
Planning Principles	General statement of intention, which may be applied to particular cases to promote consistency.
Program	An ongoing activity which is developed and performed to meet a public need, and forming part of a service.
Service	A group of programs and projects primarily focussed on external recipients, which collectively provide support or guidance to the community in order to achieve the objectives of Knox's Vision and City Plan. A combination of tangible and intangible benefits that can be produced and consumed.
Service Level	A relevant measurable standard or target that reflects the required performance to meet agreed community expectations in relation to the type, quality and quantity of services delivered by Council.
Single purpose facility	A community facility designed or used for a single, specific purpose.
Technical Service Level	Describes the standard and performance of assets that Council delivers and managers to support broader customer service levels.

5 SCOPE

This Policy applies to Council and all Council staff.

The scope of this Policy includes, but is not limited to, Council owned facilities including sports pavilions, leisure centres, libraries, early years facilities, neighbourhood houses, community centres, community arts centres, senior citizens centres, community meeting spaces and public halls.

This Policy applies when planning for new or upgrades or a proposed change of use of existing Council owned community facilities as part of the following:

- A request from a community organisation for a new community facility or changing utilisation of an existing Council community facility;
- External capital funding opportunities which are available for community facilities;
- The outcomes of a Service Plan, strategic review, issues based or area based review proposing change or development of Council community facilities; and/or,
- Process for the allocation, and/or use of Council community facilities.

6 COMMUNITY FACILITY PLANNING PROCESS

Achieving community hubs, integrated services and multipurpose or co-located community facilities requires investment in and understanding of foundation principles and integrated approaches to the planning, delivery and management of community facilities.

The process for consideration of multipurpose facility development therefore forms part of an integrated approach to the overall planning, delivery and management of community services, activities and facilities across Council. This integrated approach will also align with sector-wide best practice approaches to community facility planning.

6.1 Planning Principles

Eight key principles underpin the Community Facility Planning Process. These principles (outlined below) represent key organisational values and planning philosophies which provide statements of desirable outcomes to be considered during the 5 planning stages outlined in section 6 of the Policy.

1. Wellbeing

Community facilities are accessible, enhance community networks and activity, provide connections, strengthen local identity and contribute to self-sufficiency.

2. Equity and Opportunity

Community facilities encourage participation; enhance creativity, activity and healthy lifestyles, support gender equity and diverse needs of all demographic groups within the community.

3. Economic Benefit

Community facilities are located and designed to complement local businesses and services. They are affordable, technically and economically viable, provide security of tenure and are managed and operated to minimise duplication and costs.

4. Design & Sustainability

Community facilities are designed to support compatible multipurpose, flexible spaces, respond to the surrounding social, natural and built environment, contribute to sustainability outcomes and respect and celebrate the character and identity of local communities.

5. Location

Community facilities are located to service diverse communities, which is accessible to the widest possible range of community members in convenient and central locations. These locations are to be well served by a range of transport, particularly public transport.

6. Community Safety

Community facilities support the provision of safe and secure community places that enhance quality of life, equity, law and order and stability.

7. Partnership and Alliances

Community facilities are supported by collaborative arrangements and partnerships between government, education, industry, private sector and community.

8. Investment

Community facility planning considers a range of investment options including public and private sector contributions, owning, co-owning, renting or sharing.

6.2 Community Facility Planning Process

The **Community Facility Planning Process** (as outlined in Figure 1 below), consists of five stages which should be undertaken as part of all community facility projects. Outcomes of each stage need to inform all subsequent stages. The overall process will facilitate an informed, integrated and robust process to plan for, assess, prioritise, deliver and manage Council's community facilities. The specific tasks and deliverables of each stage will vary depending on the nature and scale of the project; however the strategic intent of each stage will remain consistent.

The stages of the Community Facility Planning Process are:

- 1. Strategic Intent:** Establish organisational policy and principles shaping the service; Establish the strategic intent; Understand the service purpose and sector-wide influences.
- 2. Needs Analysis:** Analyse existing and future context, community needs, requirements and opportunities; stakeholder consultation 4 locational considerations.
- 3. Solution Identification:** Align needs; feasibility of options including economic evaluation and assessment of management models; identify and approve the recommended option.
Where needs alignment cannot meet Council expectations, it may be necessary to go back and review the assumptions and project parameters developed in Stages 1 and 2 of the project.

4. **Plan Creation and Delivery:** Undertake planning, design; facility delivery; establish facility management arrangements; commence service delivery.
5. **Monitoring and Evaluation:** Monitor usage, demand, user satisfaction and operations; Identify key learnings from the project to inform the Community Facility Planning Process.

Figure 1 - Community Facility Planning Process



6.3 Community Facility Planning Process

Community Facilities Planning Guidelines have been developed to support and guide the implementation of this policy as part of the above process. Further information and guidance about the Community Facility Planning Process and explanation of each stage of the process can be found in the Community Facilities Planning Guidelines.

7 COUNCIL POLICY

7.1 Policy

When planning for a new, upgrade or redevelopment of a community facility in Knox, including a change of use, it is policy that:

1. Planning for Council owned community facilities must consider :
 - (a) **Multipurpose Use:** Flexible, functional and adaptable spaces within a facility which can support a range of compatible services and activities;
 - (b) **Co-located Use:** Joint location of services within the same facility;
 - (c) **Integrated Service Provision:** The joint location of services within a facility and with integrated service delivery and management; or
 - (d) **Community Hub:** Creation of or enhancement of an existing cluster of community facilities on the same or adjoining sites, which creates a focal point for community activity.
2. The suitability of the location of community facilities to optimise multipurpose, co-located or integrated use or community hub opportunities, will be informed by the ability to maximise efficient land use, accessibility and convenience for users to achieve greatest community benefit. These locational considerations will give priority to:
 - Access to public transport, activity centres, open space, pedestrian connections, car parking and other community infrastructure; and,
 - The level of support for the location of the facility that is provided in the Knox Planning Scheme or any approved Structure Plan for that area.
3. Planning for the multipurpose, co-located or integrated use of community facilities or community hub opportunities will include engagement with internal and external stakeholders in order to maximise opportunities to integrate service and asset planning and build collaboration and partnerships with community stakeholders.
4. Multipurpose, co-located or integrated facilities will have appropriate governance and facility management arrangements in place. Licensing Agreements entered into between Council and community groups shall be based on the policy criteria outlined in Section 7.1 of this Policy.
5. The **Community Facility Planning Process** (as outlined in Section 6.2 of this Policy) shall be used to guide the overall process for the planning, development and management of new/upgraded community facilities and for change of use of existing community facilities. The Community Facility Planning Process shall comprise the following stages:
6. Consideration of the multipurpose criteria outlined in this policy (Policy statements No.1 – 4 inclusive) shall be undertaken as part of the integrated Community Facility Planning Process (outlined in Policy statement No.5), which takes into account all relevant Council objectives and policies. The Community Facilities Planning Guidelines shall be used to inform this process.

7.2 Assessment Criteria for Multipurpose Community Facilities

Assessment criteria for consideration of multi-purpose, co-located or integrated uses within community facilities and the creation or enhancement of community hub opportunities have been developed based on the policy statements in Section 7.1 above and have been incorporated into the checklist provided in the Community Facilities Planning Guidelines.

It is recognised that multipurpose, co-located or integrated community facilities or a community hub location may not always be the optimum outcome for a particular site, use or facility. The policy criteria are designed to support consideration of multipurpose use as part of the overall planning and design process, which in turn forms part of a broader assessment of the proposed facility against all relevant Council objectives and policies (being the Community Facility Planning Process). Discretion therefore exists for the suitability of multipurpose, co-located or integrated community facility use or community hub location to be balanced against other demonstrated needs (such as user-specific requirements, site constraints, or budget considerations).

7.3 Capital Works Priorities

To ensure the proposed development/upgrades of Council facilities reflect relevant consideration of multipurpose use as outlined in this policy, the ranking criteria for Council's Capital Works program will incorporate multipurpose assessment considerations for each project.

Balancing the multipurpose considerations against other relevant considerations and priorities will form part of the Solution Identification stage of each project, the outcomes of which will in turn be reflected in the Capital Works Ranking criteria.

7.4 Risk Management

The Policy supports:

- Prioritising programs, projects and the investment of public resources.
- Investment in sustainable community facility models.
- Strong link between service planning, community facility investment decisions and an evidence based understanding of community needs and expectations.
- Transparency and accountability to the community about the allocation of resources.
- Compliance with relevant legislation including public safety standards.

7.5 Integrated Service and Continuous Review

Council will continue to enhance its community facility planning and development knowledge, skills and operational practices with a commitment to a continuous improvement approach. Improved knowledge about the future direction of Council and non-Council services, and an understanding of sector-wide best practice will drive integrated community facility planning and the provision of community facilities, including co-located, integrated, multipurpose community facilities and community hubs.

Updated assessment criteria in response to Council's continuous improvement approach will be incorporated into the Community Facilities Planning Guidelines on an as-required basis.

7.6 Responsibilities

7.6.1 Council:

- To continue to invest in improving its knowledge of, and approaches to, community facility planning, development and management.
- To continue to support processes for integrating community service facility infrastructure planning across Council.
- To act as a steward for Council owned or managed community facilities infrastructure.
- To determine the most appropriate role for Council in the provision and support of community facilities and the multipurpose use of facilities.
- To determine allocation of resources and funding in accordance with this Policy.

7.6.2 Chief Executive Officer

- To manage implementation of the Community Facilities Planning Policy.
- To apply this Policy when considering change of use, development, redevelopment or management of community facilities.
- To report on the status and effectiveness of this Policy to Council and within the organisation.
- To be guided by this Policy in recommending the allocation of resources, when making decisions or providing advice to Council about community facility planning, development and management

7.6.3 Directors

- To support the Chief Executive Officer to ensure community facility planning processes and decisions are consistent with this Policy.
- To support implementation of the Community Facilities Planning Policy.
- To be guided by this Policy in recommending the allocation of resources, when making decisions or providing advice to Council or the CEO about community facility planning, development and management.

7.6.4 Senior Management

- To implement this Policy within available budget and resource allocations.
- To be guided by this Policy in recommending the allocation of resources, when making decisions or providing advice to Council, the CEO or Directors about community facility planning, development and management.

8.6.5 Service Managers

- To implement this Policy within available budget and resource allocations.
- To be guided by this Policy in recommending the allocation of resources, when making decisions or providing advice to Council or senior management regarding community facility planning, development and management.

7.6.6 Staff

- To administer the Policy.
- To participate in appropriate training to develop the skill sets required to undertake community facility planning and consideration of multipurpose use of community facilities in accordance with this Policy, as appropriate for the responsibility of the role or position.

8 REFERENCES

8.1 Knox City Plan 2013-2017.

Theme	Strategies
<p>1. Healthy, Connected Communities</p> <p>The Knox community benefits from good health and wellbeing at all life stages.</p>	<p>Improve health and wellbeing factors and mitigate lifestyle risks such as smoking, alcohol consumption, drug use, lack of physical activity and poor nutrition, through a range of services, infrastructure and partnerships.</p> <p>Improve accessible public transport services and infrastructure so that public transport is a realistic transport choice for the Knox community.</p>
<p>2. Prosperous, Advancing Economy</p> <p>Improve local opportunities for people to live, work, learn and play in Knox.</p>	<p>Provide social infrastructure and a positive local amenity that make it attractive to live and work in Knox, and that encourages business development.</p>
<p>3. Vibrant and Sustainable Built and Natural Environments</p> <p>The changing needs of a diverse community are supported through planned growth and change in housing and infrastructure that respects both built form and natural systems, and resource availability. Infrastructure networks provide transport choice, affordability and connectivity.</p>	<p>Public infrastructure and open space is maintained and improved to support a vibrant community life in Knox.</p> <p>Significantly improved integrated and sustainable transport systems and infrastructure are provided to improve opportunity, choice and access for all.</p>
<p>4. Culturally Rich and Active Communities</p> <p>Improve the acceptance and valuing of diversity and difference in the Knox community. Increase use of public spaces and infrastructure for the purposes of cultural expression and physical activity.</p>	<p>Promote accessible opportunities to participate in leisure and recreation activities, through provision of public infrastructure and support to sporting and leisure groups in Knox.</p> <p>Develop multi-use facilities in co-located hubs that support active participation in sporting, cultural and leisure activities.</p>

8.2 Integrated City Strategy and Implementation Plan 2015-17

The *Integrated City Strategy and Implementation Plan 2015-17* is a key policy and implementation tool for Council to enhance multipurpose use of community facilities as part of an integrated planning process, which embeds consideration of the built, social, natural and economic environments into Council's planning, implementation and evaluation phases of its services and operations. Relevant strategies include:

Integrated Strategy	
1	<i>Encourage local living by providing a positive local amenity that makes it attractive to live and work in Knox.</i>
2	<i>Improve lifelong learning opportunities in Knox by raising community awareness of and increasing access to learning options for all ages.</i>
3	<i>Appropriately plan and provide guidance for land use and development by responding to changing family living structures and other City drivers of change.</i>
5	<i>Improve the physical and mental health and wellbeing of people in Knox and mitigate lifestyle risks such as smoking, risky alcohol consumption and drug use, obesity, lack of physical activity and poor nutrition, through the provision of high quality services, support, infrastructure, partnerships, advocacy and regulation</i>
6	<i>Ensure the municipality is responsive to people at all stages of life (child friendly, youth-friendly, aged-friendly) by developing policies, plans, services and infrastructure that recognise the range of needs that arise across the lifespan.</i>
8	<i>Enable people in Knox to participate in community life by providing high quality infrastructure and public space and access to services and facilities.</i>
12	<i>Improve personal and community safety and perceptions of safety in Knox by working together to address community safety problems, family violence and child and elder abuse.</i>
14	<i>Enable people to celebrate and feel proud of Knox's diverse culture and local identity by participation in artistic expression and protecting and enhancing the cultural heritage and strengths of Knox</i>
15	<i>Ensure Knox City Council is a contemporary, effective and well governed through the pursuit of excellence in Council's practices, projects and service delivery</i>

8.3 Related Council Policies

Council's strategic objectives outlined in the City and Council Plan 2013-17 acknowledge that provision of community infrastructure is a core function of Council. The following policies inform Council's response delivery and management of community facilities in Knox that are flexible, cost effective and respond to community need.

Policy	Response
Untied Funding Allocation Policy	Council's Untied Funding Allocation Policy outlines the methodology to determine allocation of untied funding between competing projects and services as part of the annual budget process.
Service Planning Policy 2013	Council's Service Planning Policy articulates Council's commitment to service planning, and establishes a framework to ensure service planning is undertaken in a structured, consistent, cost effective and financially sustainable manner across the whole of the organisation.
Sale of Land and Building Policy	Council's Sale of Land and Buildings Policy defines the process for identifying and proceeding with the sale of any Council land (with or without improvements) and to also identify how the proceeds from any land sales are to be allocated.
Asset Management Policy 2013	Council's Asset Management Policy ensures that Council assets deliver the required level of service in the most effective and efficient manner now and into the future and the Asset Management Policy provides direction for management of assets over each stage of its service life including creation, operation, maintenance and renewal.
Access to the Built Environment Policy 2011	Provides Council with a consistent approach to planning and provision of access for people with disabilities to the built environment.
Community Engagement Policy 2007	Defines a consistent approach to be taken by Council when engaging with the community.
Sustainable Buildings Policy 2013	Provides a consistent approach for the inclusion of Environmentally Sustainable Development (ESD) principles.
Support for Community Based Facility Development/Improvements – External Funding Submissions 2009	This Policy provides a framework for Council's assessment and endorsement of community applications for funding of projects, by external agencies, such as the State and Federal governments and do not require funding from Council, for facility development/improvements on Council owned/managed land.
Sporting Reserve Facility Development Guidelines Policy	This Policy exists to provide Council and community sporting groups with a standard approach to the development of sporting reserve facilities.
Sporting Club Financial Contributions Towards Reserve Developments Policy	This Policy exists to provide Council and community sporting groups with a consistent framework when nominating financial contributions to fund facility developments and improvements at Council sporting reserves.

8.4 Relevant Legislation

- *Local Government Act 1989* – providing and maintaining community infrastructure in the municipal district.
- *Victorian Charter of Human Rights and Responsibilities* -community facilities should be developed and/or managed in a way that is consistent with the Charter.
- *Planning and Environment Act 1987* - The Knox Planning Scheme and its Municipal Strategic Statement encourage community facilities to be co-located and multipurpose in accessible locations, to service a range of activities to meet community needs.
- *National Disability Act 1992* – provides protection for everyone in Australia against discrimination based on disability, including access to premises used by the public.
- *National Construction Code 2015* – sets the minimum requirements for the design, construction and performance of buildings throughout Australia.
- *Building Control Act* – provides minimum building standards and requirements throughout Victoria

8.5 External References

- A Guide to Delivering Community Precincts, Department of Planning and Community Development, 2011.
- A Guide to Governing Shared Community Facilities, Department of Planning and Community Development, 2011.
- Feasibility Study of Community Hubs for the Parramatta Local Government Area – Briefing Paper Elton Consulting, 2007.
- Greater Dandenong Multipurpose Use of Community Facilities Policy, 2008.
- Evaluation of Victorian Children’s Centres, Department of Education and Early Childhood Development, 2008.
- Infrastructure Victoria – Laying the Foundations 2016 – Setting objectives and identifying needs for Victoria’s 30 year infrastructure strategy
- Plan Melbourne: Metropolitan Planning Strategy, Department of Transport, Planning and Local Infrastructure, 2014.

9 RELATED DOCUMENTS

- Knox City Plan 2013-2017
- Knox Vision: Our City, Our future 2015-2017
- Knox Integrated City Strategy 2015-2017
- Strategic Asset Management Plan 2003- 2013
- Building Asset Management Plan 2009
- Knox Leisure Plan 2014 -2019
- Municipal Early Years Plan-Off to a Flying Start 2011-15
- Knox Open Space Plan 2012-22
- Knox Liveable Streets Plan 2012-2022
- Open Space Assets Management Plan 2011
- Healthy Ageing Strategic Plan 2009-2013
- Knox Youth Strategic Plan 2012-2017
- Knox Arts and Cultural Plan 2012-2022
- Knox City Council Multicultural Strategic Plan 2012-17
- Knox City Council Access & Inclusion Plan 2011-2015
- Knox City Council Crime Prevention for Environmental Design Principles 2013
- Knox Planning Scheme
- Local Structure Plans

APPENDIX B – Outline of the Community Facilities Planning Guidelines

Purpose

The Community Facilities Planning Guidelines will support and inform a process to plan, assess, prioritise, deliver and manage Council's community facilities as outlined in the Community Facilities Planning Policy. Together, the Policy and the Guidelines represent Council's commitment to integrate current community facility planning approaches and support a more holistic process for the development of new community facilities and/or upgrades to existing community facilities. The considerations outlined in the Guidelines ensure that the community facility planning process takes into account identified community needs, relevant internal and external influences, locational criteria, management arrangements, multipurpose considerations and best practice community facility planning principles.

The Guidelines will be an internal resource for Council officers to use in undertaking any of the stages of the Community Facility Planning Process. It is intended that the Guidelines will be amended on an as required basis, to reflect refinements in Council's ongoing practices and procedures and to reflect sector-wide best practice in the area of Community Facility Planning.

Outline of Community Facility Planning Process - Stages and Key Tasks:

The Guidelines provide details of the key tasks required for each of the five stages of the Community Facility Planning Process:

1. Strategic Intent:

- Identify the key influences in the service sector and across Council which will impact on and inform this project?
- Establish the organisational policy context and principles shaping the service.
- Establish the strategic intent of the service; understand the service purpose and sector-wide influences; understand the service planning outcomes which impact on the facility/service.
- Project scoping, to understand project goals, facility/service hierarchy level, project deliverables, tasks, resources and deadlines which will define the project through to its completion.

2. Needs Analysis:

- Analyse and assess the existing and future situation – Where are we now? What do we need and where?
- Service/facility audit; capacity assessment.
- Locational assessment; zoning and planning scheme considerations; structure plans.
- Gap Analysis.
- Stakeholder consultation.
- Demand assessment.

3. Solution Identification:

- Establish key functional requirements.
- Ensure consideration of multipurpose opportunities.
- Needs Alignment.
- Options Development, including concept plans, preliminary costings and assessment of alternative management models.
- Assessment of options against Economic considerations and other Council objectives.
- Documentation of Stages 1, 2 & 3 of the Community Facility Planning Process, informing Business Cases/project scoping documentation to further advance and support the project.
- Identify solution and decision made (as part of Council's capital works and other budgetary processes).

4. Plan Creation and Delivery:

- Establish design/siting requirements; development of detailed design (aligned to meet identified needs, key functional requirements, local context and outcomes of Stages 1, 2 & 3).
- Statutory approvals (building, planning, DDA compliance, etc).
- Facility delivery.
- Establish facility management arrangements.
- Commence service delivery.

5. Monitoring and Evaluation:

- Monitor usage, demand, user satisfaction and operations
- Identify key learnings from the project to inform the Community Facility Planning Process.
- Alignment with BAMP

The Guidelines also include relevant considerations to optimise multipurpose facilities/community hubs, as set out in the Community Facilities Planning Policy. These multipurpose considerations need to be taken into account within each stage of the overall process.

The Guidelines will also provide reference to other tools and resources for Council officers to assist in implementing each stage of the planning process (e.g.: Demographic/population profiles; other relevant Council policies/strategies; GIS/social mapping tools, etc).

A summary of the key tasks and considerations required to be undertaken within each stage of the Community Facilities Planning Process is outlined on page 3 (in draft form).

It is not a comprehensive list of assessment criteria, and not all criteria will be applicable to each assessment. They are intended to provide prompts to use as a guide, with the size of the facility, proposed catchment and nature of the use/s determining how important or relevant each criteria is for each assessment.

DRAFT Community Facilities Planning Process Guide

Stage 1: Strategic Intent	Resources for Stage 1
<ul style="list-style-type: none"> • Understand the context of Council's Community Facility Planning Process. • Understand where the need for the project has come from. • What are the key organisational values and strategies which will impact on and inform the project? • What are the key service/sector influences which will impact on and inform this project? • How do service planning outcomes impact on the service/facility? • Identify the boundaries of the project (i.e.: What it is and what it isn't); Establish its purpose and goals. • Confirm the "non-negotiables" for the project (i.e.: budget, resources, timing constraints). • Who will be responsible for each project stage - establish responsibilities for each relevant service area/team member, and set up procedures for how completed work will be verified and approved, as it moves from one stage to the next. • Establish the key decision-making points throughout the process. • Identify Council's role in the process. • Establish the applicable social infrastructure hierarchy level: Local/municipal/regional? How will this impact on assessment criteria and approaches taken? • Identify what skills will be required to undertake each stage of the project. • Agree on the project deliverables and timeframes (egg: Project scope; Needs Analysis Report; Community Engagement Plan; Development of Options, Costings, etc). • Identify any other specific issues which will impact on understanding the strategic intent and establishing the project parameters. 	<p>Key Governance Documents:</p> <ul style="list-style-type: none"> - Council Vision - City Plan/Council Plan - Integrated City Strategy & Implementation Plan - State of Knox <p>Council Policies/Strategies:</p> <ul style="list-style-type: none"> - BAMP - Community Facilities Planning Policy - Community Infrastructure Planning Guidelines - Community Infrastructure hierarchy - <p>Other:</p> <ul style="list-style-type: none"> - Project Scope Templates - Relevant Funding Guidelines - Relevant Service Reviews - Relevant Council Facility Advocate - Facility governance documents (leases, tenancy agreements, etc)
Stage 2: Needs Assessment	Resources for Stage 2
<ul style="list-style-type: none"> • Understand the policy context, based on a review of relevant organisational policies and strategies. • <u>Demand Assessment:</u> <ul style="list-style-type: none"> - Identify existing and projected user groups, age cohorts and other demand factors. - Existing and future Demographic/Population analysis. - Understand existing and future settlement patterns and infrastructure provision relevant to the facility and catchment. - Analyse existing utilisation data against relevant service/facility standards. - Gap Analysis to identify existing and projected gaps in service provision. - Identify desired service levels/demand assessment for both service and facility provision, based on the needs assessment. - 	<ul style="list-style-type: none"> - Community Facilities Planning Policy - Community Infrastructure Planning Guide - - Asset Management Database/Facility audits/Building Asset Management Plan - City Plan/Council Plan - Integrated City Strategy - Relevant Council strategies/policies - Structure Plans - Knox Planning Scheme/Municipal Strategic Statement

<ul style="list-style-type: none"> • <u>Stakeholder consultation:</u> <ul style="list-style-type: none"> - Identify key stakeholders (internal & external), reflecting existing and proposed facility users. - Identify existing consultation outcomes which may inform the project. - Implement Communication Engagement Plan/undertake appropriate consultation to meet the project needs. - Assess consultation outcomes to help define user needs and preferred service delivery models. • <u>Site/facility audit:</u> <ul style="list-style-type: none"> - Facility audit/condition; Fit for purpose assessment. - Property enquiries – title details; management arrangements; planning/zoning issues; building/siting constraints. • <u>Location Assessment:</u> <ul style="list-style-type: none"> - What level of support is provided for the location in the Knox Planning Scheme? - How do approved/proposed structure plans/masterplans etc impact on infrastructure/service provision for the facility/site/location? - Is the site accessible to its primary user groups/catchment? - Is there good access to public transport, activity centres, open space, pedestrian networks, other community facilities, etc? - Opportunities for shared parking. • <u>Consultation:</u> <ul style="list-style-type: none"> - Identify relevant stakeholders (internal and external). - Need to assess level of consultation required for all stakeholders, and determine how and when consultation should occur. - Can any previous consultation inform this assessment? • <u>Multi-purpose considerations for Stage 2:</u> <ul style="list-style-type: none"> - Have opportunities for improved multipurpose, co-located or integrated use or community hub been identified in stakeholder consultation or other relevant structure plan/masterplan/service review processes? - Are there any likely future user groups/stakeholders which should be consulted as part of the needs assessment process? - Are there likely to be opportunities for improved multipurpose, co-located or integrated uses or community hubs into the future? (i.e.: as a result of changing demographics, expected changes to service delivery, etc). 	<ul style="list-style-type: none"> - Plan Melbourne - Demographic analysis/ community profiles - GIS/Social mapping tools - Knox Community Engagement Policy and Manual - Council's Community Engagement Advocates - Facility utilisation data - Council Facility Advocate -
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Stage 3: Identify Solutions	Resources for Stage 3
<ul style="list-style-type: none"> • <u>Options Development:</u> <ul style="list-style-type: none"> - Establish key functional requirements of facility based on outcomes of Stage 2: Needs Assessment (size, land, capacity, etc). - MoSCoW Analysis (Must have, Should have, Could have, Would like to have). - Site option considerations (where relevant). - Concept plans. - Financial framework to support options and project delivery. - Are any Council property related issues being raised (i.e.: will additional land need to be purchased; Is surplus land identified which could be sold? • <u>Needs Alignment:</u> <ul style="list-style-type: none"> - Assessment of Options and alignment of needs against economic considerations and other Council priorities. - Preferred option identified. - Preferred Management model established. - Future monitoring and review mechanisms determined. • Business Cases/project scoping documentation developed to reflect outcomes of Stages 1, 2 & 3, to support preferred option. • Assessment required against Capital Works Ranking criteria, relevant to specific project. • Project presented for consideration as part of Council's budgetary processes. • Decision made whether or not to proceed with design and delivery of the project. • <u>Multipurpose considerations for Stage 3:</u> <ul style="list-style-type: none"> - Have options considered the capacity for flexible and multipurpose spaces, which could be used by other activities/user groups/operators? - Will options provide the greatest opportunity for multipurpose use (by comparison with a new facility or relocation to another site)? Cost benefit analysis of different options may be required. - Will preferred option allow for any shared program opportunities with other local facilities/user groups? - Will preferred option allow for further expansion of the facility in the future if required to meet future needs? - Can preferred option be readily converted for another use/s, if required? - Have options for improved multipurpose, co-located or integrated uses within the facility been considered and assessed in forming the project recommendations? 	<ul style="list-style-type: none"> - Community Facilities Planning Policy - Community Facilities Planning Guidelines - City Plan/Council Plan - Integrated City Strategy - Relevant Council strategies/policies - Structure plans - Advice on Building and Planning Permit requirements) - GIS/Social mapping tools - Capital Works Program Guidelines, including Ranking Criteria - Business Case Templates

Stage 4: Plan Creation	Resources for Stage 4
<ul style="list-style-type: none"> • Does the design appropriately respond to the strategic intent of the project (Stage 1) and the outcomes of stakeholder consultation and needs analysis stages of the project (Stage 2)? • Does the design appropriately respond to the key functional requirements identified in Stage 3: Solution Identification? • <u>Siting and Detailed Design considerations:</u> <ul style="list-style-type: none"> - Design/siting constraints. - Equitable access by all users? - Response to the surrounding social, natural and built environment. - Integration with surrounding uses. - Design aligned to meet identified needs, key functional requirements and response to local context. • Statutory approvals. • Appropriate Management model established to deliver service. • Identify preferred monitoring and review mechanisms, which align with preferred management model and service delivery outcomes. • <u>Multipurpose Considerations for Stage 4:</u> <ul style="list-style-type: none"> - Does the design allow for flexible, multi-purpose spaces, both now and into the future? - Does the design allow for co-located uses within the same facility or integrated service delivery, now or into the future? - Do the spaces and /or services proposed cater for a diversity of user groups? - Does the design facilitate interaction and connections with other uses operating within a community hub? - Does the design allow for future expansion and/or adaptive re-use to meet changing community needs over time? - How do proposed management models (including community partnerships/public-private arrangement or other shared operating arrangements) improve opportunities for multipurpose use or integrated service provision, now and into the future? - Do the leases and licensing agreements in place reflect the multipurpose, co-located or integrated service models of management sought for the facility? 	<ul style="list-style-type: none"> - Community Facilities Planning Policy - Community Infrastructure Planning Guide - Capital Works Program Guidelines, including Ranking Criteria - Facility Management and Governance Models - GIS - Sustainable Building Policy - Budget related resources - Sale of Land and Building Policy - Project scoping/ specification templates

Stage 5: Monitor and Evaluate	Resources for Stage 5
<ul style="list-style-type: none"> • Assess service/facility against agreed monitoring and performance standards. • Is the service/facility meeting expectations with respect to utilisation and operational benchmarks? • Does the facility provide the most cost-effective service delivery method? • Were the outcomes of each stage of the Community Facility Planning process taken into account in the overall planning, design and delivery of the facility? • <u>Multipurpose Considerations for Stage 5:</u> <ul style="list-style-type: none"> - Did the new/upgraded facility result in any improvement to multipurpose, co-located or integrated use or community hub opportunities? - Have any opportunities for multipurpose or co-located use, integrated service provision or community hub opportunities been identified since the new/upgraded facility has been operating? - Does Council need to review its existing management model and/or tenancy mix in order to improve availability of the facility for multi-purpose, co-located or integrated use and/or to ensure it better meets community needs? • What are the key learnings which can inform future Council community facility planning processes? 	<ul style="list-style-type: none"> - Community Facilities Planning Policy - Community Infrastructure Planning Guide - Building Asset Management Plan - Project Financial framework - Facility governance documents (leases, tenancy agreements, etc) - BAMP

ALL WARDS**10.1 ANNUAL BUDGET 2016/17**

SUMMARY: *Manager Finance and Property Services (Dale Monk)*

In accordance with Sections 127 and 130 of the Local Government Act (the Act) and Sections 9-11 of the Local Government (Planning and Reporting) Regulations 2014, Council is required to prepare and adopt an annual budget by 30 June of each year and submit it to the Minister within 28 days after adoption.

Key components of the Annual Budget 2016/17 include the following initiatives:

- *\$57.131 million capital works program of which \$25.857 million is allocated to maintaining and renewing community assets. \$31.264 million is to be invested in new and upgraded community assets.*
- *The Budget includes a 2.50% increase in rates for 2016/17 in accordance with the new rate cap requirements outlined in Sections 185A to 185G of the Local Government Act 1989.*
- *Continuation of the \$100 rebate in relation to rates and charges for all eligible recipients.*

RECOMMENDATION

That Council

- 1. Note the submissions received in respect of the Proposed Budget 2016/17.**
- 2. Endorse the Sub-Committee of Council's responses to the submissions (refer Appendix A).**
- 3. Adopts the Annual Budget 2016/17 (refer Appendix B).**
- 4. Authorise the Chief Executive Officer to give public notice of this decision in accordance with Section 129 of the *Local Government Act 1989*.**
- 5. Respond to those who lodged a submission on the Proposed Budget 2016/17 in writing of Council's decision and the reason for the decision in accordance with Section 223(1)(d) of the *Local Government Act 1989*.**
- 6. Grant a rebate in relation to rates and charges to all Knox City Council residents eligible within the meaning of the *State Concessions Act 1986*. The maximum rebate is \$100.**

10.1 Annual Budget 2016/17 (cont'd)

Recommendation (cont'd)

7. Declare the Rates, Levies and Annual Service Charges for the 2016/17 financial year (refer Appendix C).

8. Adopt the Strategic Resource Plan 2017-2020 (refer Appendix D).

1. INTRODUCTION

At its Special Meeting on 3 May 2016, Council resolved to advertise its Proposed Annual Budget 2016/17, calling for submissions in accordance with Section 223 of the *Local Government Act 1989* (the Act). The public submission period opened 4 May 2016 and closed 3 June 2016. A total of 8 submissions were received by close of the submission period.

At its meeting held on 8 June 2016, a Committee comprising all Councillors heard submissions on the Proposed Annual Budget 2016/17. All submissions on the Proposed Budget were tabled, with five submitters speaking to their submission.

2. DISCUSSION

The Annual Budget 2016/17 seeks to balance the competing demands for Council services and infrastructure using prudential financial management principles to ensure financial sustainability.

The Annual Budget provides an operational surplus whilst maintaining the provision of operational services that respond to the needs of a growing Knox community and funds all legislative obligations.

Significant investment in the capital works program of \$57.131 million provides an increased ability to fund asset renewal requirements and new capital works to support the delivery of the City Plan. Significant capital projects for 2016/17 include:

- \$6.617 million to progress the development of two integrated early years' hubs at Bayswater and Wantirna South.
- \$7.985 million for the Knox Central precinct (excluding the Library).
- \$1.600 million for Knox Central Westfield Library for design.
- \$2.100 million for energy efficient street lighting replacement program.
- \$4.180 million for the development of Stamford Park.
- \$0.650 million for Eildon Park Reserve Pavilion upgrade.

10.1 Annual Budget 2016/17 (cont'd)

- \$0.600 million for Interim Knox Library.
- \$0.320 million for Walker Reserve Multipurpose Area – Stage 2.
- \$0.158 million for Mariemont Preschool, Wantirna upgrade of foyer and office space.
- \$0.800 million construction of Karoo Road, Rowville.
- \$0.390 million construction of Quarry Road, Upper Ferntree Gully.
- \$0.200 million for Tormore Reserve, Boronia – implementation of masterplan.
- \$0.600 million for Marie Wallace Reserve, Bayswater – implementation of masterplan.
- \$0.250 million Chandler Park, Boronia – implementation of masterplan.
- \$0.200 million Rumann and Benedikt Reserves, Scoresby. Staged implementation of masterplan.
- \$0.250 million Exner Reserve, Scoresby – implementation of masterplan.
- \$0.370 million Upper Ferntree Gully Neighbourhood Shopping Centre – implementation of masterplan.
- \$0.550 million Boronia Retarding Basin upgrade.
- \$0.400 million Mint Street, Wantirna Wetland system upgrade adjacent to Dandenong Creek.
- The Budget includes a \$40,500 contribution for the installation of two spectator shelters on the lower oval of the Knox Gardens Reserve, and a \$35,000 contribution for the upgrade to height adjustable rings at the Carrington Leisure Centre. These contributions are the result of submissions received and heard at the Submissions Hearing held 8 June 2016.

The Annual Budget 2016/17 is premised upon an increase in total general rates income of 2.5% for 2016/17 in accordance with the new rate cap requirements of the State Government as per Section 185A to 185G of the Act. Council has implemented user fees and charges increases that are both manageable and sustainable.

The Annual Budget 2016/17 comprises the Budgeted Financial Statements and the Fees and Charges Schedule for the financial year ending 30 June 2017 (refer Appendix B).

10.1 Annual Budget 2016/17 (cont'd)

The Strategic Resource Plan 2017-2020 is associated with the City Plan (incorporating the Council Plan) and represents the financial resources required to deliver on initiatives outlined in this strategic document. The City Plan 2013-17 (incorporating the Council Plan) was reviewed and has formed the basis of the Annual Plan 2016/17. No changes had been made to the City Plan 2013-17 (incorporating the Council Plan).

3. CONSULTATION

In accordance with Section 129 of the Act, Council publicly advertised the Proposed Annual Budget 2016/17 inviting the community to make submissions. Public notices were placed in The Age and Knox Leader newspapers.

4. ENVIRONMENTAL/AMENITY ISSUES

The Annual Budget 2016/17 recognises the leadership role Council has within the community to actively address the impacts of sustainability and to facilitate other levels of government and the community to act in a similar vein.

5. FINANCIAL & ECONOMIC IMPLICATIONS

The Annual Budget 2016/17 has been prepared in accordance with the Local Government Act 1989, the Local Government (Planning and Reporting) Regulations 2014 and relevant Australian Accounting Standards.

The Annual Budget 2016/17 accords with the financial framework established by Council in its Long Term Financial Forecast and Strategic Resource Plan and continues to address the infrastructure renewal challenge faced by both this Council and the local government sector.

6. SOCIAL IMPLICATIONS

The Annual Budget 2016/17 contains resourcing for a wide range of programs that deliver important community services to the Knox community.

7. RELEVANCE TO CITY PLAN 2013-17 (INCORPORATING THE COUNCIL PLAN)

The Annual Budget 2016/17 contains Council's Annual Plan for the 2016/17 financial year which outlines the major activities and initiatives Council will undertake during the year to progress towards achievement of the City Plan 2013-2017 (incorporating the Council Plan).

10.1 Annual Budget 2016/17 (cont'd)**8. CONCLUSION**

The Annual Budget 2016/17 forms an integral part of Council's overall strategic planning framework and endeavours to resource the directions that have been established in the *Knox Vision: Our City, Our Future* and the City Plan 2013-2017 in times of changing regulatory and economic environments.

9. CONFIDENTIALITY

This report does not contain any confidential information.

COUNCIL RESOLUTION

MOVED: CR. PEARCE
SECONDED: CR. COSSARI

That Council

1. Note the submissions received in respect of the Proposed Budget 2016/17.
2. Endorse the Sub-Committee of Council's responses to the submissions (refer Appendix A).
3. Adopts the Annual Budget 2016/17 (refer Appendix B).
4. Authorise the Chief Executive Officer to give public notice of this decision in accordance with Section 129 of the *Local Government Act 1989*.
5. Respond to those who lodged a submission on the Proposed Budget 2016/17 in writing of Council's decision and the reason for the decision in accordance with Section 223(1)(d) of the *Local Government Act 1989*.
6. Grant a rebate in relation to rates and charges to all Knox City Council residents eligible within the meaning of the *State Concessions Act 1986*. The maximum rebate is \$100.
7. Declare the Rates, Levies and Annual Service Charges for the 2016/17 financial year (refer Appendix C).
8. Adopt the Strategic Resource Plan 2017-2020 (refer Appendix D).

CARRIED

10.1 Annual Budget 2016/17 (cont'd)

APPENDIX A - Submissions in Relation to Proposed Budget 2016/17

APPENDIX B - Knox Budget 2016/17

APPENDIX C - 2016/17 Declaration of Rates and Charges

APPENDIX D - Adopted Strategic Resource Plan 2016-17 to 2019-20

Circulated under separate cover

ALL WARDS**10.2 AMENDMENT TO 2016 COUNCIL MEETING SCHEDULE**

SUMMARY: *Coordinator – Governance (Carrie Bruce)*

This report recommends a change to the adopted Council meeting schedule for the September Ordinary Council meeting.

RECOMMENDATION

That Council:

- 1. Amend the September Ordinary Meeting of Council date from Tuesday, 27 September to Tuesday, 20 September 2016.**
- 2. Authorise the Chief Executive Officer to undertake all statutory requirements in regards to the change of meeting date.**

1. INTRODUCTION

Council has previously adopted a meeting schedule up to the end of 2016. Since adoption of the schedule it has become necessary to change the September Ordinary Council meeting date from Tuesday 27 September to Tuesday 20 September.

2. DISCUSSION

In accordance with the Council Meeting Structure Policy, Council operates a monthly meeting cycle utilising the following format:

- Strategic Planning Committee Meetings every second Tuesday of the month
- Ordinary Council Meetings every fourth Tuesday of the month

The proposed schedule for the remainder of 2016 is:

Strategic Planning Committee	Ordinary Council
Tuesday, 12 July 2016	Tuesday, 26 July 2016
Tuesday, 9 August 2016	Tuesday, 23 August 2016
Tuesday, 13 September 2016	Tuesday, 20 September 2016
Tuesday, 11 October 2016	Tuesday, 18 October 2016
Tuesday, 8 November 2016	Tuesday, 22 November 2016
Tuesday, 13 December 2016	Tuesday, 20 December 2016

Statutory Meeting of Council

Wednesday, 2 November 2016

All meetings will commence at 7.00pm except for the Council meeting on 20 December, 2016 which will commence at 5.00pm.

10.2 Amendment to 2016 Council Meeting Schedule (cont'd)

Additional meetings may be scheduled throughout the year as required and the proposed meeting dates may be amended by resolution of Council if necessary.

3. CONSULTATION

Councillors discussed the meeting schedule at a briefing session in March and indicated a preference for bringing the September meeting forward by one week in order to progress the business of Council.

4. ENVIRONMENTAL/AMENITY ISSUES

There are no environmental or amenity issues associated with this report.

5. FINANCIAL & ECONOMIC IMPLICATIONS

There are no financial implications associated with this report.

6. SOCIAL IMPLICATIONS

Council meetings provide interested people within the community an opportunity to participate in local democracy. Participation provides a greater understanding of Council's decision making process and promotes open and transparent government.

7. RELEVANCE TO CITY PLAN 2016-17 (INCORPORATING THE COUNCIL PLAN)

An effective meeting structure assists Council in delivering its vision, mission and objectives set out in the City Plan.

8. CONCLUSION

This report formalises the change to the Council meeting schedule for 2016 with regards to the September 2016 Ordinary Meeting of Council and enables Councillors and staff to plan accordingly.

9. CONFIDENTIALITY

There are no issues of confidentiality associated with this report.

10.2 Amendment to 2016 Council Meeting Schedule (cont'd)**COUNCIL RESOLUTION**

MOVED: CR. PEARCE

SECONDED: CR. COSSARI

That Council:

1. Amend the September Ordinary Meeting of Council date from Tuesday, 27 September to Tuesday, 20 September 2016.
2. Authorise the Chief Executive Officer to undertake all statutory requirements in regards to the change of meeting date.

CARRIED

DOBSON WARD**10.3 PROPOSED SALE OF PART DRAINAGE RESERVE ABUTTING
10 BLUCHER STREET, FERNTREE GULLY (MELWAY REF: 74 B7)**

SUMMARY: *Senior Property Officer (Angela Kostarakis)*

This report is presented following the closing of submissions for the removal of reserve status from part of the drainage reserve and recommends the sale of the former drainage reserve to the adjoining owner at 10 Blucher Street, Ferntree Gully.

RECOMMENDATION

That Council, having completed the statutory process in accordance with the Local Government Act 1989:

1. remove the reserve status from part of Reserve 2 on Plan of Subdivision 24993 being part of the land contained in Certificate of Title Volume 11556 Folio 287 (subject land) pursuant to Section 24A of the Subdivision Act 1988;
2. authorise the sale of an area of this reserve (310m²) (refer Appendix A) to the property owner at 10 Blucher Street, Ferntree Gully for \$45,000 (plus GST) plus all Council's costs in relation to this sale;
3. authorise the Chief Executive Officer to sign and seal all necessary documentation associated with the sale of part of the reserve (310m²) identified as part of Lot 1 on proposed Plan of Subdivision 72790K currently comprising part of Reserve 2 on Plan of Subdivision 24993 being part of the land contained in Certificate of Title Volume 11556 Folio 287.

1. INTRODUCTION

Council identified that the driveway of 10 Blucher Street, Ferntree Gully was encroaching on an area of drainage reserve over many years.

The area of drainage reserve abuts 10 Blucher Street, Ferntree Gully and is identified as part of Lot 1 on proposed Plan of Subdivision 727290K (currently part of Reserve 2 on Plan of Subdivision 24993) being the land contained in Certificate of Title Volume 11556 Folio 287.

2. DISCUSSION

Council at its meeting on 26 April 2016 resolved as follows:

“That Council, being of the opinion that the part of Lot 1 on proposed plan of subdivision PS727290K currently comprising part of Reserve 2 on PS24993, being part of the land contained in Certificate of Title Volume 11556 Folio 287, shown hatched (Subject Land) on plan attached as Appendix A, is no longer required as a drainage reserve:

10.3 Proposed Sale of Part Drainage Reserve Abutting 10 Blucher Street, Ferntree Gully (cont'd)

1. proceed to remove the reserve status from the Subject Land, pursuant to Section 24A of the Subdivision Act 1988;
2. under Section 189 of the Local Government Act 1989, commence the statutory procedures to sell the Subject Land to the owner of 10 Blucher Street, Ferntree Gully, for a price of \$45,000 plus GST (plus all Council's costs in relation to this sale);
3. under Section 223 of the Local Government Act 1989, give public notice of the proposed sale of the Subject Land in the Knox Leader newspaper;
4. hear any submissions in accordance with Section 223(1)(b) of the Act and appoint the following Committee of Council comprising Cr Orpen, Cr Lockwood, and Cr Holland to consider submissions at 5.00pm on Tuesday 14 June 2016; and
5. that a further report be presented to Council at the conclusion of the statutory process."

Following this resolution, Council officers commenced the administrative procedures associated with the proposed sale including publication of a public notice declaring Council's intent to sell part of the drainage reserve.

Following the closure of the submission period, no submissions were received and therefore there was no requirement for the Committee of Council to meet.

Council may now resolve to sell part of the drainage reserve (310m²) identified as part of Lot 1 on proposed Plan of Subdivision 727290K (currently part of Reserve 2 on Plan of Subdivision 24993) being the land contained in Certificate of Title Volume 11556 Folio 287 to the abutting property owner at 10 Blucher Street, Ferntree Gully.

3. CONSULTATION

Public notice was given in the Knox Leader on 3 May 2016. At the conclusion of the 28 day submission period, no submissions were received.

4. ENVIRONMENTAL/AMENITY ISSUES

There are no environmental or amenity issues associated with this land.

5. FINANCIAL & ECONOMIC IMPLICATIONS

It is proposed that the sale would be subject to the purchaser meeting all Council's costs (approximately \$7,000) in relation to the sale and the land sold for \$45,000 plus GST.

6. SOCIAL IMPLICATIONS

There are no social implications in relation to this land.

10.3 Proposed Sale of Part Drainage Reserve Abutting 10 Blucher Street, Ferntree Gully (cont'd)

7. RELEVANCE TO CITY PLAN 2013-17 (INCORPORATING THE COUNCIL PLAN)

This report relates to Theme 5: Democratic and Engaged Communities of the City Plan with particular reference to:

5.3.1 Maintain accountable and transparent governance practices and Council's sound stewardship of the community's finances and assets.

8. CONCLUSION

That Council, having completed the statutory process in accordance with the Local Government Act 1989, hereby resolves to sell an area of drainage reserve to the abutting property owner at 10 Blucher Street, Ferntree Gully. The area of land is part of Lot 1 on proposed Plan of Subdivision 72790K currently comprising part of Reserve 2 on Plan of Subdivision 24993 being part of the land contained in Certificate of Title Volume 11556 Folio 287.

9. CONFIDENTIALITY

There are no confidential issues associated with this report.

COUNCIL RESOLUTION

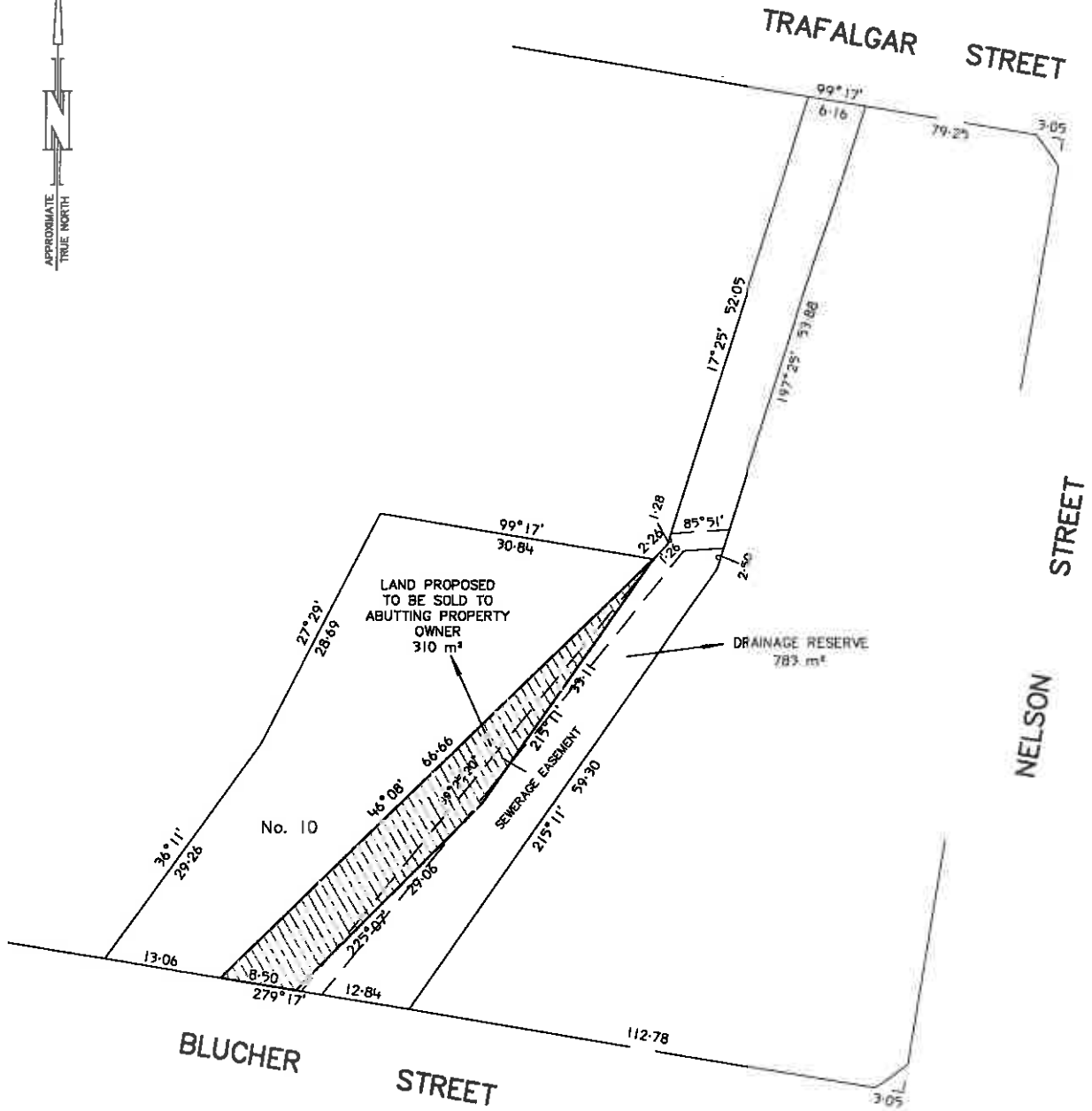
MOVED: CR. ORPEN

SECONDED: CR. COOPER

That Council, having completed the statutory process in accordance with the Local Government Act 1989:

1. remove the reserve status from part of Reserve 2 on Plan of Subdivision 24993 being part of the land contained in Certificate of Title Volume 11556 Folio 287 (subject land) pursuant to Section 24A of the Subdivision Act 1988;
2. authorise the sale of an area of this reserve (310m²) (refer Appendix A) to the property owner at 10 Blucher Street, Ferntree Gully for \$45,000 (plus GST) plus all Council's costs in relation to this sale;
3. authorise the Chief Executive Officer to sign and seal all necessary documentation associated with the sale of part of the reserve (310m²) identified as part of Lot 1 on proposed Plan of Subdivision 72790K currently comprising part of Reserve 2 on Plan of Subdivision 24993 being part of the land contained in Certificate of Title Volume 11556 Folio 287.

CARRIED



BAIRD WARD**10.4 PROPOSED SALE OF LAND ABUTTING 49 ALBERT AVENUE, BORONIA**

SUMMARY: *Property Management Coordinator (Angela Mitchell)*

Council has received a request from the property owner at 49 Albert Avenue, Boronia to purchase an area of Council land abutting 49 Albert Avenue, Boronia. It is recommended that Council commence the statutory procedures to sell this land.

RECOMMENDATION

That Council, being of the opinion that the area of land being Lot 2 on Title Plan 853779G and contained in Certificate of Title Volume 8114 Folio 593 and shown on the plan attached (Appendix A) is not required, and:

1. Under Section 189 of the Local Government Act 1989, that statutory procedures be commenced to sell 107m² of land to the property owner at 49 Albert Avenue, Boronia for market value plus GST (plus all Council's costs in relation to this sale) and that under Section 223 of that Act give public notice of the proposed sale in the Knox Leader newspaper.
2. To hear submissions in accordance with Section 223(1)(b) of the Local Government Act 1989 and appoint the following Committee of Council comprising Cr _____, Cr _____, and Cr _____ to consider submissions at 5.00pm on 16 August 2016.
3. That a further report be presented to Council at the conclusion of the statutory process.

1. INTRODUCTION

Council received a request from the property owner of 49 Albert Avenue, Boronia to purchase an area of the adjoining Council land and consolidate the land with his property.

The area of land abuts 49 Albert Avenue, Boronia and is identified as Lot 2 on Title Plan 853779G and contained in Certificate of Title Volume 8114 Folio 593.

2. DISCUSSION

Following an assessment of the road network in the area and Council's future land needs, it has been determined that this lot together with the areas abutting 45, 47, 51 and 53 Albert Avenue, Boronia were not required by Council. It appears that these areas were retained some years ago for future road widening. Other lots to the north and south of these areas were transferred to the abutting property owners over the years.

10.4 Proposed Sale of Land Abutting 49 Albert Avenue, Boronia (cont'd)

The land comprises an area of 107m² and is zoned Neighbourhood Residential Zone 1 and affected by Design and Development Overlay (DDO2), Significant Landscape Overlay (SLO3) and Environmental Significance Overlay (ESO3).

The abutting property owner has requested to purchase 107m² and will consolidate this area into his existing property.

A valuation has been obtained for this area and is attached as a confidential report.

The land has been deemed surplus to Council's needs and therefore it is recommended a process to sell the land commence in accordance with the Local Government Act.

3. CONSULTATION

Section 189 of the Local Government Act 1989 (the Act) provides the statutory procedures to enable the sale to be commenced and Section 223 of that Act requires public notice of the proposed sale be given in a newspaper generally circulating in the municipal district. In giving public notice, Council must state that submissions in respect of the sale will be considered.

In accordance with Section 223 of the Act, Council or where Council determines, a Committee of Council shall consider any written submissions which are received by Council within 28 days after the publication of the public notice and allow persons making submissions to appear in support of their submission. If submissions are received, a further report will be presented to Council for its consideration prior to taking further action on the proposed sale.

4. ENVIRONMENTAL/AMENITY ISSUES

There are no environmental or amenity issues associated with this land.

5. FINANCIAL & ECONOMIC IMPLICATIONS

It is proposed that any sale would be subject to the purchasers meeting all Council's costs in relation to the sale and the land to be sold at a valuation obtained in accordance with Council's Valuation of Council Land for Sale Policy. A confidential valuation in relation to this is circulated under separate cover, refer Appendix B.

6. SOCIAL IMPLICATIONS

There are no social implications in relation to this land.

10.4 Proposed Sale of Land Abutting 49 Albert Avenue, Boronia (cont'd)**7. RELEVANCE TO CITY PLAN 2013-17 (INCORPORATING THE COUNCIL PLAN)**

This supports Theme 5 Democratic and Engaged Communities with particular reference to:

- 5.3.1 Maintain accountable and transparent governance practices, and Council's sound stewardship of the community's finances and assets.

8. CONCLUSION

As the area of land (107m²) is not required, it is recommended that Council commence the necessary statutory procedures for the sale of the land identified as Lot 2 on Title Plan 853779G and contained in Certificate of Title Volume 8114 Folio 593 and shown on the plan attached (Appendix A) to the abutting property owner.

9. CONFIDENTIALITY

A confidential valuation is attached to this report.

COUNCIL RESOLUTION

MOVED: CR. MORTIMORE

SECONDED: CR. ORPEN

That Council, being of the opinion that the area of land being Lot 2 on Title Plan 853779G and contained in Certificate of Title Volume 8114 Folio 593 and shown on the plan attached (Appendix A) is not required, and:

1. Under Section 189 of the Local Government Act 1989, that statutory procedures be commenced to sell 107m² of land to the property owner at 49 Albert Avenue, Boronia for market value plus GST (plus all Council's costs in relation to this sale) and that under Section 223 of that Act give public notice of the proposed sale in the Knox Leader newspaper.
2. To hear submissions in accordance with Section 223(1)(b) of the Local Government Act 1989 and appoint the following Committee of Council comprising Cr Mortimore, Cr Orpen and Cr Cossari to consider submissions at 5.00pm on 16 August 2016.
3. That a further report be presented to Council at the conclusion of the statutory process.

CARRIED

PURSUANT TO SECTION 79 OF THE LOCAL GOVERNMENT ACT 1989 (THE ACT), COUNCILLOR ORPEN DECLARED AN INDIRECT FINANCIAL INTEREST PURSUANT TO SECTION 78B OF THE ACT IN ITEM 10.5 ON THE GROUNDS THAT SHE HOLDS OFFICE IN AN ASSOCIATION THAT MAY BE A BENEFICIARY OF COUNCIL'S DELIBERATIONS.

PURSUANT TO SECTION 79 OF THE LOCAL GOVERNMENT ACT 1989 (THE ACT), COUNCILLOR SEYMOUR DECLARED AN INDIRECT FINANCIAL INTEREST PURSUANT TO SECTION 78B OF THE ACT IN ITEM 10.5 ON THE GROUNDS THAT SHE HOLDS OFFICE IN AN ASSOCIATION THAT MAY BE A BENEFICIARY OF COUNCIL'S DELIBERATIONS.

COUNCILLOR ORPEN VACATED THE CHAMBER AT 8.04PM PRIOR TO DISCUSSION ON ITEM 10.5

COUNCILLOR SEYMOUR VACATED THE CHAMBER AT 8.04PM PRIOR TO DISCUSSION ON ITEM 10.5

ALL WARDS

10.5 INCIDENTAL COMMUNITY GRANTS PROGRAM APPLICATIONS

SUMMARY: *Governance Officer - (Kirstin Ritchie)*

This report summarises the recommended grants from the Incidental Community Grants Program.

All applications have been assessed against the criteria as set out in the Incidental Community Grant Program Policy.

RECOMMENDATION

That Council:

1. Approve the thirty-two recommended Incidental Community Grant applications, as detailed in Appendix A, for a total value of \$30,392.74
2. Endorse the Incidental Community Grant Program Policy to 1 March 2017, attached as Appendix B to this report.

1. INTRODUCTION

At the 24 November Ordinary Council meeting, Council endorsed the Incidental Community Grants Policy (the Policy) effective from 1 December 2015. The following criteria are used in determining applications for Incidental Community Grants under the policy:

- All requests for funding must be in writing and on the relevant funding application form; and
- Applications must be from individuals who reside in Knox or community groups that provide services to the Knox community; and

10.5 Incidental Community Grants Program Applications (cont'd)

- All applications for funding must provide a demonstrated benefit to the Knox community and be in keeping with the objectives and directions of the City Plan; and
- Applications for financial donations and general fundraising activities will not be supported through the Incidental Community Grants Program; and
- The maximum grant limit is \$1,000.

This report presents to Council recommended grant allocations in accordance with this policy.

2. DISCUSSION

Council has established the Incidental Community Grants program to ensure that funding can be provided to individuals and community groups who request ad hoc, incidental, community based, one-off grants.

The Policy sets out an open and transparent grant program that meets the principles of good governance and is compliant with the Local Government Act 1989. The Policy sets out new criteria that all grant applications must meet.

This report outlines the grant applications received since the previous Ordinary Council meeting held on 24 May 2016 and recommends thirty-two grants for Council's approval.

No applications have been received for grants under \$500 for the current period.

3. CONSULTATION

No consultation has been undertaken in relation to this report. This information is presented as part of Council's accountability to the community.

4. ENVIRONMENTAL/AMENITY ISSUES

There are no environmental or amenity issues associated with this report.

10.5 Incidental Community Grants Program Applications (cont'd)

5. FINANCIAL & ECONOMIC IMPLICATIONS

The approval of incidental community grants is managed within Council's adopted budget.

Based on the annual budget of \$85,450 allocated to the Incidental Community Grants Program for 2015-16, a total of \$23,535.60 of grants have been approved since the commencement of the program to the May Council Meeting.

In accordance with the Policy, any unallocated funds from the Incidental Community Grants Program in 2015-16, will be carried forward and allocated to the 2016-17 Community Development Fund.

6. SOCIAL IMPLICATIONS

The Incidental Community Grants program allows Council the flexibility to respond to requests from individual's and/or community groups within Knox at a municipal level. These grants provide applicants the opportunity to participate and support a variety of community based programs.

7. RELEVANCE TO CITY PLAN 2013-17 (INCORPORATING THE COUNCIL PLAN)

Provision of the Incidental Community Grants program assists Council in meeting its general objectives under the Council Plan.

8. CONCLUSION

This report contains the recommendation for funding though the Incidental Community Grants program in Appendix A.

This recommendation is presented to Council for consideration and endorsement.

9. CONFIDENTIALITY

Confidential Appendix C contains each of the individual grant applications for Council's consideration.

10.5 Incidental Community Grants Program Applications (cont'd)**COUNCIL RESOLUTION**

MOVED: CR. PEARCE

SECONDED: CR. GILL

That Council:

1. Approve the thirty-two recommended Incidental Community Grant applications, as detailed in Appendix A, for a total value of \$30,392.74
2. Endorse the Incidental Community Grant Program Policy to 1 March 2017, attached as Appendix B to this report.

CARRIED

APPENDIX A – Incidental Community Grants Applications

Applicant Name	Project Title	Amount Requested	Amount Recommended
Knox Gardens Tennis Club	Professional high pressure cleaning of 3 plexi-pave tennis courts.	\$1573.00	\$1,000.00
Knox Infolink Inc	Contribution towards running a forum to discuss service provision for welfare recipients in the municipality.	\$1,000.00	\$1,000.00
St Thomas Anglican Church	Contribution towards the purchase and installation of new fenced outdoor play space for community use.	\$1,000.00	\$1,000.00
Kinderlea 3 year old preschool	Purchase of new computer for the centre.	\$999.00	\$999.00
The Basin Community House	Purchase of 20 new lightweight trestle tables.	\$980.00	\$980.00
Mountain District Learning Centre	Engage Knox Youth Film Festival Bendigo Bank winner to undertake a film project about youth in alternative education.	\$1,000.00	\$1,000.00
St Jude of the Apostle Parish	Contribution towards the purchase of a lightweight modular stage.	\$1,000.00	\$1,000.00
Restore Community Church	Purchase of sporting and games equipment for the youth group.	\$999.98	\$999.89
Restore Community Care	Purchase of equipment that will allow for a safer, easier and better work experience for volunteers and a more professional approach for clients.	\$925.96	\$925.96
Wantirna Primary School PFN	Replacement of basketball rings and backboards to make them safe.	\$1,000.00	\$1,000.00
City of Knox District Scout Association	Refurbishment of the toilet amenity in the District Scout Hall at Lewis Park.	\$1,000.00	\$1,000.00
Tennis Knox	Funding to offset the legal costs of modifying the model rules of association and lodgement of the application for incorporation of Tennis Knox.	\$1,000.00	\$1,000.00

Applicant Name	Project Title	Amount Requested	Amount Recommended
Knox BMX Club	Purchase of tools to support volunteers in running races and maintaining the facility. Includes petrol edger, urns, adjustable height trestle tables and high office chairs.	\$1,000.00	\$1,000.00
Rowville Tennis Club	Purchase of sound system for use with tournament being held at the club.	\$800.00	\$800.00
Scoresby Volunteer Fire Brigade	Purchase of a laptop, projector and novelty items to assist with recruitment and fire prevention education.	\$1,000.00	\$1,000.00
School Council at Scoresby Primary School	Purchase of a lectern.	\$975.00	\$975.00
Parents and Friends Association - St Jude's Primary School	Purchase of portable pop-up marquee.	\$999.00	\$999.00
Rowville Netball Club	Upgrade of online registration database	\$1,000.00	\$1,000.00
1st Knoxfield Scout Group	Installation of Panic Exit device to main door.	\$1,000.00	\$1,000.00
Our Saviours Lutheran Church Knox	Contribution towards upgrade of disabled toilets.	\$1,000.00	\$1,000.00
Scoresby Striders Little Athletics Club	Contribution towards end of season celebrations.	\$1,000.00	\$1,000.00
Knox Toy Library	Purchase of multicultural toys for library.	\$1,000.00	\$1,000.00
Knoxfield Tennis Club Inc	Purchase TV to be used for training of players and social activities.	\$800.00	\$800.00
Mariemont Preschool	Purchase of new ipad with attachable keypad	\$776.00	\$776.00
Berrabri Preschool	Contribution towards purchase of a water and activity table and an extra wide play mat	\$1,000.00	\$1,000.00
Rotary Club of Knox	Purchase of marketing materials and advertising space aimed at increasing membership base.	\$1,000.00	\$1,000.00

Applicant Name	Project Title	Amount Requested	Amount Recommended
U3A Knox Inc.	Purchase of new technology that will establish wireless connectivity to four ceiling mounted projectors and one portable device.	\$750.00	\$750.00
Rowville Men's Shed Inc.	Purchase of new drills and bits	\$542.88	\$542.88
Alice Johnson 3 Year Old Pre School Inc	Financial assistance to cover annual costs for public liability insurance	\$945.01	\$945.01
Knox Basketball	Contribution towards purchase of a new steam cleaner.	\$1,000.00	\$1,000.00
Scoresby Wantirna South Tennis Club	Contribution towards new ballast for the north west pole on courts 4-5 and electrician install costs.	\$1,000.00	\$1,000.00
Scoresby 55+ Social Circle	Purchase of new pie warmer and an A-frame style blackboard for the coffee and chat groups.	\$900.00	\$900.00
		Total	\$30,392.74

Appendix B



KNOX POLICY

INCIDENTAL COMMUNITY GRANTS PROGRAM

Policy Number:	2015/01	Directorate:	Corporate Development
Approval by:	Council	Responsible Officer:	Manager Governance
Approval Date:	28 June 2016	Version Number:	2
Review Date:	1 March 2017		

1. PURPOSE

The purpose of this Policy is to guide the operation of the Incidental Community Grants Program.

2. CONTEXT

This Policy is to be read in conjunction with the following policies and guidelines:

- Sporting Grants for Individuals Policy
- Knox Arts and Cultural Grants Policy
- Community Operational Funding Grants Policy
- Community Development Fund Guidelines

3. SCOPE

This Policy applies to all allocations from the Incidental Community Grants Program.

4. REFERENCES

4.1 Council Plan

- Effective Governance
- Partnering and Engaging

4.2 Relevant Legislation

- Local Government Act 1989 – Conflict and Interest Provisions

4.3 Charter of Human Rights

- This Policy has been assessed against and complies with the Charter of Human Rights.

4.4 Related Council Policies

- Sporting Grants for Individuals Policy
- Knox Arts and Cultural Grants Policy
- Election Period Policy
- Councillor Code of Conduct
- Community Development Fund Grant Program

4.5 Related Council Procedures

- Nil

5. DEFINITIONS

In this Policy:

Community Group(s)	Means a legal entity that provides services, support or activities to the Knox community. This expressly excludes entities whose profits are distributed to owners or investors, educational institutions and State and Federal government departments and agencies; but does not exclude 'not for profit' organisations, including school councils/auxiliaries who otherwise qualify under this Policy.
Council	Means Knox City Council, whether constituted before or after the commencement of this Policy.
Incidental Funding	Means funding for projects or initiatives that are relatively minor in nature up to a maximum value of \$1000.
Individual(s)	Means a resident(s) of the Knox Municipality.
Not for Profit	Means a group or organisation that is not operating for the profit or gain of its individual members; and any profit made goes back into the operation of the organisation to carry out its purpose. <ul style="list-style-type: none"> • If not a legal entity in their own right, have a committee of management or similar that can accept responsibility for the project and relevant funds. • Have an Australian Business Number or be prepared to fill out a 'Statement by Supplier' declaration form from the Australian Taxation Office.

6. COUNCIL POLICY

- 6.1 A budget allocation will be made in each financial year to respond to incidental funding requests within the municipality. This allocation will be known as the Incidental Community Grants Program.
- 6.2 Allocations from the Incidental Community Grants Program shall be for the purposes of meeting:
 - 6.2.1 Requests for incidental funding from individuals and/or community groups within Knox (excluding applications by individuals for Sporting Grants and Arts and Cultural Grants); and
 - 6.2.2 Requests for incidental funding which are not eligible for funding under the Community Development Fund, Community Operational Funding Grants Policy or other Council program(s) or funding arrangement(s).
 - 6.2.3 Incidental Community Grants must not supplement, subsidise or replace existing Council Budget allocations, nor be used to supplement ongoing operational funding.
- 6.3 The following criteria shall be used in determining any application for the Incidental Community Grants Program under this Policy:
 - 6.3.1 All requests for funding must be in writing and on the relevant funding application form; and
 - 6.3.2 Applications must be from individuals who reside in Knox or community groups that provide services to the Knox community; and
 - 6.3.3 All applications for funding must provide a demonstrated benefit to the Knox community and be in keeping with the objectives and directions of the City Plan.; and
 - 6.3.4 Applications for financial donations and general fundraising activities will not be supported through the Incidental Community Grants Program; and
 - 6.3.5 The maximum grant limit is \$1,000.
- 6.4 Applications for funding cannot be made retrospectively and must be received and approved before the event or activity to which the funding relates is undertaken.
- 6.5 Applications for funding up to \$500 will be assessed and determined under delegation by the Chief Executive Officer (or delegate) and will be reported to Council for information on a monthly basis.

- 6.6 Applications for funding between \$501 and \$1,000 will be assessed by the Chief Executive Officer (or delegate) and reported to Council at the monthly Ordinary Meeting of Council for Council's determination.
- 6.7 For all successful applications, applicants must provide a statement to Council that the funds have been spent in accordance with their funding application and provide financial evidence of expenditure.
- 6.8 The annual funds allocated for the Incidental Community Grants Program will be equally distributed across the 12 months of the financial year. Unallocated funds in any month will be carried forward to the following month to be available for allocation.
- 6.9 On an annual basis, any unallocated funds from the Incidental Community Grants Program will be carried forward and allocated to Council's Community Development Fund in the following financial year.
- 6.10 As part of the monthly report to Council an outline of expenditure will be provided for the period related to this Policy.

10.5 Incidental Community Grants Program Applications (cont'd)

CONFIDENTIAL APPENDIX C – Circulated under separate cover

PROCEDURAL MOTION

MOVED: CR. GILL
SECONDED: CR. PEARCE

That Item 14.1 Urgent Business be brought forward for consideration prior to Item 11.1.

CARRIED

COUNCILLOR ORPEN RETURNED TO THE CHAMBER AT 8.06PM AFTER THE VOTE ON ITEM 10.5 AND PRIOR TO DISCUSSION ON ITEM 14.1

COUNCILLOR SEYMOUR RETURNED TO THE CHAMBER AT 8.06PM AFTER THE VOTE ON ITEM 10.5 AND PRIOR TO DISCUSSION ON ITEM 14.1

COUNCILLOR ORPEN VACATED THE CHAMBER AT 8.09PM DURING DISCUSSION ON ITEM 14.1

COUNCILLOR ORPEN RETURNED TO THE CHAMBER AT 8.10PM DURING DISCUSSION ON ITEM 14.1

14. URGENT BUSINESS**14.1 URGENT BUSINESS**

MOVED: CR. GILL
SECONDED: CR. PEARCE

That Councillor Gill be permitted to raise an issue of Urgent Business relating to the Bayswater Grade Separation and proposed community facilities.

CARRIED

MOVED: CR. GILL
SECONDED: CR. PEARCE

That Council:

1. Writes to the Premier, the Minister for Public Transport and the Parliamentary Secretary for Transport stating Council's position that an increase in car parking is required at the Bayswater train station, and that the current site of the scout hall should be converted to car parking;
2. Agrees to provide a peppercorn rental for a site for a new scout hall at the Marie Wallace Bayswater Park, consistent with the master plan for the park;

14.1 Urgent Business (cont'd)

3. Notes that the scouts should not be relocated until a new scout hall is built, with the cost to be borne by others, in the Marie Wallace Bayswater Park; and
4. Formally requests a suitable site of 2500m², consistent with Council resolution of 28 April 2015, be provided by the State Government to Council at a peppercorn rental for the purpose of a multi-purpose community facility including a library at the railway station site.

PROCEDURAL MOTION

MOVED: CR. MORTIMORE

SECONDED: CR. COOPER

That this matter be deferred to the Ordinary Meeting of Council to be held on 26 July 2016.

CARRIED

ALL WARDS**11.1 WORKS REPORT AS AT 14 JUNE 2016**

SUMMARY: *Coordinator – Capital Works (Gene Chiron)*

The Works Report shows projects on Council's Capital Works Program and indicates the status of each project as at 14 June 2016.

RECOMMENDATION

That the works report, as at 14 June 2016, be received and noted.

1. INTRODUCTION

This report summarises Council's Capital Works Program for the 2015/2016 financial year. The aim of this report is to provide a regular and succinct status summary of each project over the last month. The Capital Works Report, as of 14 June 2016, is attached as Appendix A.

COUNCIL RESOLUTION

MOVED: CR. PEARCE

SECONDED: CR. COSSARI

That the works report, as at 14 June 2016, be received and noted.

CARRIED

		APPENDIX A
Project Number	Project Name	Total Approved Budget
1	<p>Bridges Renewal Program Works have been recently completed in Koolunga Reserve and Collier Reserve. Programmed works in Hazelwood Road are now in progress. Quotations for the works on the Forest Road overpass bridge are currently being evaluated and works are schedule to be underway within this financial year.</p>	\$280,000
4	<p>High Risk Road Failures Programmed patching works in Lewis Road and minor works at various locations will see the completion of this program.</p>	\$250,000
7	<p>Road Surface Renewal Program Road Resurfacing Program has now been completed.</p>	\$3,859,000
8	<p>Drainage Pit and Pipe Renewal Program Works are currently in progress at Pach Road, Margot Street, Zeising Court and Stud Road Service Lane. Program will be completed before the end of the financial year.</p>	\$2,781,000
9	<p>Footpath Renewal Program Program is progressing on schedule.</p>	\$1,875,000
10	<p>Bicycle / Shared Path Renewal Program Final project for completion this financial year is the shared path on the southern side of Mountain Highway, between Miller Road and Dorrigo Drive. This project is scheduled to commence within the next two weeks and will be completed prior to the end of the financial year.</p>	\$475,000
11	<p>Information System Plan Implementation Available funds have been expended</p>	\$120,000
16	<p>Building Renewal Program Works are approximately 85% committed/expended. Works expected to commence in June include Civic Centre office refit (Corporate Development), external painting and atrium entrance, Tormore Pavilion - kitchen refit, Boronia Library- internal painting, Dobson Pavilion - internal/external painting, Wantirna pavilion- external painting and floor coating.</p>	\$2,711,200
17	<p>Playground Renewal Program Benedikt Reserve Playground construction complete. Arcadia Reserve and Row Reserve Playgrounds let for construction in June/July 2016. Ronald, Icarus, Streeton, Pine Hill, Kings Park and Ashbrook Reserves playgrounds tenders evaluated and approved under delegation.</p>	\$1,023,409
22	<p>Fire Hydrant Replacement Program First payment to South East Water made in September.</p>	\$119,000
24	<p>Carpark Renewal The majority of programmed works at Mountain Gate Shopping Centre and Scoresby Village have now been completed. Works have been scheduled to commence within the next two weeks in Kings Park and Knox Park carparks. These projects and some minor reactive works will see the completion of this year's program.</p>	\$542,000
25	<p>Plant & Machinery Replacement Program Renewal program nearing completion, 79% of funds committed and 69% of funds expended.</p>	\$2,548,273

		APPENDIX A
Project Number	Project Name	Total Approved Budget
26	Street Tree Replacement Program Planting works continuing as per allocated resources, anticipate project delivery on time and within budget.	\$620,000
31	Stamford Park Redevelopment Tenders have been called for the Homestead stabilization project, and closed on 31 May.	\$818,415
43	Shade Sails for Family and Children's Services Facilities 50/50 shade sail budget on track.	\$30,000
104	Roadside Furniture Renewal Program Programmed works on the retaining wall in Health Avenue have now been completed. Works are set to commence this week on repairs to the steps at the end of Talaskia Road. This project and some minor reactive works will see the completion of this year's program.	\$100,000
147	Energy & Greenhouse Program for Council Facilities All projects have been completed.	\$28,000
229	Building Code Australia Compliance Program is approximately 55% committed/expended with further works to be undertaken over June.	\$100,000
248	Boronia Park Landscaping Implementation Stage 3 Remaining scope of works, being the Library and Basketball Stadium forecourts, is suspended pending resolution of library design.	\$759,803
289	CSR Quarry Reserve - Implementation Stage 4 Contract has been packaged with the sealing of Quarry Road. Contract works within the reserve is underway with pathway formation completed and works approximately 15% complete - anticipate commencement of boardwalk structure in June.	\$824,767
345	Asbestos Removal Program is approximately 70% committed/expended. Program of works expected to be completed by late June	\$100,000
347	Miscellaneous Industrial Roads - Pavement Rehabilitation Programmed night works have recently been completed in Gilbert Park Drive. Works programmed for Rushdale Drive and Jaydee Court this financial year. These projects and some minor reactive works will see the completion of this year's program.	\$500,000
353	Avalon/Stamford/Stud Road Intersection Modification Project completed.	\$90,000
369	Carrington Park Sports Room Upgrade Design documentation complete. Tender documentation commenced with a view to have contractor appointed by end of June.	\$35,889
409	Parks Furniture Renewal All furniture has been allocated and installations complete.	\$40,000

		APPENDIX A
Project Number	Project Name	Total Approved Budget
410	Parks Signage Renewal Purchase order raised and all funds allocated. Installations in progress and to be finalised by 20 June 2016.	\$30,000
412	Water Sensitive Urban Design Renewal Project packaged with Project 441 - Tim Neville Arboretum Masterplan Implementation and Project 751 - TNA Lakes Upgrade & Wetland system and Project 529 - Dobson Park Stormwater Harvesting. All projects are packaged to deliver an overall integrated harvesting scheme to service both reserves. Construction is currently well underway with completion anticipated mid June (weather permitting).	\$186,618
441	Tim Neville Arboretum Masterplan Implementation Project packaged with project 412 - WSUD renewal and 751 - Tim Neville Arboretum lake structure upgrade. Contract works approximately 75% complete. Anticipate completion of majority of works by late June 2016 (weather permitting) with delay expected for delivery of specialised mesh decking (early July).	\$463,934
443	Reserves Paths Renewal Projects have been completed.	\$50,000
455	Parks Crescent, Cypress Avenue, Boronia - Drainage Upgrade Detailed design of flood paths upstream and downstream of the Boronia retarding basin progressing.	\$180,763
459	Ferntree Gully Road (No. 1825) - Drainage Upgrade Coordination of detailed design for Dobson Street Retarding Basin complete. Contract documents prepared and tender being advertised with tenders closing on 7 June 2016.	\$449,445
490	DDA Footpath Modifications Works are programmed along Chandler Road at the rear of Dorset Road as identified by Councils Access & Inclusion Officer. This project will see the completion of this year's program.	\$100,000
492	Compliance to Food Act - Various Buildings Funds have been committed. Works commenced at Tormore Pavilion 30 May with full expenditure expected by mid June.	\$25,000
494	Cathies Lane - Landfill Rehabilitation Works Tonkin & Taylor undertaking landfill gas monitoring. Landfill Rehabilitation Plan, Aftercare Management Plan and Hydrogeological Assessment submitted to EPA on 1 October to address PAN requirements. Environmental Audit report submitted 30 October. Capping rehabilitation works commenced in February 2016, includes overhauling existing landfill gas system. Recommendation from consultant's investigations is that there is no requirement at the moment to lower leachate at the site. There is the need to improve efficiency of existing gas extraction system before considering the need for additional wells. EPA have issued a draft Post Closure Pollution Abatement Notice which will govern the management of the site.	\$0
495	Fencing Replacement in Early Years Facilities - Scope and Implementation Program is 100% complete.	\$24,000
497	Coonara Stone Cottage - Structural Failure Rectification Works are progressing. Expected completion mid to late July.	\$0

		APPENDIX A
Project Number	Project Name	Total Approved Budget
516	Rumann and Benedikt Reserves - Open Space Upgrade Contract works completed.	\$174,451
520	Mountain Gate Major Activity Centre - Streetscape Works Works complete and Practical Completion certificate issued. Addressing defects with contractor along with reconciliation of variations. Contractor completing outstanding minor works with the supply and installation of additional seat furniture.	\$921,989
525	Cardiff / Herbert Streets - Drainage Design Consultant working on the flood mitigation option, investigation and final report, due by mid June.	\$50,000
529	Dobson Park - Stormwater Harvesting Construction underway (86% complete). Works scheduled to be completed in June (weather permitting).	\$751,367
532	Sheffield and Basin Olinda Roads, The Basin - Water Sensitive Urban Design Project completed.	\$112,180
536	Parkland Asset Renewal Scoping for works nearing completion, works to be completed by 30 June 2016.	\$70,000
537	Bush Boulevard Funds all allocated and program complete.	\$41,000
543	Llewellyn Park - Landfill Rehabilitation Works Tonkin & Taylor undertaking landfill gas monitoring. Completed Landfill Rehabilitation Plan, Aftercare Management Plan and Hydrogeological Assessment and submitted to EPA on 31 August 2015 to meet PAN requirements. Annual environment audit submitted to EPA. Capping rehabilitation works commenced May 2016. Determined that a landfill gas extraction system is required. Consultant has recommended a preferred option for landfill gas extraction which has been considered by the auditor. A more detailed design is now required to respond to the auditor's comments. Information bulletin was distributed to surrounding residents 28/29 May.	\$0
550	Golden Grove, The Basin - Rehabilitation All works completed.	\$169,343
564	Knox Park Reserve Renovation Surface finalisation works now completed at Knox Park and site handed over to Club for use.	\$0
566	Artwork Renewal Total funding expended.	\$20,000
572	Tennis Plan Implementation Program Minor works underway at various public courts.	\$22,000
576	Early Years Facility Emergency Warning System Works 100% completed	\$50,000

		APPENDIX A
Project Number	Project Name	Total Approved Budget
584	Tormore Reserve - Masterplan Development Stage one path works and new carpark area complete. Hydroseeding for lawn areas being undertaken.	\$127,843
585	Llewellyn Reserve - Masterplan Development Path connection to Coppelia Street complete. Remainder of works being undertaken following landfill cap rectification works.	\$151,172
587	Upper Ferntree Gully Neighbourhood Activity Centre - Design Project planning complete.	\$103,153
589	Knox Early Years (KEYs) Online Post Implementation Review yet to be delivered, some technical issues are being addressed as part of the Review.	\$96,373
593	Marie Wallace Park - Masterplan Development Stage One construction under way. Anticipate completion in late June.	\$489,881
602	Park Ridge Reserve Floodlighting Upgrade Complete	\$19,000
605	Illawarra Avenue, Rowville Contract works completed with Practical Completion achieved.	\$280,000
606	Station Street, FTG Awaiting Ausnet to relocate public lighting pole which will be delayed due to long lead-time for supply of pole. Contract works essentially complete apart from asphalt at tip of splitter island affected by relocation of pole. Remaining footpath work (adjacent to old service station site) is to be carried out by developer.	\$240,000
607	Ashton Road, FTG Have packaged contract with Kingston Street & Mountain Gate Drive projects. Tenders have closed 22 March 2016 and are currently in the process of being evaluated with Council report expected to be presented to June 2016 Council meeting.	\$460,000
608	Kingston Street, FTG Have packaged contract with Ashton Road & Mountain Gate Drive projects. Tenders have closed 22 March 2016 and are currently in the process of being evaluated with Council report expected to be presented to June 2016 Council meeting.	\$400,000
609	Mountain Gate Drive, FTG Have packaged contract with Kingston Street & Ashton Road projects. Have made minor design alterations to speed devices and converted Hancock Drive islands to roundabout following additional feedback from Traffic & Transport. Tenders have closed 22 March 2016 and are currently in the process of being evaluated with Council report expected to be presented to June 2016 Council meeting.	\$550,000

		APPENDIX A
Project Number	Project Name	Total Approved Budget
610	Elm Street, Bayswater Construction contract packaged with Maple Street and Orange Grove. Contractor appointed. Pre-construction documentation received and approved. After initial delays Council has advised the Contractor that works are able to proceed - anticipate construction commencing in June 2016 with works continuing to next financial year.	\$390,000
611	Orange Grove, Bayswater Construction contract packaged with Maple Street and Elm Street. Pre-construction documentation received and approved. After initial delays Council has advised the Contractor that works are able to proceed - anticipate construction commencing in June 2016 with works continuing to next financial year.	\$405,000
612	Maple Street, Bayswater Construction contract packaged with Elm Street and Orange Grove. Pre-construction documentation received and approved. After initial delays Council has advised the Contractor that works are able to proceed - anticipate construction commencing in June 2016 with works continuing to next financial year.	\$270,000
613	HV Jones Reserve Oval - Renewal Works completed.	\$150,695
617	The Basin Preschool Toilets and Storage Upgrade Construction stage complete.	\$40,000
618	Child Care Centres Removal of Rubber Rock Works completed	\$60,000
619	Scoresby Road/Blind Creek underpass - Widen shared path at western approach All works completed.	\$30,000
620	High Street Road/Blind Creek shared path underpass - Install Lighting Works have commenced with expected completion by mid June.	\$48,485
622	Walker Reserve (Multi-purpose facility) Wantirna South Works essentially completed. Formal opening coordinated by Leisure occurred 6 May 2016. Additional security boxes requested and installed late May 2016.	\$248,181
624	Lakesfield Reserve Floodlight Upgrade Ausnet completed the power upgrade. Now waiting on the retailer to install the new electrical meter.	\$258,490
627	Ferntree Gully Library Scope and Concept Concept Plans completed.	\$39,090
628	Boronia Library - Scope and Concept Concept plans completed.	\$104,720
629	Preschool Major Office Upgrades - Detailed Designs All works completed.	\$26,000

		APPENDIX A
Project Number	Project Name	Total Approved Budget
630	Early Years Hubs - Bayswater Design Development progressing.	\$518,288
647	Stud Park Reserve, Rowville - Masterplan Stage one path works commenced following Masterplan being endorsed by Council at its May meeting.	\$131,745
649	Scoresby (Exner) Reserve - Masterplan Stage One path works complete. New park furniture ordered for installation around oval in June.	\$131,965
655	Entry Signage - Scope and Concept Signage installed. Project Complete.	\$17,000
656	Margot Street (29), FTG - Drainage Upgrade Project complete.	\$47,737
657	Salmon Road, Boronia - Drainage Upgrade Project complete.	\$88,200
659	Waldheim Road (26), Bayswater - Drainage Upgrade Completed. Flood Mitigation works completed. Water quality (WSUD) design solutions now form part of Project 773. Progress subject to Melbourne Water partnering under the "Enhancing Our Dandenong Creek" initiative.	\$111,780
660	Mountain Highway (No. 598), Bayswater - Drainage Upgrade Council provided additional survey data to consultant. Detailed design in progress. Due by end of June.	\$20,118
661	Boronia Road (223), Boronia - Drainage Upgrade The stage 2 construction 95% complete. The stage 3 detailed design completed. Quotes received. Construction to start early June.	\$258,628
663	Fairpark Reserve Toilet - Installation Project completed.	\$190,000
664	Storm Water Harvesting - Concept Designs Draft report received by Council and feedback provided to consultant by officers. Awaiting final consultant report.	\$48,961
665	Templeton Reserve - Storm Water Harvesting Design Project has been deferred and funds transferred to Tim Neville Arboretum Masterplan, as per Council Resolution.	\$50,000
667	Inverness Avenue - Water Sensitive Urban Design System Detailed designs have been completed. The funding for this project has been provided by Melbourne Water for water quality projects within the Dobsons Creek catchment. Currently awaiting Melbourne Water feedback on the designs. Furthermore, Melbourne Water, University of Melb and Council are currently working together to analyse the overall impact of the completed WSUD works within the Dobsons Creek catchment to find optimal water quality treatment sites for the construction of additional WSUD projects under this budget.	\$220,000

		APPENDIX A
Project Number	Project Name	Total Approved Budget
668	Knox Active Aging Management System (KAAMS) Formal signing of contract completed 23 May, with demonstration of system to users successful and positive feedback received.	\$360,987
675	Public Art Project Public art installations under this capital works program are on hold pending completion of a Public Art Strategy to be finalised in late 2016.	\$79,658
676	Lakesfield Reserve Oval Renewal Works completed.	\$233,745
677	Liberty Reserve Oval Renewal Works completed.	\$0
678	Scoresby Shopping Village - Public Lighting Awaiting United Energy to complete the power upgrade.	\$150,000
679	Eildon Park Tennis Court Upgrade Works completed mid-January 2016.	\$64,000
687	Lewis / Tilba Road Drainage Works Project complete.	\$80,000
689	Lewis Park Oval 1 Renewal Discussions with Parks around scope of works are completed. Design currently in progress. Construction deferred to 2017/18. User Group consulted.	\$400,000
690	Rehabilitation of sporting reserves warm season grass conversion Grass at Bayswater Oval No.2 has now around 95% coverage. The ground is progressing as expected.	\$100,000
691	Designs for oval renovations Design drawings for Templeton Reserve, Knox Gardens No.2 and Park Ridge Reserve have been completed.	\$20,000
692	Boronia Road footpath Project completed.	\$50,000
693	Albert Street footpath Project completed.	\$65,000
694	Mountain Highway footpath Major development at 1122 Mountain Hwy is now close to completion. Works have now been programmed with contractor with works set to commence by early June.	\$60,000
695	Montana Avenue footpath Project has been cancelled due to resident objections. Funds to be used on another priority project.	\$45,000
696	Murray & Raymond Reserve footpath Project completed.	\$27,000

		APPENDIX A
Project Number	Project Name	Total Approved Budget
697	Bergins Road - footpath 2 Project completed.	\$16,500
698	Taylor's Lane footpath Project completed.	\$52,500
699	Miller Road/Dorrigo Drive Traffic Treatment Contractor appointed and linemarking to be installed by end of June.	\$6,000
700	Anthony Drive Traffic Treatment Design has now been provided by Traffic & Transport. Works however have been delayed due to Multinet Gas works in the area. A contractor has been programmed and works will be completed prior to the end of the financial year.	\$10,000
701	Ferny Creek Trail shared path Project completed.	\$33,000
702	Stud Road footpath connection Project has been completed just waiting on final invoice from contractor.	\$15,000
703	Francis Crescent footpath connection Works complete.	\$25,000
704	Mountain Highway footpath connection 4 This project will be held over until 2016/17 due to adjacent development works at 841 Mountain highway.	\$80,000
705	Wellington Road footpath connection A contractor has been programmed and works will be completed prior to the end of the financial year.	\$20,000
706	Cathies Lane footpath connection Project Completed.	\$20,000
707	Renewal of sports reserve assets / tennis courts / netball Works on Ferntree Gully Regional Netball Courts are completed and further work is being considered with remaining funds.	\$160,000
708	Renovation of cricket run ups and goal squares Synthetic pitches at Knox Park are laid and turf work on run-ups at nets is completed.	\$33,000
709	Cricket Practice wicket renewals Balance in account to be utilized at Knox Gardens cricket nets. Work at nets have commenced.	\$90,000
710	Colchester Reserve Rugby Pitches Contractor appointed and Pre-construction meeting held 23 May 2016. Works commenced 26 May 2016.	\$610,000
711	Irrigation enhancements at sporting reserves Project complete.	\$100,000

		APPENDIX A
Project Number	Project Name	Total Approved Budget
712	Tennis Court Renewals Rita Mathews TC: Works have commenced with fencing demolished and preliminary works underway.	\$230,000
713	Renewal of sports facility lighting Works at Stud Park Tennis, Knox BMX Park and HV Jones committed. Works commencing late May with expected completion by late June.	\$50,000
714	Family and Children Services Softfall Program Complete.	\$30,000
716	Early Years Hubs - Wantirna South Design Development Progressing.	\$500,000
717	Knox Central Land Acquisition Discussions underway with Westfield regarding prospective sites.	\$3,600,000
718	Bulk Replacement of Street Lights with LED Installation is scheduled to commence in the Collier Ward by late June.	\$4,750,000
720	Exner Reserve Floodlight Upgrade Works have commenced with expected completion by mid June.	\$80,000
721	Eildon Park Reserve (Pavilion upgrade), Rowville - Design Detailed design nearing completion. Tender process to commence early July.	\$50,000
722	Knox Skate & BMX Park Storage/Shade Structure Works are completed.	\$42,873
723	Knoxfield Tennis Club Consultation has occurred through Leisure Services with Tennis Victoria, the Ward Councillor and the club. It is proposed that the project is scoped in more detail during 2015/16, before being reconsidered for delivery in a future budget.	\$34,000
724	Knox (Interim) Library - Design Tenancy area confirmed. Detailed design to commence.	\$80,000
725	Placemakers Site - Design Consultation with Ward Councillor in progress. Awaiting outcome and advice on process. Council report to be completed soon.	\$15,000
726	Ambleside Resource Centre Project - Design Scoping finalized. Architect being appointed.	\$20,000
727	Knox Community Arts Centre - Outdoor Furniture Construction works expected to be completed in June.	\$12,000
728	Knox Regional Netball Centre Works commencing early June with completion by late June.	\$50,000

		APPENDIX A
Project Number	Project Name	Total Approved Budget
729	Knox Leisureworks UV for Leisure Pool Works to be complete mid/late June.	\$48,000
730	Scoresby West Pre School Completed.	\$130,000
732	Outdoor Blinds for Child Care Centres Works nearing completion with remaining project at Talaskia Child Care Centre to be completed early June.	\$36,000
733	Preschool Office/Storage - Minor Works Works complete.	\$30,000
734	Riddell Road Children and Family Centre This project no longer required and funds transferred to Project 629.	\$15,000
735	Family & Children Services Buildings Door Jamb Protectors Works complete.	\$25,000
736	Flamingo Preschool upgrades (3 year old) Works complete.	\$60,000
737	Meals on Wheels site reconfiguration - Stage 1 Works completed.	\$20,000
738	The Basin Progress Hall - Stage 4 of 4 Construction works commenced.	\$254,000
739	Bergins Road - footpath 3 - Design Plans reviewed and minor design amendments now included.	\$6,250
740	Mountain Hwy footpath 2 feasibility study Design and estimate has been prepared.	\$15,000
741	Cathies Lane, Wantirna South - Footpath Design Project completed.	\$3,500
742	Myrtle Street Footpath Project completed.	\$30,000
743	Quarry Road, Upper Ferntree Gully Contract has been packaged with the CSR Quarry Master-plan project. Contract works have commenced with retaining wall at eastern end works underway.	\$150,000
744	Ferntree Gully Road Shared Path No.1, Knoxfield - Design Concept design complete. Property boundary issues are now being investigated by Council's Property Team.	\$3,000
745	Old Orchard Drive Solar Light Installation Solar light has been installed and the project is now complete.	\$10,000

		APPENDIX A
Project Number	Project Name	Total Approved Budget
746	Revegetation Plan Planting along Dandenong Creek to be completed 11 June. Planting at Lakewood completed by end of June through school plantings.	\$100,000
747	Chandler Park, Boronia - Masterplan Implementation Multi purpose activity area and play space tenders expected on 15 June.	\$100,000
749	Fairpark Reserve, FTG - Masterplan Implementation Detail design for stage one works to be tendered mid June. Stage one works consisting of picnic area with shelter between playground and netball courts and adjacent to new public toilets.	\$100,000
750	Basin Triangle Reserve, The Basin - Masterplan Implementation Design work on track with a view to construct upon completion of Progress Hall works in July.	\$100,000
751	Tim Neville Arboretum - Lake Structure Upgrade Project packaged with project 412 - WSUD renewal and 751 - Tim Neville Arboretum Master-plan Upgrade. Contract works approximately 75% complete. Anticipate completion of majority of works by late June 2016 (weather permitting) with delay expected for delivery of specialised mesh decking (around July).	\$200,000
752	Mountain Gate Shopping Centre Reserve - Design Concept design being finalised for further community consultation in June.	\$20,000
753	Picketts Reserve, Ferntree Gully - Design First stage community consultation complete. Concept design being presented to the Community for further consideration on 4 June 2016.	\$30,000
754	Templeton Reserve, Wantirna - Design First stage community consultation complete. Concept design being presented to the Community for further consideration on 4 June 2016.	\$40,000
755	Talaskia Reserve, Upper Ferntree Gully - Design First stage community consultation complete. Concept design being presented to the Community for further consideration on 4 June 2016.	\$30,000
756	Heany Park, Rowville Construction of bird-hide and boardwalk to commence June.	\$160,000
757	Carrington Park, Knoxfield - Masterplan Stage one path construction works complete.	\$150,000
758	Jenola Parade Masterplan Implementation Prices for Picnic Shelter and furniture being assessed for June construction.	\$50,000
759	Alchester Village - Masterplan Implementation Detail design being finalised for construction in Winter 2016.	\$100,000
760	Alchester Village Park Masterplan Further community consultation being undertaken. Expect to complete design and commence construction in Winter 2016.	\$60,000

		APPENDIX A
Project Number	Project Name	Total Approved Budget
761	Dandenong Creek Gateways - Revegetation of Strategic Road Corridors - Concept Design Project to be undertaken in 2016/17.	\$50,000
762	Dobsons-Clyde Street Flood Retarding System - Design Detailed design provided by external consultant with design reviewed internally. Contract advertised with tenders closed 7 June.	\$50,000
763	Boronia Road Overland Flowpath - Design Project is being delivered in conjunction with Project No. 455 (Park Crescent, Cypress Avenue - Drainage Upgrade). Refer to No. 455 for comments on progress.	\$30,000
764	Knox Leisureworks Flood Retarding System - Design This project is being delivered as a full catchment based package under project #525. This site now has a completed flood model to inform future flood mitigation works at this location.	\$25,000
765	Alchester Village Shopping Centre - new toilet block Awaiting results of public survey to determine preferred toilet location.	\$180,000
766	Bayswater Park - replace toilet block Works due for completion in June. Completion of internal fit out, door installation and demolition of old toilet remaining.	\$180,000
767	Studfield Shopping Centre Toilets Works completed, with toilets now open to public.	\$190,000
768	Wantirna Mall Toilets Works progressing with steel fabrication off site. Works have commenced on site.	\$190,000
769	Mint Street, Wantirna – Dandenong Creek Wetland Design Comments provided to consultant. Waiting on final design plans by consultant due 30 June 2016.	\$17,000
770	Olivebank Road, FTG - Water Sensitive Urban Design (WSUD) - Design Comments provided to consultant. Waiting on final design plans by consultant due 30 June 2016.	\$17,000
771	Colchester Road, Boronia – Wetland Design Functional detailed concept design finalised and passed onto Project Delivery to finalise detailed design. Design works scheduled to be completed end of June 2016.	\$17,000
772	Old Belgrave Road Raingarden - Design Project closed. Initial investigations have concluded that water quality works will be ineffective and most likely unnecessary until Victrack drainage issues upstream are resolved. The remaining funding transferred to extend design works for Project No.769 Mint Street, Wantirna to include Cash Fues Place, Wantirna.	\$15,000
773	Waldheim Street wetland and swale system Detailed design scheduled to be completed 2016/17.	\$10,000

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Project Number	Project Name	Total Approved Budget
774	Manson Reserve - Stormwater Treatment Project Closed. Melbourne Water through its "Enhancing Our Dandenong Creek" Project was looking at this site to potentially provide funding for detailed design and construction. In January it was advised that Melbourne Water would not fund the project. Due to short time span this project was closed. Funding was redirected to Project No. 459.	\$50,000
775	Alchester Village Lighting Project Community engagement concluded in April. Contract for park lighting works has been awarded for installation commencement in June. Awaiting quotation from Ausnet Services for street lighting upgrade works.	\$100,000
784	Glenfern Road footpath - Design Survey completed and detailed design underway. Expect to finalize design by end June 2016.	\$20,000
785	Printer Upgrade Request for quotations currently underway.	\$40,000
786	Micro Soft Office Upgrade On hold pending Phoenix implementation.	\$100,000
787	Website Development Project on hold pending availability of resources.	\$50,000
788	Electronic Record System Upgrade (Project Phoenix) Tender awarded and contract signing documents are being prepared.	\$750,000
789	Facilities Booking Review/Upgrade Implementation to be programmed in June for commencement in July.	\$86,000
791	Server Infrastructure Contract for server infrastructure and lease ends 31 December 2016. Funds to be carried forward.	\$170,000
792	PC Rollout Screen issues resolved and need to be rolled out to all monitors. Vendor is actively assisting in this process.	\$225,000
793	Non Leased Software and Hardware Awaiting availability of resources to continue this project.	\$120,000
794	Switch Replacement Program (Leased) Switches to be ordered in June for implementation in July.	\$28,000
796	Park Crescent, Boronia - Reconstruction Design Survey completed - design commenced.	\$20,000
797	McMahons Road, Ferntree Gully - Reconstruction Design Detailed design 60% complete.	\$30,000
798	Woodvale Road, Boronia - Reconstruction Design Detailed design 50% complete.	\$20,000

		APPENDIX A
Project Number	Project Name	Total Approved Budget
799	Windermere Drive, Ferntree Gully - Reconstruction Design Detailed design 60% complete.	\$35,000
800	Smithfield Square, Wantirna - Reconstruction Design Detailed design nearing completion with design review to follow.	\$20,000
801	Sasses Avenue, Bayswater - Reconstruction Design Detailed design 30% complete.	\$20,000
802	Erica Avenue, Boronia - Reconstruction Design Detailed design underway and 10% complete.	\$30,000
803	Macquarie Place, Boronia - Reconstruction Design Detailed design nearing completion - design review to follow.	\$25,000
804	Dorset Road (169), Boronia - Flood Mitigation Flood mitigation measures to be undertaken in the new financial year.	\$0
805	Dorset Road - Mountain Hwy to Dandenong Creek Footpath Project complete.	\$0
806	Cash Fues Place, Wantirna – Dandenong Creek Wetland Design	\$0
Total:		\$48,881,364

ALL WARDS**11.2 ASSEMBLIES OF COUNCILLORS**

SUMMARY: *Manager – Governance and Innovation
(Fleur Cousins)*

This report provides details of Assembly of Councillors established under section 80A of the Local Government Act as required under section 80A(2) of the Act.

RECOMMENDATION

That Council

1. Note the written record of Assemblies of Councillors as attached to this report.
2. Incorporate the records of the Assemblies into the minutes of the meeting.

1. INTRODUCTION

Under section 80A(2) of the Local Government Act, the Chief Executive Officer must present a written record of an Assembly of Councillors to an ordinary meeting of Council as soon as practicable after an Assembly occurs. This written record is required to be incorporated into the minutes of the meeting.

Details of Assemblies of Councillors that have occurred between Monday 9 May 2016 and Sunday 12 June 2016 are attached to this report.

COUNCIL RESOLUTION

MOVED: CR. PEARCE
SECONDED: CR. COSSARI

That Council

1. Note the written record of Assemblies of Councillors as attached to this report.
2. Incorporate the records of the Assemblies into the minutes of the meeting.

CARRIED

RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

Date of Assembly: 10/5/2016	
Name of Committee or Group (if applicable):	
Transfer Station Management Advisory Committee	
Time Meeting Commenced: 5:00pm	
Councillors in Attendance:	
Cr John Mortimore	
Council Staff in Attendance:	
Geoff McMeeken	
Matters Considered:	
1. Update on Transfer Station Operations	
2. Review Contract Meeting Minutes	
3. Metropolitan Waste and Resource Recovery Group Procurement for Green Organics	
4. Accreditation under Tyre Stewardship Scheme	
5. Proposal to Shred Green Waste on Site	
6. Garage Sale Trail	

Conflict of Interest Disclosures: Nil		
Councillor's Name	Type of Interest	Councillor Left Assembly While Matter Being Considered

RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

Date of Assembly: 10/5/2016	
Name of Committee or Group (if applicable):	
Special Issues Briefing	
Time Meeting Commenced: 8:01pm	
Councillors in Attendance:	
Cr Tony Holland, Mayor	Cr Karin Orpen
Cr Peter Lockwood	Cr Darren Pearce
Cr John Mortimore	Cr Nicole Seymour
Cr Joe Cossari	
Council Staff in Attendance:	
Kerry Stubbings	Kathryn Holland (Item 1)
Ian Bell	Rebecca Hutchinson (Item 2)
Angelo Kourambas	Kim Rawlings (Items 2 and 3)
Joanne Truman	Steven Dickson (Item 2)
Kathy Parton	Sarah Lane (Item 3)
Fleur Cousins	
Matters Considered:	
1. Knox Community Panel	
2. Service Planning – Year 3 Service Analyses	
3. Approval of Amendment C131	

Conflict of Interest Disclosures: Nil		
Councillor's Name	Type of Interest	Councillor Left Assembly While Matter Being Considered

RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

Date of Assembly: 11/5/2016	
Name of Committee or Group (if applicable):	
Recreation and Leisure Liaison Group	
Time Meeting Commenced: 6:30pm	
Councillors in Attendance:	
Cr Tony Holland, Mayor	
Council Staff in Attendance:	
Robert Morton	
Marco D'Amico	
Peter Gore	
Daniel Clark	
Matters Considered:	
1. Mountain District Netball Association	
2. Sporting Reserve Facility Usage Policy	
3. Council Recognition	
4. Capital Works and Sport and Recreation Victoria Grants	
5. Leisure Minor Capital Works Grant Scheme	
6. Knox Sport and Leisure Awards	
7. Fees and Charges for Seasonal Tenants	

Conflict of Interest Disclosures: Nil		
Councillor's Name	Type of Interest	Councillor Left Assembly While Matter Being Considered

RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

Date of Assembly: 12/5/2016	
Name of Committee or Group (if applicable): Knox Affordable Housing Advisory Committee	
Time Meeting Commenced: 6:30pm	
Councillors in Attendance:	
Cr Peter Lockwood	
Cr John Mortimore	
Council Staff in Attendance:	
Joy Temple	Nicole Vickridge
Rose Vince	Jonathan Wright
Rosie Tuck	Sharon Barker
Kathy Parton	
Sarah Lane	
Matters Considered:	
1. Stamford Park Case Study	
2. Candidates Forum	

Conflict of Interest Disclosures: Nil		
Councillor's Name	Type of Interest	Councillor Left Assembly While Matter Being Considered

RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

Date of Assembly: 17/5/2016	
Name of Committee or Group (if applicable): Planning Consultation Committee	
Time Meeting Commenced: 6:00pm	
Councillors in Attendance:	
Cr Tony Holland, Mayor (gallery)	
Cr Joe Cossari	
Cr Darren Pearce	
Council Staff in Attendance:	
John Griffiths	
Greg Kent	
Matters Considered:	
601 Boronia Road, Wantirna – To use and develop the land for the purpose of 128 dwellings (comprising 100 apartments within a five (5) storey building and 28 three (3) storey townhouses), buildings and works for the purpose of a retail premises (shop or café), removal of native vegetation and reduction in the car parking requirements of Clause 52.06 (Car Parking).	

Conflict of Interest Disclosures: Nil		
Councillor's Name	Type of Interest	Councillor Left Assembly While Matter Being Considered

RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

Date of Assembly: 18/5/2016	
Name of Committee or Group (if applicable): Knox Active Ageing Advisory Committee	
Time Meeting Commenced: 5:30pm	
Councillors in Attendance:	
Cr John Mortimore	
Cr Nicole Seymour	
Council Staff in Attendance:	
Tanya Clark	
Teresa Donegan	
Helen Ruddell	
Matters Considered:	
1. Age-Friendly Victoria Initiative	
2. Workability and Lifelong Learning	
3. World Elder Abuse Awareness Day	
4. Seniors and Mental Healthy	
5. The Knox Bright Ideas Network	

Conflict of Interest Disclosures: Nil		
Councillor's Name	Type of Interest	Councillor Left Assembly While Matter Being Considered

RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

Date of Assembly: 19/5/2016	
Name of Committee or Group (if applicable): Knox Disability Advisory Committee	
Time Meeting Commenced: 1:00pm	
Councillors in Attendance:	
Cr John Mortimore	
Cr Nicole Seymour	
Council Staff in Attendance:	
Nicole Hunter	
Felicity Smith	
Peter Johnston	
Dianne Thomas	
Matters Considered:	
1. Knox Council's role in supporting people with disabilities in the future roll out of the National Disability Insurance Scheme (NDIS).	
2. Feedback from Knox Disability Advisory Committee members on opportunities Council could consider to strengthen its leadership role for people with a disability, their carers and families.	

Conflict of Interest Disclosures: Nil		
Councillor's Name	Type of Interest	Councillor Left Assembly While Matter Being Considered

RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

Date of Assembly: 23/5/2016	
Name of Committee or Group (if applicable):	
NDIS Public Submission Hearing	
Time Meeting Commenced: 6:35pm	
Councillors in Attendance:	
Cr Tony Holland, Mayor	
Cr Adam Gill	
Cr Karin Orpen	
Cr Darren Pearce	
Cr Lisa Cooper	
Council Staff in Attendance:	
Kerry Stubbings	
Kathy Parton	
Janine Brown	
Wendy Roberts	
Jocelyn Fuller	
Fleur Cousins	
Matters Considered:	
Two submissions on Council's proposed direction in the National Disability Insurance Scheme.	

Conflict of Interest Disclosures: Nil		
Councillor's Name	Type of Interest	Councillor Left Assembly While Matter Being Considered

RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

Date of Assembly: 24/5/2016	
Name of Committee or Group (if applicable):	
Councillor Briefing	
Time Meeting Commenced: 6:30pm	
Councillors in Attendance:	
Cr Tony Holland, Mayor	Cr Adam Gill
Cr Peter Lockwood	Cr Karin Orpen
Cr John Mortimore	Cr Lisa Cooper
Cr Joe Cossari	Cr Darren Pearce
Council Staff in Attendance:	
Kerry Stubbings	
Ian Bell	
Angelo Kourambas	
Kathy Parton	
Joanne Truman	
Fleur Cousins	
Matters Considered:	
1. NDIS Consultation Update	
2. Communication Strategies	
3. Urgent Business	

Conflict of Interest Disclosures: Nil		
Councillor's Name	Type of Interest	Councillor Left Assembly While Matter Being Considered

RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

Date of Assembly: 25/5/2016	
Name of Committee or Group (if applicable): Knox Regional Sports Park Advisory Committee	
Time Meeting Commenced: 6:00pm	
Councillors in Attendance:	
Cr Karin Orpen	
Cr Lisa Cooper	
Cr Nicole Seymour	
Council Staff in Attendance:	
Marco D'Amico	
Kate Innocenti	
Matters Considered:	
1. Knox Regional Sports Park Signage	
2. Outdoor Seating	
3. Traffic Issue	
4. Knox Regional Sports Park Showcase Event	
5. Tour of Facilities	
6. Events Calendar	
7. Knox City Council Success and Challenges	
8. Potential Scoreboard Funding	
9. Leisure Minor Grants	
10. Community Houses	
11. Volunteering Organisations	
12. Building Codes	
13. Melbourne East Recreational Sport and Recreation Strategy 2016	

Conflict of Interest Disclosures: Nil		
Councillor's Name	Type of Interest	Councillor Left Assembly While Matter Being Considered

RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

Date of Assembly: 28/5/2016	
Name of Committee or Group (if applicable):	
NDIS Public Submission Hearing	
Time Meeting Commenced: 9:35am	
Councillors in Attendance:	
Cr Tony Holland, Mayor	
Cr Karin Orpen	
Cr Lisa Cooper	
Cr Nicole Seymour	
Council Staff in Attendance:	
Kerry Stubbings	
Kathy Parton	
Janine Brown	
Wendy Roberts	
Matters Considered:	
Four submissions on Council's proposed direction in relation to the National Disability Insurance Scheme.	

Conflict of Interest Disclosures: Nil		
Councillor's Name	Type of Interest	Councillor Left Assembly While Matter Being Considered

RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

Date of Assembly: 31/5/2016	
Name of Committee or Group (if applicable):	
Special Issues Briefing	
Time Meeting Commenced: 6:38pm	
Councillors in Attendance:	
Cr Tony Holland, Mayor	Cr Darren Pearce
Cr Peter Lockwood (6:38pm-7:55pm)	Cr Nicole Seymour
Cr Joe Cossari	
Cr Karin Orpen	
Council Staff in Attendance:	
Kerry Stubbings	Janine Brown (Item 1)
Ian Bell	Tanya Clark (Item 1)
Angelo Kourambas	Jocelyn Fuller (Item 1)
Kathy Parton	Wendy Roberts (Item 1)
Joanne Truman	Rebecca Hutchinson (Items 3, 4 and 5)
Fleur Cousins	
Matters Considered:	
1. NDIS Consultation Update	
2. Communications Services Update	
3. Service Planning Year 3, Stage 4 – Community Access & Equity	
4. Service Planning Year 3, Stage 4 – Strategy & Innovation	
5. Service Planning Year 3, Stage 4 – Governance	

Conflict of Interest Disclosures: Nil		
Councillor's Name	Type of Interest	Councillor Left Assembly While Matter Being Considered

RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

Date of Assembly: 2/6/2016	
Name of Committee or Group (if applicable):	
Housing Advisory Committee	
Time Meeting Commenced: 1:00pm	
Councillors in Attendance:	
Cr Peter Lockwood	
Cr John Mortimore	
Council Staff in Attendance:	
Angelo Kourambas	
Paul Dickie	
Nicole Vickridge	
Sarah Lane	
Matters Considered:	
1. Housing Strategy and C131 – Council Resolution and Next Steps	
2. Strategic Investigation Sites	
3. Eastern Regional Affordable Housing Alliance	

Conflict of Interest Disclosures: Nil		
Councillor's Name	Type of Interest	Councillor Left Assembly While Matter Being Considered

RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

Date of Assembly: 6/6/2016	
Name of Committee or Group (if applicable):	
Economic Development Committee	
Time Meeting Commenced: 4:00pm	
Councillors in Attendance:	
Cr Darren Pearce	
Council Staff in Attendance:	
Angelo Kourambas	
Paul Dickie	
Kate Harris	
Helen Ruddell	
Matters Considered:	
1. Service Review – Place Management and Economic Development	
2. Corporate Social Responsibility	
3. Update on Implementation Against Integrated City Strategy: - Business and Economic Development Service - Place Program	
4. Knox Land for Business Strategy and Planning Scheme Amendment Project Update	
5. Regional Partnerships and Alliances Update: - Progress of Melbourne East Regional Partnership - Bayswater Business Precinct Regional Initiative Update - South East Melbourne Manufacturers Alliance (SEMMA) Membership - Smart Manufacturing 2016 Overview	
6. Council Report – Economic Development Committee: Activities and Achievements for 2015-2016 (SPC Report scheduled 9 August 2016)	
7. Update of Development Facilitation and Investment Attraction Across City	
8. Industry Skills Funds	

Conflict of Interest Disclosures: Nil		
Councillor's Name	Type of Interest	Councillor Left Assembly While Matter Being Considered

RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

Date of Assembly: 7/6/2016	
Name of Committee or Group (if applicable):	
Issues Briefing	
Time Meeting Commenced: 6:35pm	
Councillors in Attendance:	
Cr Tony Holland, Mayor (from 6:50pm)	Cr Lisa Cooper
Cr Peter Lockwood	Cr Darren Pearce
Cr John Mortimore	Cr Nicole Seymour (from 7:05pm)
Cr Joe Cossari	
Council Staff in Attendance:	
Kerry Stubbings	Nicole Hunter (Item 2)
Ian Bell	Jocelyn Fuller (Item 2)
Angela Kourambas	Wendy Roberts (Item 2)
Fleur Cousins	Tanya Clark (Item 2)
Kathy Parton	Anna Cullen (Item 2)
Kathy Parton	Kathy Oakley (Items 2 and 4)
Janine Brown (Item 2)	Carrie Bruce (Item 5)
Matters Considered:	
1. Proposed Federal Election Advocacy Activity	
2. NDIS Feasibility Project Update	
3. Service Planning Year 3, Stage 4 – Community Strengthening	
4. Service Planning Year 3, Stage 4 – Customer Service	
5. Councillor Code of Conduct	
6. Municipal Survey	

Conflict of Interest Disclosures: Nil		
Councillor's Name	Type of Interest	Councillor Left Assembly While Matter Being Considered

RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

Date of Assembly: 8/6/2016	
Name of Committee or Group (if applicable):	
Budget Public Submissions Hearing	
Time Meeting Commenced: 7:00pm	
Councillors in Attendance:	
Cr Adam Gill	Cr Tony Holland, Mayor
Cr Karin Orpen	Cr Peter Lockwood
Cr Lisa Cooper	Cr John Mortimore
Cr Darren Pearce	Cr Joe Cossari
Cr Nicole Seymour	
Council Staff in Attendance:	
Matt Hanrahan	Kerry Stubbings
Tharshini Balachandiran	Ian Bell
	Angelo Kourambas
	Fleur Cousins
	Dale Monk
Matters Considered:	
Budget Submissions	

Conflict of Interest Disclosures: Nil		
Councillor's Name	Type of Interest	Councillor Left Assembly While Matter Being Considered

ALL WARDS**11.3 SUPPLEMENTARY VALUATIONS**

SUMMARY: *Coordinator–Property & Revenue Services
(Ian Goulet)*

This report summarises the effect of Supplementary Valuations returned as at 1 May 2016 (SUPP ID's 494, 495, 504, 505, 506, 509, 511, 512, 513 and 514).

RECOMMENDATION

That Council adopt the Supplementary Valuation adjustments 2015/2016 (SUPP ID's 494, 495, 504, 505, 506, 509, 511, 512, 513 and 514) prepared and tabled under Section 13DF of the Valuation of Land Act 1960.

1. INTRODUCTION

As part of the ongoing valuation process Supplementary Valuations have been carried out on a number of properties. The Supplementary Valuations are as a result of subdivision, consolidation, the erection or removal of improvements, arithmetical or descriptive errors. The valuations returned are shown in the report as the Valuations as at 1 January, 2014.

These Supplementary Valuations are undertaken and have been returned in accordance with Section 13DF of the Valuation of Land Act 1960.

2. DISCUSSION

The Supplementary Valuation return process is an ongoing process to ensure adjustments to properties continue to be accurately reflected in Council's rating system.

Reports are presented to Council to reflect changes in property values throughout the financial year.

Depending on the nature or date of each individual supplementary valuation the effective date will vary. The supplementary valuations included in this report have the effective dates between 1 July 2015 and 1 May 2016 being the date they were returned to Council.

11.3 Supplementary Valuations (cont'd)

The following tables set out the changes in valuations as a result of these Supplementary Valuation returns.

Valuations as at 31 December 2015

Site Value	Capital Improved Value	Net Annual Value
\$20,973,071,000	\$34,179,048,000	\$1,872,234,595

Adjustments Due To Supplementary Valuation Returns

Site Value	Capital Improved Value	Net Annual Value
\$27,836,000	\$90,147,000	\$4,687,800

New Valuation Totals as at 31 May 2016

Site Value	Capital Improved Value	Net Annual Value
\$21,000,907,000	\$34,269,195,000	\$1,876,922,395

Site Value – Represents the land value alone.

Capital Improved Value – Represents the combined value of land and any improvements. It is the basis on which rates are raised.

Net Annual Value – Represents the notional rental value of the improved property.

Whilst the rates can be effective from different dates the valuation is determined based on the level of valuation as at 1 January 2014.

Details of specific properties affected by these Supplementary Valuations are available upon request.

3. CONSULTATION

There is no requirement for any specific consultation in regards to this matter.

4. ENVIRONMENTAL/AMENITY ISSUES

There are no environmental or amenity impacts as a result of this report.

5. FINANCIAL & ECONOMIC IMPLICATIONS

This particular Supplementary Valuation return, based on a nett increase in Capital Improved Value of \$90,147,000 for the 2015/2016 financial year, has generated an increase in rates of \$50,825.87.

11.3 Supplementary Valuations (cont'd)**6. SOCIAL IMPLICATIONS**

Regular processing of Supplementary Valuations ensures accuracy of Council records and thus Council rate charging is as equitable as possible.

7. RELEVANCE TO CITY PLAN 2013-17 (INCORPORATING THE COUNCIL PLAN)

Valuations and rating is part of Council's governance responsibility in delivering the Knox Council Plan.

8. CONCLUSION

It is recommended that Council receive, approve and adopt the Supplementary Valuation Return(s) and relevant declaration(s) of the Valuer as shown in Appendix A.

9. CONFIDENTIALITY

Confidentiality is not an issue in this instance.

COUNCIL RESOLUTION

MOVED: CR. PEARCE
SECONDED: CR. COSSARI

That Council adopt the Supplementary Valuation adjustments 2015/2016 (SUPP ID's 494, 495, 504, 505, 506, 509, 511, 512, 513 and 514) prepared and tabled under Section 13DF of the Valuation of Land Act 1960.

CARRIED

APPENDIX A

TABLE 1

RETURN OF THE VALUER		OVERALL VALUATION CHANGE		
SUPPLEMENTARY REFERENCE ID	VALUER'S RETURN DECLARATION DATE	SITE VALUE \$	CAPITAL IMPROVED VALUE \$	NET ANNUAL VALUE \$
SUPP ID 494 CIV	1 January 2016	-47,000	12,369,000	618,450
SUPP ID 495 S/DIVISION	1 January 2016	6,223,000	31,110,000	1,546,400
SUPP ID 504 CIV	1 January 2016	1,773,000	8,643,000	432,550
SUPP ID 505 S/DIVISION	1 January 2016	20,301,000	30,611,000	1,728,900
SUPP ID 506 CIV	1 January 2016	0	-605,000	-44,250
SUPP ID 509 CIV	1 January 2016	-963,000	-1,460,000	-71,350
SUPP ID 511 S/DIVISION	1 May 2016	544,000	9,309,000	465,500
SUPP ID 512 CIV	1 May 2016	0	-10,000	-500
SUPP ID 513 S/DIVISION	1 May 2016	5,000	-265,000	-10,150
SUPP ID 514 CIV	1 May 2016	0	445,000	22,250
		27,836,000	90,147,000	4,687,800

12. MOTIONS FOR WHICH NOTICE HAS PREVIOUSLY BEEN GIVEN**12.1 NOTICE OF MOTION - NO. 38****AMENDMENT TO THE DRAFT GENERAL PROVISIONS LOCAL LAW
ADMINISTRATIVE GUIDELINES RELATED TO ELECTION SIGNAGE**

I hereby give notice that it is my intention to move at the Ordinary Meeting of Council on 28 June 2016 the following motion:

COUNCIL RESOLUTION

MOVED: CR. PEARCE

SECONDED: CR. COSSARI

- A. That Council as part of the current review of the General Provisions Local Law Administrative Guidelines inserts the following additional clause into Part 2 Section 8. - Trading Activities:

A permit requirement will not apply to signage promoting an election event (being either a local, state or federal election). Signage related to an election event must comply with relevant signage requirements included within Section 7 and must not be displayed longer than 14 days after the election is held or 3 months prior to the election. Election signage may include information about a candidate for an election.

- B. That Council does not enforce the General Provisions Local Law 2010 as it currently relates to electoral signage on public land pending Council's consideration and adoption of the revised General Provisions Local Law Administrative Guidelines 2010.

CARRIED

12. Motions For Which Notice Has Previously Been Given (cont'd)**12.2 NOTICE OF NOTION - NO. 39****REQUIRED CHANGES TO DOG AND CAT REGISTRATION FEES**

I hereby give notice that it is my intention to move at the Ordinary Meeting of Council on 28 June 2016 the following motion:

COUNCIL RESOLUTION

MOVED: CR. MORTIMORE

SECONDED: CR. COSSARI

That Knox City Council write to the Department of Economic Development, Jobs, Transport and Resources seeking an urgent amendment to the Domestic Animals Act 1994 Schedule - Registration Fees (see attached), introducing a new reduced fee category under Column 2 providing for the registration of entire dogs and cats under 6 months of age at a reduced fee. This change to allow the registration of dogs and cats at a reduced fee allowing adequate time to have an animal desexed to support common Veterinary advice to owners that an animal should not be desexed prior to 6 months of age.

CARRIED

Domestic Animals Act 1994
No. 81 of 1994

Sch.

SCHEDULE

Section 15(4)

Sch.
amended by
Nos 87/2000
s. 39(1)(2),
103/2003
s. 28(a)(b),
76/2005
s. 25(a)-(c).

REGISTRATION FEES

PART 1—DOGS

Column 1 <i>Maximum fee</i>	Column 2 <i>Reduced fee</i>
Any dogs (other than dangerous dogs, menacing dogs or restricted breed dogs) to which a description in Column 2 does not apply	<p>Desexed dogs.</p> <p>Dogs over 10 years old.</p> <p>Dogs kept for working stock.</p> <p>Dogs kept for breeding by the proprietor of a domestic animal business conducted on registered premises.</p> <p>Dogs that have undergone obedience training which complies with the regulations.</p> <p>Dogs registered with an applicable organisation, if their owners are members of the applicable organisation with which the dogs are registered.</p> <p>Dogs that are implanted with a prescribed permanent identification device or permanently identified in the prescribed manner.</p>

Domestic Animals Act 1994
No. 81 of 1994

Sch.

PART 2—CATS

Column 1 <i>Maximum fee</i>	Column 2 <i>Reduced fee</i>
Any cats to which a description in column 2 does not apply.	<p>Desexed cats.</p> <p>Cats over 10 years old.</p> <p>Cats kept for breeding by the proprietor of a domestic animal business conducted on registered premises.</p> <p>Cats registered with an applicable organisation, if their owners are members of the applicable organisation with which the cats are registered.</p> <p>Cats that are implanted with a prescribed permanent identification device.</p>

12. Motions For Which Notice Has Previously Been Given (cont'd)**12.3 NOTICE OF MOTION - NO. 40****UPPER GULLY STRATEGIC PLAN - AMENDMENT C141 TO THE KNOX PLANNING SCHEME**

I hereby give notice that it is my intention to move at the Ordinary Meeting of Council on 28 June 2016 the following motion:

COUNCIL RESOLUTION

MOVED: CR. LOCKWOOD
SECONDED: CR. PEARCE

That Council

1. Having considered the submissions received in response to the draft Upper Gully Strategic Plan and Amendment C141 to the Knox Planning Scheme on 24 May 2016:
 - a. Note the recommendations detailed in the Amendment C141 Submissions and Responses Summary Table (Appendix A to the Council Report on 24 May 2016);
 - b. Adopt the recommended changes proposed to Amendment C141 to the Knox Planning Scheme as detailed in the revised track-change version of the Amendment C141 documents (Appendix B to the Council Report on 24 May 2016) with the exception of height controls, consistent with the attached map;
2. Request the Minister for Planning to appoint an independent Planning Panel to consider Amendment C141, all submissions received and Amendment C141 documents;
3. Authorise the Director – City Development to make minor changes to the Amendment C141 documentation, including the draft Strategic Plan and background documentation prior to Panel, where changes do not affect the purpose or intent of the Amendment;
4. Advise all submitters and owners and occupiers of Council's decision.

12.3 Notice Of Motion - No. 40 (cont'd)**PROCEDURAL MOTION**

MOVED: CR. SEYMOUR
SECONDED: CR. PEARCE

That Councillor Orpen be permitted an extension of time to speak under Clause 47 of the Meeting Procedure and Use of Common Seal Local Law 2008.

THE PROCEDURAL MOTION WAS CARRIED

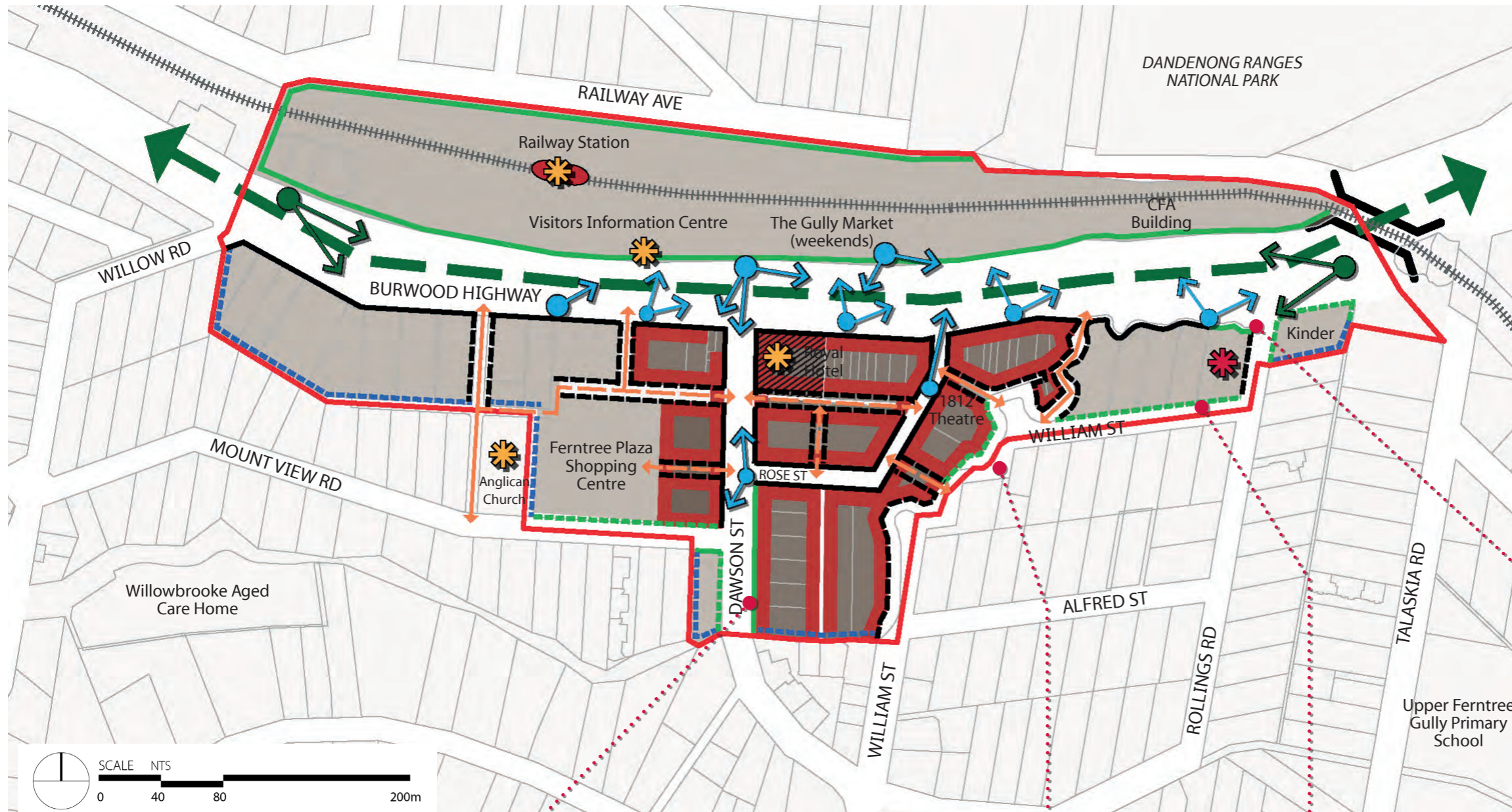
COUNCILLOR GILL REQUESTED THAT THE SUBSTANTIVE MOTION BE PUT.

A Division was called by Councillor Orpen

For the motion: Councillor Cooper, Councillor Pearce, Councillor Lockwood, Councillor Cossari

Against the motion: Councillor Seymour, Councillor Gill, Councillor Mortimore, Councillor Orpen

THE MOTION WAS CARRIED ON THE CASTING VOTE OF THE CHAIRPERSON



Legend

- ACTIVITY CENTRE
- EXISTING HERITAGE OVERLAY
- ✶ VALUED BUILDING
- 12.0m (3 STOREY) MAXIMUM BUILDING HEIGHT
- 8.5m (2 STOREY) MAXIMUM BUILDING HEIGHT
- UPPER LEVEL SETBACK (2m) with upper level articulation
- PRIMARY ACTIVE FRONTAGES with zero front and side setbacks at ground level
- SECONDARY ACTIVE FRONTAGES with zero front and side setbacks at ground level
- PRIMARY LANDSCAPED ACTIVE FRONTAGES (5m setback at ground level)
- SECONDARY LANDSCAPED ACTIVE FRONTAGES (3m setback at ground level)
- RESIDENTIAL INTERFACE provide setbacks and building scale transition in accordance with ResCode (Standard B17 of Clause 55)
- ↔ ACTIVITY CENTRE PEDESTRIAN LINKS - EXISTING enhance passive surveillance
- ACTIVITY CENTRE PEDESTRIAN LINKS - PROPOSED
- ↔ KEY PUBLIC REALM VIEWLINES
- ↔ KEY ACTIVITY CENTRE ARRIVAL VIEWS
- ↕ BURWOOD HIGHWAY VEHICLE EXPERIENCE - Views across buildings to foothills
- RAILWAY BRIDGE
- ✶ LANDMARK ARRIVAL SITE (viewed from eastern approach)

Maintain front setbacks to Dawson Street (at 5m) south of Rose Street

Provide frontages to facilitate passive surveillance to open spaces on William Street

Support a landscaped active interface along William Street with future development addressing the street with windows and habitable rooms

Provide landscaped front setback to retain existing canopy trees

13. SUPPLEMENTARY ITEMS

Nil.

14. URGENT BUSINESS**14.1 URGENT BUSINESS**

Discussed prior to Item 11.1

14.2 CALL UP ITEMS

Nil.

15. QUESTIONS WITHOUT NOTICE

Nil.

MEETING CLOSED AT 8.50PM

Minutes of Meeting confirmed at the
Ordinary Meeting of Council
held on
Tuesday 26 July 2016

.....
Chairperson