

Ordinary Council Meeting

Minutes

Monday 11 December 2023

Commenced at 7PM

**Council Chambers
20 Siding Avenue, Officer
Victoria**

Members:	Cr Jack Kowarzik	Mayor
	Cr Graeme Moore	Deputy Mayor
	Cr Kaye Cameron	
	Cr Stephanie Davies	
	Cr Jeff Springfield	
	Cr Tammy Radford	
	Cr Collin Ross	
	Cr Brett Owen	
	Cr Carol Ryan	
Officers:	Carol Jeffs	Chief Executive Officer
	Peter Benazic	General Manager Infrastructure and Environment
	Lili Rosic	General Manager Liveable Communities
	Debbie Tyson	General Manager Governance, Facilities and Economy
	Wayne Mack	General Manager Customer, People and Performance
	Peter Harris	Manager Governance, Safety & Property

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1 Opening and Reflection/Prayer

I would ask those gathered to join us now for a few moments of silence as we reflect on our roles in this chamber. Please use this opportunity for reflection, Prayer or thought, to focus on our shared intention to work respectfully together for the well-being of our whole community.

2 Acknowledgements

Cardinia Shire Council acknowledges that we are on the traditional land of the Bunurong and Wurundjeri people and pay our respects to their elders past, present and emerging.

3 Apologies

4 Adoption and Confirmation of Minutes

Moved Cr Tammy Radford, seconded Cr Graeme Moore

That minutes of the following meetings be confirmed:

- General Council meeting 20 November 2023
- Town Planning Committee 4 December 2023

Carried

5 Declaration of Interests

Nil

6 Ordinary Business

6.1 Town Planning Reports

6.1.2 Amendment C274 – Officer South Employment PSP/IPC}

Responsible GM: Lili Rosic
Author: Marcelle Bell

Recommendation

That Council having considered Planning Scheme Amendment C274 (Officer South Employment Precinct Structure Plan and Supplementary Infrastructure Contributions Plan), Council endorses the enclosed submission in Attachments 1-4 to be submitted to Victoria Planning Authority for consideration.

Attachments

1. Attachment 1 - Council sub to C 274 11.12.23 [6.1.2.1 - 57 pages]
2. Attachment 2 - Council review of PSP [6.1.2.2 - 43 pages]
3. Attachment 3 Council feedback to Clause 37 07s7 11 12 2023 (1) [6.1.2.3 - 19 pages]
4. Attachment 4 Trafficworks Traffic Impact Assessment 28 Nov 2023 [6.1.2.4 - 73 pages]

Executive Summary

The Victorian Planning Authority (VPA) has prepared Planning Scheme Amendment C274 to the Cardinia Planning Scheme. The Amendment proposes to facilitate the future development of the Officer South Employment Precinct Structure Plan (PSP) area and Supplementary Infrastructure Contribution Plan (ICP). Please refer to the following VPA link [Officer South Employment PSP - VPA](#) of the exhibited Amendment including the precinct structure plan and infrastructure contribution plan.

It is recommended that Council generally supports Amendment C274 and its proposed planning controls, subject to specific changes requested in the attached submission (Attachment 2-5), seeking changes to both the Officer South Employment Precinct Structure Plan and Officer South Employment Supplementary Infrastructure Contribution Plan.

Background

The Officer South Employment Precinct Structure Plan is a long-term strategic plan to guide urban development. It describes how land is expected to be developed, what natural assets must be protected, the infrastructure and services planned to support the new and growing community and how items will be funded and delivered through a Supplementary Infrastructure Contribution Plan (ICP).

The Officer South Employment Precinct Structure Plan covers approximately 1,069 hectares of land generally bounded by the Princes Freeway to the north, Lower Gum Scrub Creek to the east, Patterson Road to the south and Cardinia Creek to the west. The Officer South Employment Precinct Structure Plan aims to facilitate:

1. State significant industrial employment land.
2. Regionally significant commercial employment land.
3. A residential area with supporting community facilities, open space and activity center.
4. A pilot for the staging of infrastructure and
5. A pilot the protection of intangible heritage for the Bunurong Aboriginal Land Council.

The Officer South Employment Precinct Structure Plan area was included in an Urban Growth Zone in 2008, through the State Government Amendment VC48, which changed the Victorian Planning Provisions of five (5) Councils. Amendment VC48 applied an Urban Growth Zone to land in a Farming Zone located within the Urban Growth Boundary, to land identified for future urban development in a Growth Area Frameworks Plan 2006. The Officer South Employment area was subsequently identified in the South East Growth Corridor Plan 2012 for urban development (business with residential, industrial and land within biodiversity and landscape values) to cater for Melbourne's population growth. Plan Melbourne 2017-2050 and the relevant Melbourne Industrial and Commercial Land Use Plan (MICLUP) identifies the northern part of the precinct within a Regionally Significant Commercial Area and the southern part of the precinct within a State Significant Industrial Precinct.

The Victorian Planning Authority is the planning authority responsible for the development of Amendment C274 and has worked in collaboration with Council, State Government authorities and landowners to create the precinct structure plan.

Amendment C274 was formally placed on public exhibition for five weeks from the 25 September until the 27 October 2023. Based on the exhibited Amendment C274, Council staff are recommending a variety of changes as shown in Attachment 2-5, with key changes and/or issues summarized later in this report.

Submissions that cannot be resolved by the Victorian Planning Authority will be referred to an independent Standing Advisory Committee, that is currently schedule for March 2024.

Policy Implications

Amendment C274 (Officer South Employment Precinct Structure Plan and Infrastructure Contributions Plan) has been prepared with guidance from key Commonwealth, State, and Local Planning policies.

Key policy documents utilized for guidance include:

- Commonwealth Policy and Legislation:
 - Environmental Protection and Biodiversity Conservation (EPBC) Act 1999
- State Policy and Legislation
 - Fauna and Flora Guarantee Act (1988)
 - Planning and Environment Act (1987)
 - Victoria Planning Provisions
 - Plan Melbourne refresh (2014)
 - South East Growth Corridor Plan (August 2012)
 - VPA - Precinct Structure Planning Guidelines – New Communities in Victoria Oct 2021
 - Transport Integration Act (2010)
 - Biodiversity Assessment Guidelines for the Permitted Clearing of Native Vegetation (2013)
- Local Policies:

The preparation of the PSP will implement provisions of the Cardinia Municipal Strategic Statement (MSS) and align with a variety of Council policies.

Relevance to Council Plan

The Council Plan seeks to balance the needs of development (including economic development), the community and the environment. This balance has been a key consideration when reviewing the exhibited Amendment C74 (Officer South Employment Precinct Structure Plan and Officer South Infrastructure Contributions Plan). The precinct responds to the following principles of Councils Plan

1.1 We empower our communities to be healthy, connected and resilient

1.1.1 Plan for, and support the delivery of, accessible health and social services that address critical gaps in provision.

1.1.3 Lead by example in creating an inclusive and welcoming community for all by facilitating community education, capacity building, connection and celebration of our diversity.

2.1 We support the creation of liveable spaces and places

2.1.1 Advocate, plan for and deliver accessible community infrastructure and services that address community need.

2.1.2 Plan and maintain safe, inclusive and connected open spaces, places and active travel routes.

2.1.3 Plan for housing diversity that meets community need, is affordable and delivers environmental sustainability, safety and healthy living outcomes.

2.1.4 Advocate for increased and more-connected public transport options.

2.1.5 Upgrade Council's road network to improve safety and connectivity while considering traffic demand and freight transport needs.

3.1 We value our natural assets and support our biodiversity to thrive

3.1.2 Actively move towards zero waste through increasing waste recovery and reuse.

3.1.4 Plan and advocate for better water cycle planning and management to reduce environmental impacts.

4.1 We support our productive land and employment land to grow local industries

4.1.1 Facilitate better planning for our agricultural land to support industry, innovation, local food economy and local job growth.

4.1.2 Plan for sustainable employment precincts to entice new industries to the region and support new business.

4.1.3 Improve local learning and employment pathway opportunities through strategic partnerships.

4.1.4 Drive local innovation in technology to better support and attract businesses and industries.

4.1.5 Strengthen and promote our shire's unique identity and visitor attractions.

5.1 We practise responsible leadership

5.1.2 Manage our finances responsibly and leave a positive legacy for future generations.

5.1.5 Champion the collective values of the community through the Councillors' governance of the shire.

Climate Emergency Consideration

The preparation of the Officer South Employment Precinct Structure Plan has considered State and local policy and actions that provide for both climate change mitigation and adaptation and recommends actions to prevent or minimize the impacts of climate change on the community, such as:

1. Encourage the reduction of greenhouse gas emissions.
2. Develop a sustainable water, drainage and wastewater systems.
3. Minimum 30% canopy tree coverage in the public realm to respond to urban heat island effect.
4. Gas connection will not be available for residential estates while gas will remain optional within the employment land.
5. Implement Environmentally Sustainable Design.

Consultation/Communication

The Victorian Planning Authority placed Amendment C274 (Officer South Employment Precinct Structure Plan and Supplementary Infrastructure Contribution Plan) on formal public exhibition for five weeks from 25 September until 27 October 2023.

The exhibition program included:

1. A mail out to all landowners in the precinct
2. A mail out to adjacent precinct residents
3. A drop-in information session on the 7th October 11am-1pm at Officer Community Hub
4. A on-line information session on the 11 October at 6pm-7pm and
5. A drop-in information session on the 18 October 5pm-7pm at Toomah Community Centre
6. All information on the exhibited Amendment was made publicly available on the Engage Victoria, the Victorian Planning Authority website and a link from Councils website to Engage Victoria
7. Concurrently Melbourne Water exhibited the proposed Draft Drainage Service Scheme for the precinct and all background reports on their website with a link to the Victorian Planning Authority and Engage website.

Council is waiting for advice from the Victorian Planning Authority to confirm if submissions received during the public exhibition phase will be made publicly available.

Submissions that cannot be resolved by the Victorian Planning Authority will be referred to an independent Standing Advisory Committee currently scheduled for March 2023

Summary of Council Submission to Amendment C274

It is recommended that Cardinia Shire Council generally support Amendment C274, subject to changes as requested in Attachment 2-5 and the resolve of issues associated with the Infrastructure Contributions Plan. A summary of the key issues is stated below:

1. Affordable and Social Housing

The exhibited Amendment proposes to provide 8% affordable and social housing as a Guideline. It is considered the allocation of affordable and social housing needs to be 10% and a Requirement, to be in alignment with Victoria Housing Statement the Decade Ahead 2024-2034.

2. Active Sport Reserve

The exhibited Amendment demonstrates 8.11 hectares for a sport reserve. It is considered the sport reserve shape will not appropriately accommodate the sporting facilities on site. It is considered the shape of the land needs to be increased by 1.39 ha to offset the inefficient shape of the existing reserve to comply with our Active Cardinia Strategy 2023 and Recreation Reserve Facility Standards Policy 2019 (or as amended).

3. Community Centre

The exhibited Amendment proposes a Level 2 Community Centre. Council cannot support the provision of a multipurpose Level 2 Community Centre, based on the allocation of kindergarten rooms. Council requests for all kindergarten rooms to be placed on the Government Primary School site, to be in alignment with the State Government Best Start, Best Life reforms regarding the Victorian School Building Authority, building kinders at schools. If the Department of Education commit to the inclusion of all kindergarten facilities on their school site, Council requests for the Level 2 Community Centre to be modified to a Level 1 Community Centre, on the basis all remaining facilities can fit on a Level 1 Facility.

4. Centre of Excellence (Industry Training Institute)

The exhibited Amendment demonstrates the opportunity for a future Centre of Excellence on Figure 1 (Sub-precinct Concept Plan). Council requests the vision in the precinct structure plan is altered to reference the opportunity for an industry training institute (Centre of Excellence). Council also requests the facility is demonstrated on Plan 3 (Placed Based Plan) as a potential Centre of Excellence (Industry Training Facility). This is not dissimilar to the proposed State Government Facility (TBC) demonstrated on Plan 3.

5. Draft Drainage Plan

The exhibited Amendment proposes various retarding basins and wetlands and a diversion pipe from the precinct to Cardinia Road Drain in Cardinia Road Employment PSP. Council has raised various questions on the proposed drainage service scheme to confirm the impacts on Cardinia Creek, Toomuc Creek and Lower Gum Scrub Creek systems and the flow outfalls from the PSP, including frequency of flooding does not compound flooding impacts to downstream landowners outside the precinct. Council considers it paramount these investigations are developed.

6. Gas

The exhibited Amendment references gas in the precinct structure plan as shown in the Table 1. On the 4 August 2022 Planning Scheme Amendment VC221 changed the Victoria Planning Provisions (VPP) and all Planning Schemes in Victoria by facilitating all-electric developments to support implementation of Victoria’s *Climate Change Strategy 2021 and Gas Substitution Roadmap 2022*. The amendment changed the Victoria Planning Provisions and all planning schemes by amending clauses that connecting to gas is optional. Council notes, commencing 1 January 2024 gas connections to all new dwellings, apartment buildings and residential submissions in greenfield and infill sites will be prohibited. Council also acknowledges that gas to employment areas will remain optional. Council supports the Victorian Governments aim to transition to renewable energy and request any reference to gas in the precinct structure plan, except for Appendix 8, is modified to assist decreasing confusion between residential and employment land and to assist the precinct moving towards achieving net-zero emissions as per Councils Climate Change Adaptation Strategy 2022-23. Gas will remain optional within the employment land, although changes are requested in three sections of the precinct structure plan to decrease confusion between residential and employment land. Please refer to Table 1 and Attachment 3 for the requested changes with regards to gas.

Table 1 – Proposed changes to precinct structure plan regarding gas in bold

PSP Page Number	How its referenced in PSP	How it is referenced in existing PSP
13	2.2 PSP Purpose	Third paragraph from top of page Employment areas are configured to capitalise on the locational attributes that will support industries of the future. Large land parcels and direct access to energy sources gas and high voltage power encourages and supports industries to expand their businesses, and additionally leverage off access to the key freight corridor of Thompsons Road and beyond to the potential future south-east airport

53	R60	<p>Subdivision of land within the PSP must provide for and meet the cost for all local infrastructure, other than that provided for within the Officer South Employment ICP. This includes, but is not limited to:</p> <ul style="list-style-type: none"> • All roads not provided by the Officer South Employment ICP • Local bus stop infrastructure (where locations have been agreed in writing by Head, Transport for Victoria) • Landscaping, including canopy tree planting of all existing and future roads and local streets for a minimum establishment period of 24 months as per the <i>Cardinia Council Landscape Developer Guidelines</i> (or as amended) • Intersection works and traffic management measures along arterial roads, connector streets, and local streets • Council approved fencing and landscaping (where required) along arterial roads and reserves • Pedestrian and bicycle paths and equestrian trails along local arterial roads, connector roads, utilities easements, local streets, waterways and within local parks including bridges, intersections, and barrier crossing points • Bicycle parking facilities • Electric vehicle charging stations • Optic fibre conduit within the road reservation for Smart City initiatives • Appropriately scaled lighting (including wildlife friendly lighting) along all roads, major shared bicycle, and pedestrian paths, and traversing public open space • Local drainage system, including land and works for water services (i.e. pressure reducing stations) and water sensitive urban design (WSUD) features • Construction of culverts for waterway crossings of boulevard connector streets, connector streets and local streets • Local street and pedestrian path crossings of waterways or electricity transmission easement unless outlined as the responsibility of another agency in Table 12. • Infrastructure as required by utility service providers including water, sewerage, drainage (except where the item is funded through a Development Services Scheme), energy distribution electricity, gas and telecommunications. • Construction of pedestrian and bicycle paths along waterways and open space
54	R61	<p>All public open space (where not otherwise provided via the Officer South Employment ICP) must be finished to a standard that satisfies the requirements of the responsible authority prior to the transfer of the public open space, including but not limited to:</p> <ul style="list-style-type: none"> • Removal of all existing and disused structures, foundations, pipelines, stockpiles and contaminated soil • Basic levelling including the supply and spread of minimum 75 mm topsoil and subsoil if required on the proposed areas of open space to provide a stable free draining surface • Clearing of rubbish, weeds, and rocks, levelled, topsoiled, and grassed with warm climate grass (unless conservation reserve requirements dictate otherwise). • Provision of water tapping, potable and recycled water connection points • Sewer, energy system gas, and electricity connection points must also be provided to land identified s sports reserve and local reserves • Planting of trees and shrubs (with drought tolerant species) • Adequate protection of existing trees that are to be retained including exclusion zones • Vehicular exclusion devices (preferably vegetative or may be fence, bollards, or other suitable method) • Maintenance access points • Construction of pedestrian and bicycle paths around the perimeter of the reserve, connecting and linking into any other surrounding paths or points of interest <ul style="list-style-type: none"> • Installation of park furniture including barbeques, shelters, tables, local scale playgrounds and other local scale play elements such as half basketball courts and hit-up walls, skate parks with associated amenities, rubbish bins and appropriate paving to support these facilities, consistent with the type of public open space.
100	Appendix 8	<p>Minor change to reference gas in employment land</p>

7. Job Density

The exhibited Amendment demonstrates estimated employment generation figures. Council is concerned the present planning controls in the precinct structure plan and Urban Growth Zone (Schedule 7) do not adequately ensure that future land use and development within the industrial area will achieve the intended job densities identified in the Economic Assessment, completed by SGS Economics for the precinct. Council has requested planning controls in the Urban Growth Zone (Schedule 7) that requires a planning permit application for the use of land for warehousing/logistics. The planning permit application will need to be accompanied by an Economic Impact Assessment, prepared a suitably qualified professional to determine the proposed use and development meets the economic needs of the Officer South Employment Precinct.

8. Location of Town Centre

The exhibited Amendment demonstrates the local town centre split between two different landowners. Council requests the town centre is demonstrated on one land holding, preferable Development Victoria to assist its implementation and development.

9. Heritage

The exhibited Amendment proposes to protect two heritage sites at 410 Officer South Road and 425 Officer South Road, while an archaeological site at 90 Handford Lane is identified to be protected. Council supports the protection of these sites and have requested the following changes:

- a. 410 Officer South Road – Council supports the proposed Heritage Overlay. Council requests the trees on site are assessed to determine if any of the trees are of heritage significance. Council was denied site access from the landowner and therefore unable to complete a heritage review of the site.
- b. 425 Officer South Road – Council supports the proposed Heritage Overlay. Council have requested the trees that contribute to the place, as identified in our submission need to form part of the Statement of Significance. Also, Council does not support the original timber gate being relocated and requests the gate be kept on site to assist protecting its heritage value.
- c. 185 Officer South Road - During recent fieldwork, Council learnt the remnant water trough extant in the milking shed and tin feed room have been damaged since the documentation of the elements in 2020. Due to the low intactness of the milking shed contents, Council requests that the shed including the contents such as the brick and render water trough and tin feed room are photographed and recorded prior to demolition.
- d. 345 Officer South Road - Council have identified various trees that should be retained in any redevelopment of the area and should form part of Plan 7 Native Vegetation Retention and Removal.
- e. 90 Handford Lane – Council requests the site is fully assessed as a potentially significant heritage place and documented for a Heritage Overlay (if applicable).

10. Integrated Water Management

The exhibited Amendment demonstrates various options on how the water cycle will be managed under an integrated approach and identifies a pathway to realizing the benefits. Council has been co-operating with both the Victorian Planning Authority, South East Water and Melbourne Water to progress four innovative water servicing strategies as pilot areas in the precinct. Council has requested the precinct structure plan is updated to demonstrate these four water servicing pilot strategies.

11. Incorporated Plan Overlay (Schedule 3 to Clause 43.03)

The exhibited Amendment proposes planning controls for the biodiversity conservation strategy area and proposed cultural heritage value area along Cardinia Creek. Council supports the proposed cultural heritage value area, although Council is concerned the transfer of ownership or vesting of

the conservation area is unclear and states it could be the Minister responsible for Section 5 of the *Crown Land (Reserves) Act 1978*, the Council or Melbourne Water. Council objects to being responsible for the future maintenance and management of the conservation area in relation to the biodiversity area and cultural heritage value area. Council requests that prior to the Amendment being finalised the transfer of ownership or vesting is resolved to determine who will be responsible for the future maintenance and management of the conservation area and the Amendment documentation is updated accordingly.

12. Site specific Control Overlay (Schedule to Clause 42.12) and Draft Incorporated Document on State Infrastructure September 2023.

Council notes the Victorian Planning Authority's intention to pilot a staged approach in the development of infrastructure in Officer South Employment Precinct. In principal Council supports the staged approach, although expresses concern the proposed Staging Plan would unduly restrict the development of employment (industrial) land in the precinct, especially if Stage 1 does not develop. Council has highlighted various concerns with the staged approach in its submission under Section 12.7 and have requested the Victorian Planning Authority address these issues and make changes to the relevant documentation prior to finalizing the Amendment.

On the 20th November 2023 Council supported a Notice of Motion regarding the proposed Staging Plan and further actions will be progressed by Council.

13. Flora and Fauna

The exhibited Amendment demonstrates various trees to be protected in Plan 7 Native Vegetation Retention and Removal Plan of the precinct structure plan. Council requests the location of the trees are reviewed and placed within the public realm as best as possible, to assist their protection. Council also requests the Patterson Road bio-link is acknowledged in Plan 3 and Plan 7 in the precinct structure plan.

14. Transport

The exhibited Amendment demonstrates a road network, a bus capable road network and active travel network for pedestrian and cyclists. Council has raised various concerns with the proposed road and active travel network. The following matters are highlighted to be key matters for the Victorian Planning Authority consideration:

- a. Trafficworks on behalf of Council have completed a Traffic Impact Assessment and the assessment concludes the GHD traffic modelling and proposed road network will not accommodate the level of development proposed. Various changes are requested as per Section 13 of our submission.
- b. Request for interim transport modelling to be demonstrated in the precinct structure plan.
- c. Council requests for the earlier delivery of Thompson Road, specifically bridge BR-04. It is also unclear to Council the design or interaction of Thompson Road with the Drainage Service Scheme. Council seeks further information to confirm what changes to the PSP are required.
- d. Seek confirmation if an acoustic assessment is required along the Princes Freeway and Officer South Road for the proposed residential area.
- e. Request an active travel route is demonstrated from Patterson Road to connect to the pedestrian pathway demonstrated in the electrical transmission easement.
- f. Clarity if the Green Spine can be utilized for a pedestrian access over Lower Gum Creek into Cardinia Road Employment PSP. Council needs to understand if the existing bridge can accommodate the proposed drainage flows or whether a new bridge will be required.
- g. Request to demonstrate a potential Connector Road connection to outside the precinct to assist future proofing any future investigations that considers the expansion of the urban growth boundary.

- h. Council requests the precinct structure plan demonstrates a bus interchange and/or bus hub near the Officer South Road and Lecky Road intersection.
- i. Seek advice on how the equestrian and pedestrian network crosses Thompson Road, Lecky Road, and Melbourne Water's drainage waterway in the electrical transmission easement.
- j. Clarity on how the design and interaction of the Officer South Road interchange with the Drainage Service Scheme occurs and if any changes to the precinct structure plan are required.
- k. Council requests the PSP land budgets include splays for the Stephens Road Bridge as part of the public land provision to ensure the bridge connection can be accommodated in the future.

15. Urban Design Performance Area

The exhibited Amendment demonstrates a residential area called an Urban Design Performance Area and a concept masterplan must be developed prior to any subdivision or development occurring in the area. Council supports the proposed intent of the residential neighborhood demonstrated in Plan 10 (Housing Plan) and the requirements of Table 5 (Housing density and diversity), Table 6 (UDPA performance measures) and Appendix 6 (which includes Table 10 and 11) to guide the development of a Concept Masterplan. Council requests changes to the wording in the various tables and plans and requests Table 6 and Appendix 6 (which includes Table 10 and 11) are amalgamated/ merged to decrease confusion when landowners and Council are reviewing and implementing the precinct structure plan.

Financial and Resource Implications Summary of Council

Local infrastructure for the Officer South Employment Precinct Structure Plan will be facilitated through a Supplementary Infrastructure Contributions Plan (ICP).

A Supplementary Infrastructure Contributions Plan:

- Establishes the statutory mechanism for developers to make a financial contribution towards the cost of infrastructure projects.
- Confirms what funds will be collected through a standard levy.
- Confirms what funding will be collected through a supplementary levy; and
- Resolves what credits will be funded back to landowners who partly funded the preparation of the Precinct Structure Plan.

Council has considered the anticipated contributions of the residential and employment areas and estimated costings for the delivery of listed transport, recreation and community infrastructure categories and is significantly concerned that the Infrastructure Contributions Plan will provide insufficient funding.

The proposed Infrastructure Contributions Plan will generate a substantial funding shortfall for Council in the following ways:

- For Community and Recreation items due to the capped Standard Levy amount.
- Costs apportioned to neighbouring precincts with no way of recouping these contributions (at present); and
- Cost differences between the ICP costs and the respective item cost and cost differences between the ICP costs and the respective item cost (and therefore revenue that can be collected) in neighbouring precinct contributions plans.

The total Council shortfall in Officer South Employment ICP is estimated to total 63 million as shown in Table 1. Council notes the shortfall demonstrated in Table 2 could be greater based on differences between the estimated Victorian Planning Authority ICP costs for infrastructure and actual construction costs for infrastructure.

Table 2: Council ICP shortfall

Item	Reason for Shortfall	Cost of Asset	What's in ICP (Revenue)			Shortfall
		OS ICP	OS ICP	Cost apportioned to CREP	Cost apportioned to Minta Farnm	
All community & Rec	Capped standard levy	\$ 13,141,439	\$ 4,454,117	0	0	\$ 8687,322
All community & Rec	Apportioned to CREP but not in DCP	\$25, 509, 852	0		0	\$25, 509, 852
BR-01 (CREP RC-02)	Higher cost than CREP	\$18, 410,734	\$9205,367	\$1,856,860	0	\$7,348,507
BR-02 (CREP RC-04)	Higher cost than CREP	\$24,451,936	\$12,225,847	\$1,856,860	0	\$10,369,229
PB-01 (MF BR-01)	Higher cost than Minta Farm	\$24,268,238	\$12,134,141	0	\$1039,847	\$11,094,250
PB-02	Apportioned to CREP but not in the DCP	\$3,978,775	\$1, 989,388	0	0	\$1, 989,388
TOTAL			\$105,782,198	\$38,713,721	\$1,039,847	\$63,009,158

Council does not have sufficient funds or capacity in its long-term financial plan to meet the shortfall and therefore substantial financial risks exists. Council requests the Victorian Planning Authority investigate ways to mitigate the cost shortfall and risk to Council.

Council is also significantly concerned that if no changes are made to the ICP, development will stop, especially as development is linked to a Staged Plan. In Stage 1 of the staging plan Council is expected to borrow a substantial amount of money for Stage 1 to progress.

Please refer to Section 10 of Councils submission, highlighting Councils concerns with the proposed Supplementary Infrastructure Contribution Plan.

Conclusion

Accordingly, it is respectfully requested that Council having considered Planning Scheme Amendment C274 (Officer South Employment Precinct Structure Plan and Supplementary Infrastructure Contributions Plan), Council endorse the enclosed submission in Attachment 2-5 to be submitted to the Victoria Planning Authority for consideration

Alternate Resolution

Moved Cr Kaye Cameron, seconded Cr Stephanie Davies.

That Council

- 1) Having considered Planning Scheme Amendment C274 (Officer South Employment Precinct Structure Plan and Supplementary Infrastructure Contributions Plan), Council endorses the enclosed submission in Attachments 1-4 with the following amendments to Attachment 1 - Council sub to C274 11.12.23
 - a. Section 9; Endorses the CEO (or her delegate) to advocate for leading edge integrated water management options to be included in the OSE PSP such as depicted in Figure 4, four water servicing strategies. Noting council officers are working with South East Water and Melbourne Water to finalise the integrated water management solutions.

- b. Section 10.4 Infrastructure Contributions VPA to *advise Council* if and what Integrated Water Management Infrastructure can be included in the Infrastructure Contribution Plan for the OSE PSP.

which is to be submitted to Victoria Planning Authority for consideration.

Carried

6.2 General Reports

6.2.1 Liveability Plan Annual Progress Report 2022-23

Responsible GM: Lili Rosic
Author: Pieta Bucello

Recommendation(s)

That Council note the Liveability Plan Progress Snapshot 2022 – 2023, which provides an annual progress report of the *Cardinia Shire's Liveability Plan 2017-29* and is a statutory requirement of local government under the Victorian *Public Health and Wellbeing Act 2008*.

Attachments

1. Liveability Plan Progress Snapshot 2022-23 [6.2.1.1 - 24 pages]

Executive Summary

Cardinia Shire's Liveability Plan 2017-29 is coordinated by Council, with the outcomes led collectively through the Liveability Partnership. Conducting an annual progress report of the Liveability Plan Action Agenda is a statutory requirement of local government under the Victorian *Public Health and Wellbeing Act 2008*. The annual progress report seeks to understand how implementation of the Plan is tracking.

The Liveability Plan Snapshot 2022 - 2023 (Attachment 1) provides a progress update of the achievements of the Liveability Partnership over the last 12 months and highlights the focus for 2023-24.

The past 12 months continue to see significant public health reform with the Victorian Public Health and Wellbeing Plan 2023-27 and VicHealth's new 10-year strategy recently released.

Future work will focus on updating local health and social policies to ensure Cardinia's approach remains contemporary and positions us well for future funding and partnerships.

Background

Cardinia Shire's Liveability Plan 2017-29 (the Plan) is the municipal public health and wellbeing plan required by all local governments under the Victorian *Public Health and Wellbeing Act 2008*.

The aim of the Plan is to achieve maximum levels of health and wellbeing through identifying and assessing the actual and potential public health issues and risks in the community and outlining strategies and actions to minimise or prevent them.

The Plan has a focus on 'keeping well people well' and sets the strategic direction to improve liveability, health, and wellbeing in the shire. The Plan intends to inform the operational activities of Council, partner organisations and local community groups.

The purpose of the Annual Progress Report is to:

- Identify and consider changes in the local context that are relevant to the Plan
- Review the implementation progress of the Liveability Plan and celebrate achievements
- Inform the development of the Action Agenda for the following year, including informing resource allocation and other related plans and policies.

The Liveability Plan Progress Snapshot 2022 - 2023 (Attachment 1) provides a progress update of the achievements of the Liveability Partnership over the last 12 months and highlights the focus for 2023-24.

Governance for Collective Impact

The World Health Organisation (WHO) Healthy Cities approach, which underpins municipal public health planning in Victoria, provides a framework for intersectoral governance for placing health on the agenda of cities around the world and building a constituency of support for public health at the local level. The Healthy Cities approach is based on the recognition that urban environments affect citizens' health, and that healthy municipal public policy is needed to effect change.

This approach identifies that governance and capacity-building provide the linkage between determinants of health and health outcomes. The development and implementation of Cardinia Shire's Liveability Plan has been anchored on a commitment to participatory, intersectoral governance. A key feature in the development of the Liveability Plan has been its embrace of a Collective Impact governance model.

Collective Impact is based on the understanding that large scale social change requires broad cross-sector coordination rather than isolated interventions by individual organisations. It recognises that no single organisation can solve complex or 'wicked' social problems on their own, or by using traditional, stand-alone programs and services. Collective Impact is a structured approach to problem solving and partners use systems thinking methods to address the practices, structures, and environments that impact health behaviours and population-level outcomes.

Five Conditions of Collective Impact

For collective impact approaches to succeed, these five conditions must be in place:

Common agenda*	All participants have a shared vision for change including a common understanding of the problem and joint approach to solving it through agreed upon actions. <i>*the common agenda is documented as the Liveability Plan</i>
Shared measurement	Collecting data and measuring results consistently across all participants ensures efforts remain aligned and participants hold each other accountable.
Mutually reinforcing activities**	Participant activities must be differentiated while still being coordinated through a mutually reinforcing plan of action. <i>**mutually reinforcing activities are documented in the Action Agenda</i>
Continuous communication	Consistent and open communication is needed across the many players to build trust, assure mutual objectives, and appreciate common motivation.
Backbone support***	Creating and managing collective impact requires a separate organisation with staff and a specific set of skills to serve as the backbone for the entire initiative and coordinate participating organisations and agencies. <i>***Cardinia Shire Council is the Backbone organisation for Cardinia Shire's Liveability Partnership, consistent with our statutory role under the Public Health and Wellbeing Act 2008.</i>

Cardinia Shire's Liveability Partnership is the collective impact governance model for improving the liveability, health and wellbeing outcomes within Cardinia Shire. The Partnership consists of a Steering Group, a Backbone Team and five Action Teams. Figure 1 below represents the governance model.

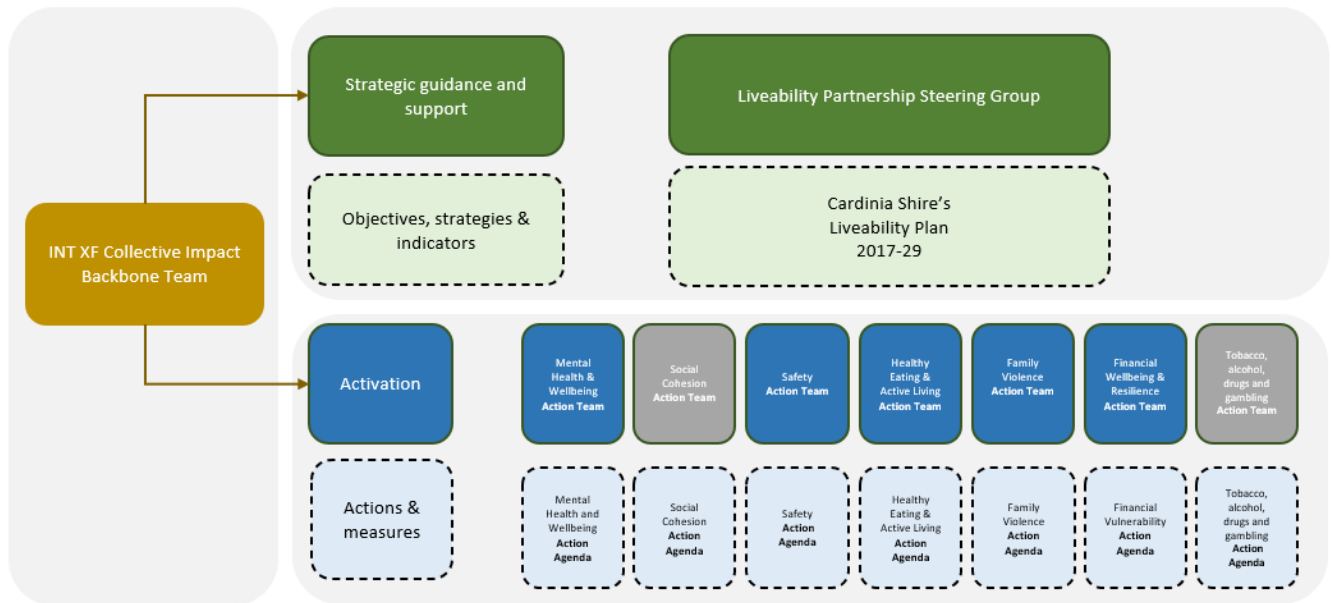


Figure 1. Liveability Partnership Governance Model

Backbone Team

Cardinia Shire Council is the backbone organisation for the Liveability Partnership. The backbone organisation in a Collective Impact effort both helps maintain overall strategic coherence and coordinates and manages the day-to-day functions of work. There are six core function of a Backbone Organisation, highlighted below:

- Guide vision and strategy
- Support aligned activities
- Establish shared measurement activities
- Build public will
- Advance policy
- Mobilise funding

Partnership Steering Group

Membership of the Liveability Partnership Steering Group has fluctuated over the past 12 months as some leaders have moved on and new members have joined. Despite changes in personnel, the organisations remain committed. The Steering Group is chaired by the General Manager Liveable Communities and has met six times over the past 12 months.

Action Teams

Five Action Teams are actively working towards delivering initiatives identified in their Action Agendas. Approximately 70 organisations and community groups sit across the Action Teams.

Two of the Action Agendas do not have Action Teams established due to limited capacity of Council as the Backbone to provide facilitation/coordination support. As a result, the collective impact in these areas is limited.

Across the Partnership there is strong commitment to work collectively and for partners to lead actions within the Action Agendas. Partners have reported many benefits from participating in the Partnership, as identified in the 2023 Liveability Partnership Survey:

- 75% feel a sense of common purpose
- 80% find the partnership meetings valuable
- 83% trust council as the backbone organisation

Over the past 12 months, as a result of participating in the partnership:

- 45% respondents had expanded existing projects to align to the shared outcomes
- 40% had taken on board learnings from the partnership to improve what they do
- 33% had started new projects to align with the shared outcomes
- 30% had used data provided by the partnership to improve what they do

53% had formed new relationships or networks to help work towards the shared outcomes

Policy Implications

Victorian Public Health and Wellbeing Act 2008

Under Section 26 of the Victorian *Public Health and Wellbeing Act 2008*, council has a responsibility to coordinate the review and evaluation of the municipal public health and wellbeing plan.

Under the *Act 2008* a council must:

- (2)(c) provide for the involvement of people in the local community in the development, implementation and evaluation of the public health and wellbeing plan.
- (4) review the municipal public health and wellbeing plan annually, and if appropriate, amend the plan.
- (5) despite subsection (2)(c), a Council is not required to provide for the involvement of people in the local community when reviewing or amending a municipal public health and wellbeing plan under subsection (4).

Section 26 (2)(ba) of the *Act 2008* requires councils to specify (in their municipal public health and wellbeing plan) measures to prevent family violence and respond to the needs of victims of family violence in the local community. Section 26 (6A) requires councils to report to the Secretary on these measures at the intervals specified by the Secretary by notice in writing. Council completed the recent statutory reporting in June 2023.

Section 26(3) of the *Act 2008* requires councils to have regard to the State Government's public health and wellbeing plan in developing their municipal public health and wellbeing plan. The [Victorian Public Health and Wellbeing Plan 2023-27](#) was recently released. The 10 priorities have not changed since the previous plan and include:

- Improving healthy eating
- Improving active living
- Improving mental wellbeing
- Reducing harm from tobacco and e-cigarette use
- Reducing harm from alcohol and drug use
- Urgently tackling climate change and its impacts on health
- Preventing all forms of violence
- Reducing injury
- Improving sexual and reproductive health
- Decreasing antimicrobial resistance across human and animal health

The Plan is accompanied by the Victorian Public Health and Wellbeing Outcomes Framework and Data Dictionary that brings together a comprehensive set of targets and indicators. The current targets are set to end in 2025 and the Department of Health will release a report against the Outcomes Framework in late 2023, ahead of commencing a review of the targets.

Gender Equality Act 2020

Local Government is included as a 'Defined Entity' under the *Gender Equality Act 2020*. As a Defined Entity, Council has a legislated obligation to promote gender equality in policies, programs and services that have a direct and significant impact on the public. The means for ensuring this is through the implementation of recommendations identified through Gender Impact Assessments

(GIAs). Council must provide a report to the Commissioner on how they have implemented GIAs every two years.

The Liveability Plan already identifies gender as a key equity lens within the framework, however the Social Justice and Equity Policy provides the detail of what must be considered to ensure all people have access to equitable liveability and wellbeing, regardless of their personal attributes such as aboriginality, age, disability, ethnicity, gender identity, race, religion, and sexual orientation. Review of the Social Justice and Equity Policy will commence next year to ensure it aligns with the Liveability Plan and new gender equity legislation.

VicHealth 10 Year Strategy

The Victorian Health Promotion Foundation is a key funding partner for local government's implementation of public health and wellbeing plans. VicHealth launched its new [10-year strategy](#) in July this year with a vision of *'reshaping systems together for a healthier, fairer Victoria'*.

VicHealth's purpose is to reduce and eliminate barriers to good health by working with Victorians and Victorian communities who face the greatest systemic inequity. There is strong alignment between Cardinia Shire's Liveability Plan framework and VicHealth's new strategy, placing Cardinia in a strong position for future funding opportunities.

VicHealth's plan for transformative change includes reshaping three systems:

1. Neighbourhood and built systems
2. Commercial and economic systems
3. Food systems

Three strategic lenses will be applied across these systems:

- Health and climate
- Community-led and informed
- Intergenerational wellbeing

Mental Health and Wellbeing Reform

The Victorian Government is continuing to implement recommendations from the Royal Commission into Victoria's Mental Health System. Release of the Victorian Mental Wellbeing 10yr strategy is expected before the end of 2023 and will align to the 'Improving mental wellbeing' priority within the Victorian Public Health and Wellbeing Plan 2023-27.

Key recommendations from the Royal Commission relevant for Council include:

- Recommendations 3.2, which relates to what are now known as 'Mental Health and Wellbeing Locals'. Planning for a Mental Health and Wellbeing Local in Officer was announced in the State Budget 2023-24. Further information about this service is available here: [Local adult and older adult mental health and wellbeing services | health.vic.gov.au](https://health.vic.gov.au/local-adult-and-older-adult-mental-health-and-wellbeing-services)
- Recommendation 15.1, which relates to establishing a Social Inclusion Actions Group within each local government area. This funding will be provided to Council but has not yet been announced for Cardinia Shire. Further information is available here: [Social inclusion action groups | health.vic.gov.au](https://health.vic.gov.au/social-inclusion-action-groups)
- Recommendation 15.4 which relates to what is now known as 'Local Connections – A Social Prescribing Initiative'. The Social Prescribing Initiative is connected to the Mental Health and Wellbeing Locals service. Further information is available here: [Local Connections – a social prescribing initiative | health.vic.gov.au](https://health.vic.gov.au/local-connections-a-social-prescribing-initiative)

'Better Mental Health Services' is a key advocacy priority for Council and the Mental Health and Wellbeing Action Team will continue to plan and advocate for improved mental health and wellbeing outcomes for Cardinia Shire residents.

Gambling and Liquor Reform

The past 12 months have seen further reform in the areas of gambling and liquor.

There has been a significant shift in recent years from an individual or punitive approach to addressing harms from gambling and liquor to a public health approach, whereby greater emphasis is placed on prevention through creating supportive environments and systems. Last month, it was announced that the Responsible Gambling Foundation, which fund Gambler's Help services, would close by June 2024. Functions of the Foundation are to be moved to other parts of Government (most likely DH or DFFH) and to the VGCCC.

From November 2023, the [health-based response to public intoxication](#) will come into effect. It will no longer be a criminal offence to be drunk in a public place within Victoria. It is recognised that these laws disproportionately impacted Aboriginal and Torres Strait Islander communities and people, who would benefit from health and social support, rather than a criminal justice response. Ambulance Victoria and Victoria Police will continue to provide a response in instances of public intoxication where there are emergency health risks, community safety risks or criminality. In the absence of such risks, police officers will provide support to individuals in need of assistance, including referrals to the new health-led services where appropriate and available.

Vaping Reform

New data shows almost double the number of Victorian adults report vaping in 2022 compared to 2018-19. Almost one quarter of all Victorian adults currently using e-cigarettes (vapes) have never smoked. The Victorian Smoking & Health Survey reports that young Victorians aged 18-30 make up the largest proportion of current e-cigarette users (54%). Despite it being illegal to sell, possess or use liquids containing nicotine in an e-cigarette, data shows that stores like tobacconists, vape stores, and milkbars are selling these products to more than 7 in 10 (73%) users who vape nicotine.

The Australian Government has recently announced a suite of changes to the regulation of e-cigarettes:

- Stopping the import of non-prescription vapes
- Restricting flavours, colours, and other ingredients in vapes
- Requiring pharmaceutical-like packaging
- Reducing the allowed nicotine concentrations and volumes
- Banning all single use, disposable vapes.

The Australian Government has stated that it will work with states and territories to stop the sale of e-cigarettes in retail shops. People who wish to access vapes to help them quit smoking will be able to do so through a GP, with the Government saying it will work to make it easier to get a prescription for legitimate therapeutic use. More details are expected on this over the coming months and may impact Council's Environmental Health powers to regulate e-cigarettes.

Relevance to Council Plan

1.1 We empower our communities to be healthy, connected and resilient

1.1.1 Plan for, and support the delivery of, accessible health and social services that address critical gaps in provision.

1.1.2 Enrich local identity and opportunities for the community to connect through art, history and cultural expression.

1.1.3 Lead by example in creating an inclusive and welcoming community for all by facilitating community education, capacity building, connection and celebration of our diversity.

1.1.4 Facilitate a partnership approach to create safer communities.

1.1.5 Work closely with the community to deliver programs that build community resilience, relating to a pandemic or other disasters.

2.1 We support the creation of liveable spaces and places

2.1.1 Advocate, plan for and deliver accessible community infrastructure and services that address community need.

- 2.1.2 Plan and maintain safe, inclusive and connected open spaces, places and active travel routes.
- 2.1.3 Plan for housing diversity that meets community need, is affordable and delivers environmental sustainability, safety and healthy living outcomes.
- 2.1.4 Advocate for increased and more-connected public transport options.

3.1 We value our natural assets and support our biodiversity to thrive

- 3.1.1 Partner with community, business and industry to take action on, and adapt to, climate change.
- 3.1.3 Work with community to improve and manage our natural assets, biodiversity and cultural heritage.
- 3.1.5 Facilitate community stewardship to build preparedness for natural threats.

4.1 We support our productive land and employment land to grow local industries

- 4.1.1 Facilitate better planning for our agricultural land to support industry, innovation, local food economy and local job growth.
- 4.1.2 Plan for sustainable employment precincts to entice new industries to the region and support new business.
- 4.1.3 Improve local learning and employment pathway opportunities through strategic partnerships.
- 4.1.4 Drive local innovation in technology to better support and attract businesses and industries.

5.1 We practise responsible leadership

- 5.1.1 Build trust through meaningful community engagement and transparent decision-making.

Climate Emergency Consideration

The natural environment, and managing the adverse impacts of climate change, is regarded as an underlying determinant of healthy and liveable neighbourhoods. All liveability domains are impacted by the adverse effects of climate change, which often exacerbates underlying community vulnerability. Climate change has been identified as the greatest threat to public health of the 21st century and the greatest global health opportunity. Both mitigation and adaptation-focused activities can create conditions for health co-benefits to be realised.

Section 17 of the *Climate Change Act 2017* requires councils to have regard to climate change in preparation of their municipal public health and wellbeing plans. Climate change was considered within the review of the Liveability Plan in 2021, resulting in the addition of a climate change lens across the entire Plan.

The *Victorian Public Health and Wellbeing Plan 2023-27* identifies 'Urgently tackling climate change and its impacts on health' as a key priority area, and *VicHealth Strategy 2023-33* has included 'Health and Climate' as a new strategic lens.

Consultation/Communication

Continuous communication is a key pillar of any collective impact approach. Communication within and between the Liveability Partnership Steering Group and associated Action Teams includes scheduled meetings, phone, and email correspondence and an annual forum held on 24 July 2023. In the last year a Partnership eNewsletter was created to share key updates and information, with the ~70 organisations participating in the Partnership, in a more regular and unified way.

Increasing visibility of the Partnership and their initiatives within the community was identified at the Liveability Partnership Forum as an area of focus going forward. It was recognised that there are many great initiatives being undertaken but that targeted and purposeful communication.

Financial and Resource Implications

This report has been prepared within existing operational resources.

Conclusion

The Annual Review of Cardinia Shire's Liveability Plan - Action Agenda 2022-23 was undertaken between July – Sept 2023. The review fulfils Council's requirements under the Victorian *Public Health and Wellbeing Act 2008* and provides a progress update of the activities and achievements of the Liveability Partnership Steering Group and associated Action Teams over the last 12 months.

Future work will focus on updating local health and social policies to ensure Cardinia's approach remains contemporary and positions us well for future funding and partnerships. We will continue to strengthen collective governance and shared measurement of the Plan and explore methods to enhance communication and engagement both within the Partnership and with the broader community.

Resolution

Moved Cr Stephanie Davies, seconded Cr Tammy Radford.

That Council note the Liveability Plan Progress Snapshot 2022 – 2023, which provides an annual progress report of the *Cardinia Shire's Liveability Plan 2017-29* and is a statutory requirement of local government under the Victorian *Public Health and Wellbeing Act 2008*.

Carried

6.2.2 Social and Affordable Housing Strategy Progress Report

Responsible GM: Lili Rosic
Author: Pieta Bucello

Recommendation(s)

That Council:

- Notes this report is presented in response to the Notice of Motion by Cr Colin Ross on 21 August 2023, and includes an update of the progress of Cardinia Shire's Social and Affordable Housing Strategy and Action Plan 2018-25, and information about what is required to establish a multilevel affordable and support facility within Cardinia Shire like Viv's Place.

Attachments

1. Social and Affordable Housing Strategy Progress Report 2023 [6.2.2.1 - 9 pages]
2. 2021 Liveability Survey Housing Snapshot [6.2.2.2 - 2 pages]

Executive Summary

Following a Notice of Motion from Councillor Ross at the Council Meeting on 21 August 2023, this report

- provides an update on the status of the Social and Affordable Housing Strategy and Action Plan 2018-25,
- highlights key elements involved in establishing a multi-level affordable housing and support services facility, like that of the Viv's Place model in Dandenong, and

Cardinia's Social and Affordable Housing Action Plan 2018-25 has been reviewed (Attachment 1) and has 23 actions. Eight actions have been completed and 15 are in progress. The number of social and affordable dwellings delivered within the Shire have exceeded the target in the Plan and this has been achieved by working in partnership with developers, housing providers and other levels of government.

Council is a signatory to the Regional Local Government Homelessness and Social Housing Charter (Regional Charter) and will continue to work with key stakeholders and other levels of government to optimise opportunities for people of very low, low and middle incomes to obtain housing. This will include exploring opportunities for multilevel housing such as Viv's place.

Background

Cr Ross' Notice of Motion was endorsed by Council at its meeting on 21 August 2023 and is as follows:

That Council receives an update on the progress of Cardinia's Social and Affordable Housing Strategy and opportunities to increase housing in the Shire for vulnerable members of the community. This could explore the options around building, funding and appropriate management similar to Viv's House in Dandenong.

Progress of Social and Affordable Housing Strategy

Council adopted the Social and Affordable Housing Strategy and Action Plan 2018 – 25 in February 2019, reflecting Council's commitment to ensuring all residents in Cardinia Shire have access to safe, affordable, and secure housing that meets their needs.

Of the 23 endorsed actions within the Action Plan, 8 have been completed and 15 are in progress. Attachment 1 provides further detail on the status of each action.

Table 1 includes the Targets adopted within the Strategy and the progress to date. Target 1 (T1) has been achieved far above what was initially expected, due to enhanced negotiations between Council's planning team and developers, as well as increased investment from the state government through its Big Housing Build program.

Table 1: List of Targets endorsed with the Social and Affordable Housing Strategy 2018-25

Target	Description	Progress as of 2023
T1	By 2025, five (5) commitments to deliver affordable housing are secured for local government, state government and/or privately-owned land.	Total of 137 dwelling commitments since 2018: <ul style="list-style-type: none"> • 22 dwellings - developer negotiated through the Council's Planning Team • 33 dwellings - council-assisted through land lease or sale • 82 dwellings – Vic. Gov. committed (31 built and 51 underway)
T2	By 2025, there is an increase in the diversity of dwellings in the Shire and specifically, an increase in the percentage of dwellings with 2 bedrooms or less within growth areas and strategic locations	Between the 2016 and 2021 Census: <ul style="list-style-type: none"> • the total number of dwellings with 2 bedrooms or less has increased by 16 dwellings, although the percentage of this housing type has decreased by 1.4%. • the percentage of medium density housing (i.e., town houses) with 2 bedrooms or less has increased by 1.1% (739 dwellings built). • there has been no change (0%) of high-density housing with two bedrooms or less.
T3	By 2025, research shows a measurable increase in positive community perceptions and attitudes towards social housing developments.	Between the 2019 and 2021 Liveability Survey (see Attachment 2), the overall positive community perceptions and attitudes towards social housing developments decreased by 5%, bringing the level of support of social housing to 65%. However, in 2021 a higher incidence of support was reported amongst: <ul style="list-style-type: none"> • 65+ year old's • Residents in Ranges Ward • Renters

How can council increase supply of social and affordable housing?

This section discusses the different mechanisms council can and use to increase social and affordable housing.

Cardinia's Social and Affordable Housing Strategy

Cardinia Shire's Social and Affordable Housing Strategy and Action Plan 2018-25 is a strategic document which signifies to the public and the market, Council's acknowledgement that access to

secure housing is a basic human right and the role Council will play to support an increased supply of social and affordable housing within the municipality.

The *Planning and Environment Act 1987* (the Act) provides the legislative framework under which planning policy is set and delivered in Victoria. Councils and decision makers must have regard to the Objectives of the Act and the matters set out in the Victorian Planning Provisions (VPPs) and State Planning Policy Framework (SPPF) when developing the Local Planning Scheme and Structure Plans and when determining planning matters. Clause 16 of the SPPF directly deals with Housing.

The Social and Affordable Housing Strategy and Action Plan 2018 – 25 is nearing completion. The format of a strategy or policy to replace the Strategy is yet to be determined. In lieu of legislative requirements at a state level through the Victorian Planning Schemes regarding social and affordable housing, Council's strategy provides the planning department guidance on local aspirations to increase community infrastructure in this area.

Developer negotiations

One of council's main mechanisms for increasing social and affordable housing is by negotiating with developers during the pre-application phase. Developers have several options to contribute including the option of gifting or selling to a community housing provider at a discounted rate, the following:

- parcels of land within their development, or
- completed homes within their development, or
- providing an equivalent monetary contribution to a community housing provider partner that goes towards social and affordable housing.

These negotiations are voluntary, entered via a s173 agreement. Supported by Council's endorsed Social and Affordable Housing Strategy, Council's planning team has successfully negotiated 14 commitments for social and affordable housing for Cardinia in 2023. These developer-led projects are based in Pakenham and Officer. Several of these housing commitments have been achieved through partnerships with Wayss and Housing Choices (housing service providers).

Another example of housing negotiated with developers is the "Build-to-Rent" housing models which have been growing in popularity and aimed at larger developments. The State Government has highlighted its intention to invest in a Build to Rent model in its recent Housing Statement. In this model the asset is owned and operated by a suite of investors (private ownership) and typically managed by an external operator.

Council officers have identified the opportunity to negotiate additional social and affordable homes with developers, through the Pakenham Revitalisation Project, and the development of the Officer Town Centre and future Precinct Structure Plans, such as the Officer South Employment PSP (OSEPSP). The Victorian Planning Authority (VPA) has recently released the draft Officer South Employment PSP, and this includes the following provisions related to social and affordable housing:

- **Objective 22** – To provide diversity of housing types and choice (lot size and physical form of housing) to meet community needs, including increased densities, accessible and specialised housing, and affordable and social housing options.
- **Guideline 36** - An application for subdivision of land into residential lots or development of land for residential or mixed-use purposes should provide eight per cent minimum of all housing within the UDPA (Urban Design Performance Area) affordable and social housing, as defined by the Planning and Environment Act 1987, in accordance with affordable and social housing policy, evidence and guidance.

The recently released Victorian Housing Statement highlights the state government's desire to invest in projects with at least 10% social and affordable housing. The Officer South Employment PSP was named in this document.

Use of council-owned land

Utilising surplus council-owned land for social and affordable housing projects is a key contribution council can make towards supporting developments. Land prices often make it cost prohibitive for community housing providers to secure a project.

- Several parcels of excess council-owned land have been developed in partnership with the community housing sector since 2018. Examples include:
 - Single 4-bedroom home for women and children completed in partnership with SJD Homes, The Victorian Homeless Fund and Women's Property Initiatives (lease of Council-owned land)
 - Four x 3-bedroom double story homes for low-income women and women with previous experience of family violence – completed in partnership with Women's Property Initiatives, Victorian Property Fund and Edward Wilson Trust (sold at a discount with a s173 Agreement)
 - 16-unit independent living facility with service provision at the ground level for people with manageable mental health conditions – Completed in partnership with Mind and the Haven Foundation. (Sold at a discount with a s173 Agreement)
 - Ten x 2- and 3- bedroom homes for women and women & children – completed in partnership with WAYSS, Windermere, Sienna Homes, The Peter and Lyndy White Foundation (lease of Council-owned land).
- There are limited suitable parcels of council-owned land remaining to develop for the purpose of affordable housing. Those land parcels that are suitable are currently earmarked for community use and need to be considered first through the final Community Infrastructure Plan. Opportunities to co-locate Social and Affordable Housing with community infrastructure may be an opportunity in the future.

Advocacy

Advocacy is a key mechanism Council can use to support the increase of social and affordable housing projects in the shire.

- In August 2020, Council became a signatory to the Regional Local Government Homelessness and Social Housing Charter (Regional Charter). Since that time Cardinia Shire has contributed to several joint submissions. Key advocacy highlights include:
 - Productivity Commission's Housing and Homelessness Agreement (NHHA) Review. The Regional Charter's submission #92: www.pc.gov.au/inquiries/completed/housing-homelessness#report
 - Victorian government's Strategic Statement and Local Government Compact, drawing attention to concerns regarding the proposal to exempt SAH from paying council rates, and concerns about the MAV entering a Compact with Homes Victoria in the absence of the 10-year Strategy.
- Council continues to advocate for the appropriate development of social and affordable housing within the Shire. Officer Town Centre was highlighted as a case study in a recent tour with the Office of Suburban Development, and again in meetings in September 2023 with Homes Victoria.

Considerations for multi-level social and affordable housing developments

This section highlights the key considerations required to ensure the successful completion of a multilevel social and affordable housing development.

Evidence of need

There must be robust evidence of the need for social and affordable housing in the area. It will include reputable research and evidence to demonstrate the level of need and clarify the community

cohorts. This will provide a target for the number of dwellings needed and possible solutions to meet those targets.

Policy support

All social and affordable housing projects need the policy support to show Council has it as a priority. Social and affordable housing is included in Cardinia's endorsed Liveability Plan and the Social and Affordable Housing Strategy and Action Plan.

Any project must comply with the State and Local Planning Schemes. It also needs to be present in future strategic plans, i.e., Officer South Employment Precinct Structure Plan.

Land

Council needs to ensure it has the land available to accommodate a facility like a multi-level development for social and affordable housing with service provision. The land needs to be:

- zoned appropriately to ensure the development is legal,
- located close to all the necessary amenities for the tenants to enable accessibility to transport and services, and
- secured for social and affordable housing, usually through a s173 Agreement.

Funding

All projects require a funding stream to ensure it is a success. There are three key funding items that are necessary for a social and affordable housing project:

1. Land costs,
2. Construction costs, and
3. On-going operational costs.

Multi-level social and affordable housing projects require ongoing operational costs as often they provide wrap around services for the residents as well as building maintenance.

Partners – site managers and maintenance

Social and affordable housing projects need to have partners in all the key funding items, outlined above. Council needs support to deliver on its commitment to the residents to provide for social and affordable accommodation. Often the organisations that will be left with the asset and operational costs, such as community housing providers, do not have the up-front capital to purchase land for their project nor have a developer to build the facilities. So, additionally, community housing providers need support.

Councils need to partner with the state governments, community housing organisations, service providers, developers, and landowners to ensure the success of any development.

Case Study – Viv's Place, Dandenong

Councillors attended a tour of Viv's Place in July 2023. Viv's Place Dandenong is an 8 storey (9 levels) development consisting of a ground level with a reception, office space, consult rooms, car parking, communal spaces and six levels of apartments for women and women with children at risk of homelessness. Viv's Place took 4 years to design and construct – this was after all the planning permits had been secured. All apartments are permanent homes for the households as long as they want and need them. There are a range of sizes from studio apartments, and 2 to 4-bedroom apartments. A total of 60 dwellings, and 33 car spaces located on one level of the facility.

Key stakeholders involved:

- Launch Housing – initiated the project and own the land.
- City of Greater Dandenong – creation of development plan and provision of planning permits

- Uniting Vic-Tas - implementation of Families Supportive Housing (FSH) model for wrap around services
- Australian Nursing and Midwifery Federation – funding
- Lord Mayor’s Charitable Foundation – funding
- Shine on Foundation – funding
- Gandel Foundation – funding
- The Ian Potter Foundation – funding
- Robin Friday – funding

Policy Implications

Cardinia Shire’s Liveability Plan 2017-29 includes ‘Housing’ as a key Liveability Domain for creating a liveable and healthy community and provides strategic direction for Council’s Social and Affordable Housing Strategy and Action Plan.

Access to appropriate and affordable housing supports health and social outcomes including:

- Increased mental health and wellbeing
- Reduced family violence
- Increased safety
- Increased financial wellbeing and resilience

The State Government’s ‘Big Housing Build’ program seeks to deliver \$5.3 billion over four years. This program is coming to an end and there is still a pipeline of work to complete. The Big Housing Build is scheduled to deliver 82 homes in Cardinia. In September 2023, the Victoria Government released its [Housing Statement](#), which puts forward a plan to tackle what the government considers the root of the problem: housing supply. It has a target to build 800,000 homes in Victoria over the next 10 years.

Key elements of the Housing Statement include:

- Officer South Employment PSP a “priority planning project”,
- Expediting planning permits for projects that have at least 10% social and affordable housing, where construction costs are \$15 million or more.
- Releasing and rezoning government owned land to attract investment for projects seeking to include a 10% social and affordable housing commitment.

The Federal Government’s ‘Housing Australia Future Fund’ has been endorsed and seeks to allocate \$10 billion into the investment market which will build 30,000 new social and affordable housing properties in the first 5 years. In addition to this, \$3 billion has been committed for immediate dissemination to the State and Territory governments and to the newly branded, Housing Australia (previously National Housing Finance and Infrastructure Corporation) for social and affordable housing construction. It is unknown whether Cardinia has or will receive some of this funding.

Since the endorsement of Council’s Social and Affordable Housing Strategy, many federal and state government policies have changed which has impacted the implementation of our Strategy.

The following list outlines some of the changes in social and affordable housing in 2022-23:

- Change in Federal government, and a State Government election
- Abandonment of proposed state-wide Social and Affordable Housing Contribution scheme¹

¹ The Social and Affordable Housing Contribution Scheme scheduled that from July 2024, all newly built developments with three dwellings or more and three or more lot subdivisions will contribute 1.75 per cent of the as-if-complete project value to the Social Housing Growth Fund. The change would have affected less than 30 per cent of all residential planning permits.

- Delay in releasing the 10-year Social and Affordable Housing Strategy (due April 2022)
- Delay in releasing State-Local Government Social and Affordable Housing Compact
- Delay in the Local Area Agreements between State and Local governments
- Release of Victoria's Housing Statement to build 800,000 homes over 10 years.
- Federal government legislating the \$10 billion to a Housing Australia Future Fund, with \$3 billion being released immediately to the State and Territory governments, and to the newly branded Housing Australia (previously National Housing Finance and Investment Corporation).

There are many 'known unknowns' and likely many more 'unknowns' in the policy landscape for social and affordable housing. Council will need to remain agile in responding to these changes if we are to leverage the opportunities for our community.

Relevance to Council Plan

2.1 We support the creation of liveable spaces and places

2.1.3 Plan for housing diversity that meets community need, is affordable and delivers environmental sustainability, safety and healthy living outcomes.

Climate Emergency Consideration

Environmentally sustainable design (ESD) is the intention to reduce or end negative environmental impacts through thoughtful design. This includes items such as energy and water efficiency, renewable energy, and rainwater harvesting. ESD will have the added benefit of increasing thermal comfort of social housing and reduce utility bills for tenants.

To improve the environmental sustainability of social housing projects and lower carbon emissions, Action 6.3.3 'Investigate the latest Environmentally Sustainable Design research to assess the needs for ESD social housing guidelines' was proposed and added as an action for the Social and Affordable Housing Action Plan.

This action aligns with the State Government Big Housing Build announcement that all new affordable homes will meet 7-star NAHERS (Nationwide House Energy Rating Scheme) efficiency standards, and a new industry report. 'Energy Efficiency in the Victorian Community Housing Sector' by Community Housing Industry Association (Victoria) released February 2021.

Consultation/Communication

Comprehensive community and key stakeholder consultation was undertaken during development of the Social and Affordable Housing Strategy and Action Plan. An exhibition period for the draft documents also occurred during October - November 2018.

Since this time, Council has maintained ongoing dialogue with the community housing sector and homelessness services through Cardinia Shire's Social and Affordable Housing Network, chaired by Cr. Colin Ross.

Council staff also participate in key local government networks including:

- Municipal Association of Victoria's Inter-council Affordable Housing Forum
- Regional Local Government Homelessness and Social Housing Group Charter

Financial and Resource Implications

Implementation of the Social and Affordable Housing Strategy is undertaken within Council's existing operational budget.

Conclusion

Progress of the Social and Affordable Housing Action Plan 2018-25 has been reviewed. All action items are completed or in progress. While Council is on track to complete the Action Plan by 2025, there is still a significant shortfall of social and affordable housing to meet community need, as affordable housing is not being delivered at a pace to meet population growth. This is evidenced by the 2021 Census of Population and Housing which showed that while the total number of social and affordable dwellings has increased since 2016, the percentage of these dwellings has reduced from 1.0% to 0.8%.

Council is continuing to work with developers and other levels of government to increase the supply of social and affordable housing for low to medium income earners, and those in crisis accommodation within the shire. This will include exploring opportunities for a multilevel housing facility like Viv's Place.

Resolution

Moved Cr Collin Ross, seconded Cr Carol Ryan.

That Council:

- Notes this report is presented in response to the Notice of Motion by Cr Colin Ross on 21 August 2023, and includes an update of the progress of Cardinia Shire's Social and Affordable Housing Strategy and Action Plan 2018-25, and information about what is required to establish a multilevel affordable and support facility within Cardinia Shire like Viv's Place.

Carried

6.2.3 State Infrastructure Projects Yearly Report

Responsible GM: Peter Benazic
Author: Narelle Bulleid

Recommendation(s)

That Council notes the progress, completed actions and future milestones for the major projects detailed in this report.

Attachments

1. Major Projects Yearly Update 2023 - Attachment 1 [6.2.3.1 - 8 pages]

Executive Summary

Council's Major Projects Business Unit is responsible for the project management of key projects run by several State Government agencies, including projects being delivered by:

- Level Crossing Removal Project (LXRP)
- Rail Projects Victoria (RPV)
- Victorian Health Building Authority (VHBA)
- Major Road Projects Victoria (MRPV)

This report provides a summary of project progress during 2023 and a look ahead at activities planned for 2024.

Background

Council's Major Projects Business Unit is responsible for facilitating good community outcomes with the State Government agencies responsible for the following projects:

- Level Crossing Removal Projects (LXRP):
 - Pakenham – Three rail over road bridges and two stations
 - Brunt Road Officer – Road over rail bridge
 - Station Street Officer – Road closure
 - Station Street Beaconsfield – Road over rail bridge
 - Nar Nar Goon Station Carpark Upgrade
- Rail Projects Victoria:
 - Gippsland Line Upgrade including Bunyip Station upgrade
- Victorian Health Building Authority:
 - Pakenham Community Hospital
- Major Roads Projects Victoria:
 - Pakenham Roads Upgrade including:
 - Healesville - Koo Wee Rup Road freeway interchange and road upgrade
 - McGregor Road freeway interchange and road upgrade
 - Racecourse Road upgrade

Attachment 1 provides a summary of project progress during 2023 and a look ahead at activities planned for 2024. Each project is also briefly discussed below.

Pakenham Level Crossing Removal Project

This project includes the removal of three level crossings at McGregor Road, Main Street and Racecourse Road Pakenham, with a rail over road solution. A significant amount of new public open space will be created within the rail corridor under the elevated rail viaduct. The project also includes the redevelopment of the Pakenham Station, the extension of the metropolitan train line to Pakenham East, and the construction of a new East Pakenham Station.

The following are notable milestones and upcoming activities:

- 2.5km elevated rail viaduct nearing completion. Road crossings at McGregor Road, Main Street and Racecourse Road completed during 2023.
- Henty Street re-opened to two-way traffic in August 2023.
- Construction of Ryan Road from Pinehill Drive to East Pakenham Station commenced late 2023 and due to be completed in Q1 2024.
- Significant rail occupation expected in mid-2024 for commissioning of the elevated tracks and new stations.
- Staged road closures on McGregor Road, Main Street and Racecourse Road expected in mid-2024 for level crossing removals and associated road works.
- Open space corridor between McGregor Road and Main Street to commence construction in 2024.

Brunt Road Level Crossing Removal Project

This project includes the removal of the Brunt Road level crossing through the construction of a new road bridge over the existing rail tracks. The new bridge will be constructed to the east of the existing road to allow Brunt Road to remain open to traffic for as long as possible during the works.

The following are notable milestones and upcoming activities:

- Community Events held in local Dodson Reserve in May and December 2023, with more planned for 2024.
- Major earthworks to bridge approach ramps completed and abutment walls and bridge beams being installed.
- Kenilworth Avenue closure at Brunt Road expected in early 2024.
- Full closure of Brunt Road for bridge tie in works expected in mid 2024.
- Rail occupation in mid - late 2024 for removal of level crossing.

Station Street Officer Level Crossing Removal Project

This project involves the removal of the Station Street, Officer level crossing through the closure of Station Street on either side of the rail tracks. While the Officer Precinct Structure Plan identifies the need for an alternative North-South arterial road to be constructed prior to the closure of the level crossing, this road is not within the scope of the project. The Department of Transport and Planning (DTP) is responsible for delivering the North-South arterial road but currently does not have funding

for the project. Council will continue to advocate to DTP on the need for this important road connection to be funded and delivered.

The following are notable milestones and upcoming activities:

- LXP undertook community consultation in March 2023 with consultation report released in June 2023
- Council continues to advocate for the design to deliver improved connectivity for pedestrians and cyclists per the Officer Precinct Structure Plan
- Design expected to progress to final construction plans early 2024
- Major construction expected to commence mid- late 2024

Station Street Beaconsfield Level Crossing Removal Project

This project involves the removal of the Station Street, Beaconsfield level crossing through the construction of a new road bridge over the existing tracks. The project area includes a locally significant heritage building at 20 Beaconsfield Avenue and the regionally significant Cardinia Creek parklands which are key concerns for Council among other matters.

The following are notable milestones and upcoming activities:

- LXP held a webinar with the Beaconsfield Progress Association in April 2023 and a pop-up information session at the station along with door knocking of residents in May 2023
- LXP released the project's community consultation report in June 2023
- Station carpark closed from July 2023 as early construction works commenced
- LXP provided funding for an additional school crossing supervisor until 2025
- Kenilworth Avenue westbound closure for bridge piling works started November 2023
- Major construction activities to commence in 2024

Nar Nar Goon Station Car Park Upgrade

The Nar Nar Goon car park upgrade was part of the larger program known as Car Parks for Commuters and was delivered by the Level Crossing Removal Project (LXP) agency. The project has delivered an upgrade of the car parking area on the north side of the station which includes 50 parking spaces with accessible parking spaces, pedestrian paths, bicycle hoops, lighting and new CCTV cameras.

Gippsland Line Upgrade – Rail Projects Victoria

The Gippsland Line Upgrade is a project that extends along the rail line from Bairnsdale through to Southern Cross Station. Key works within Cardinia Shire include the Bunyip Station upgrade, track duplication between Bunyip and Longwarry, level crossing upgrade at Tynong, along with signalling and drainage upgrades between Nar Nar Goon and Bunyip.

The design of the project was finalised during 2022 with work commencing on construction of the Bunyip Station platform, bus interchange and car park upgrades. Works continued throughout 2023 and some final rail and road disruptions are expected in 2024.

Pakenham Community Hospital – Victorian Health Building Authority

The Pakenham Community Hospital is being delivered by the Victorian Health Building Authority. The project includes the establishment of a community hospital in Pakenham that will provide a range of integrated health and specialist services.

The project is currently within the design phase and construction is expected to commence in early 2024.

Pakenham Roads Upgrade – Major Road Projects Victoria

This project includes three stages of works to upgrade the Princes Freeway and sections of McGregor Road, Healesville – Koo Wee Rup Road and Racecourse Road. The project is being delivered by Major Roads Project Victoria with funding from the Australian Government.

Construction of stage 1 (Princes Freeway and Healesville – Koo Wee Rup Road) commenced in 2023 and is expected to be completed in 2024. A major construction blitz with road closures is planned for early 2024.

The design phase for stage 2 (McGregor Road) was completed in 2023 and construction commenced in November 2023. A major construction blitz with road closures is planned for February 2024.

The design phase for stage 3 (Racecourse Road) is expected to commence in 2024.

Policy Implications

These projects are generally consistent with several Council policies and documents including the Pakenham Major Activity Structure Plan 2021, Pakenham Major Activity Centre Urban Design Framework 2021 and Officer Precinct Structure Plan.

Relevance to Council Plan

1.1 We empower our communities to be healthy, connected and resilient

1.1.1 Plan for, and support the delivery of, accessible health and social services that address critical gaps in provision.

1.1.4 Facilitate a partnership approach to create safer communities.

2.1 We support the creation of liveable spaces and places

2.1.1 Advocate, plan for and deliver accessible community infrastructure and services that address community need.

2.1.2 Plan and maintain safe, inclusive and connected open spaces, places and active travel routes.

2.1.4 Advocate for increased and more-connected public transport options.

2.1.5 Upgrade Council's road network to improve safety and connectivity while considering traffic demand and freight transport needs.

3.1 We value our natural assets and support our biodiversity to thrive

3.1.4 Plan and advocate for better water cycle planning and management to reduce environmental impacts.

Climate Emergency Consideration

The proposed infrastructure upgrades will improve public transport provision and active transport infrastructure in the project areas. This will help encourage a transport mode shift away from cars and reduce transport related carbon emissions. Further the new infrastructure will be designed and maintained in line with climate change predictions and assumptions, such as flooding and extreme heat.

Consultation/Communication

Each of the individual projects include community consultation activities, refer to attachment 1. Further community consultation will occur with each of these projects as necessary. Regular updates will continue to be provided to Councillors at briefing meetings.

Council's project team has regular meetings with their State Government peers at LXP, RPV, VHBA and MRPV to review plans and provide input into the design of the projects and advocate for the best outcomes for the community.

Additionally, Council's Chief Executive Officer and General Manager Infrastructure and Environment regularly meet with the CEO and senior staff from the Level Crossing Removal Project to resolve any strategic issues and to advocate for additional resources to complete these projects.

Financial and Resource Implications

Major Projects Team will continue to interface with State Projects with limited change to financial and resourcing requirements.

Conclusion

Several major projects are in progress in Pakenham and will help to improve movement and place outcomes as well as revitalise Main Street and surrounding areas. These projects include the Pakenham Level Crossing Removal Project, Pakenham Roads Upgrade, Pakenham Community Hospital and Council's Pakenham Revitalisation Project.

Additional major projects will improve transport infrastructure across the municipality including the level crossing removals in Beaconsfield and Officer and the upgrade of the Gippsland Line from Bunyip to Pakenham.

Council's Major Projects team will continue to work in partnership with the State Government agencies and advocate for the best outcomes for the community. Council officers continue to encourage the community to provide feedback during the consultation phases of the projects. Project updates are also provided on Council's website and the State Government's Big Build Victoria website.

Resolution

Moved Cr Stephanie Davies, seconded Cr Kaye Cameron.

That Council notes the progress, completed actions and future milestones for the major projects detailed in this report.

Carried

6.2.4 Contract 23-014 Supply Delivery Quarry & Civil Products 2024 - 2027

Responsible GM: Peter Benazic
Author: Mark Howard

Recommendation(s)

That Council

A) award contract 23-014 to Holcim (Australia) Pty Ltd and Fulton Hogan Quarries Pty Ltd for a three-year (3) period for the Supply Delivery of Quarry Products commencing 1 January 2024, including an option for Council to extend for a further two (2) year period in accordance with the General Conditions of Contract; and

B) advise all contractors accordingly.

Attachments

1. Confidential Memorandum Contract 23 014 Supply Delivery Quarry Civil Pro [6.2.4.1 - 3 pages]

Executive Summary

The current *Supply Delivery Quarry & Civil Products* Contract (CT 19-032) expires on 31 December 2023. This contract allows for the supply and delivery of quarry products for the maintenance and renewal of Council's unsealed roads, gravel footpaths, unsealed shoulders, and drainage networks.

This report provides consideration for the appointment of two (2) companies to supply and deliver quarry products within Cardinia Shire for a three-year (3) period, as detailed in Contract 23-014 Supply Delivery Quarry & Civil Products. This contract is for an initial period of three (3) years, with the option for a two (2) year extension.

Tenders were advertised on 23 September 2023 and closed at 2.00pm on 24 October 2023. Tenders were received from two (2) Tenderers. Following an assessment of the tenders taking into consideration the assessment criteria, the tenders submitted by the following contractors are considered to be the most advantageous to Council are.

- Holcim (Australia) Pty Ltd
- Fulton Hogan Quarries Pty Ltd

It is therefore recommended that Contract No. 23-014 for the Supply and Delivery Quarry & Civil Products 2024 to 2027 within Cardinia Shire be awarded accordingly.

Background

The current Supply Delivery Quarry & Civil Products Contract (CT 19-032) expires on 31 December 2023. This contract allows for the supply and delivery of quarry products for the maintenance and renewal of Council's unsealed roads, gravel footpaths, unsealed shoulders, and drainage network.

Contract 23-014 Supply Delivery Quarry & Civil Products 2024 - 2027 is fundamentally the same as the current contract. The Contract will be for an initial term of three years commencing 1 January

2024, with an option to extend for a further two (2) years. This contract is subject to payment adjustments from the 1 January 2025.

Council purchases approximately 100,000 tonnes of crushed rock and associated quarry products annually, for the maintenance and renewal of its unsealed roads, gravel footpaths, unsealed shoulders, and drainage networks. Products range from fine crush rock, aggregates, cement treated crushed rock and drainage specific materials such as rock spalls.

Council operates its own fleet of trucks to service its road and drainage maintenance activities, which includes haulage of most of this material. The option for haulage by the quarry was included in this tender to enable Council to accelerate supply of these materials should the need arise. However, haulage forms only a very minor part of this contract.

Where several suppliers are contracted, Council may select a preferred supplier from those under contract for each job based on the schedule of rates.

The two (2) tenders that were received for this contract were evaluated against the weighted and non-weighted criteria of Capability, Customer Service, Compliance with Specifications, Relevant Experience and past performance of tenderer, Quality & OH&S Systems, Insurance and Location.

In summary, there are two (2) suppliers recommended to Supply Delivery Quarry & Civil Products as detailed in the tender documents. It is considered that these two (2) individual suppliers will provide Council the materials required to undertake maintenance and renewal of its unsealed roads, gravel footpaths, unsealed shoulders, and drainage networks.

Policy Implications

The Local Government Act requires Council to call tenders by public notice prior to entering into any contract valued in excess of \$300,000 for the supply of services and materials. The creation of this panel of contractors assists Council officers in adhering with this requirement.

Relevance to Council Plan

2.1 We support the creation of liveable spaces and places

2.1.5 Upgrade Council's road network to improve safety and connectivity while considering traffic demand and freight transport needs.

Climate Emergency Consideration

The tender specification requested rates for recycled crushed rock products. Although requested, none of the tenders submitted rates for these products.

Consultation/Communication

Consultation with the internal stakeholders who use these materials was completed during the planning phase of this tender. No specific community consultation is involved for periodic supply contracts.

Financial and Resource Implications

Council typically expends between \$1.4 to \$2 million per annum on crushed rock and other quarry products for the maintenance and renewal of its unsealed roads and gravel footpath programs and the maintenance of its unsealed shoulders and drainage network. The budget for this material is spread over several capital and operational budget activities.

Prices have been sought on a schedule of rates basis. There is no fixed financial implication resulting from the award of these contracts.

Conclusion

It is recommended that the tenders submitted by Holcim (Australia) Pty Ltd and Fulton Hogan Quarries Pty Ltd be accepted as they will provide the best value for Council to undertake the works associated with Contract 23-014 Supply and Delivery Quarry & Civil Products 2024 – 2027.

Resolution

Moved Cr Jeff Springfield, seconded Cr Graeme Moore.

That Council

- A) award contract 23-014 to Holcim (Australia) Pty Ltd and Fulton Hogan Quarries Pty Ltd for a three-year (3) period for the Supply Delivery of Quarry Products commencing 1 January 2024, including an option for Council to extend for a further two (2) year period in accordance with the General Conditions of Contract; and
- B) advise all contractors accordingly.

Carried

6.2.5 Extension of Landfill Services Contract

Responsible GM: Peter Benazic
Author: Jacqui Kelly

Recommendation(s)

That Council:

- Advise the Department of Environment Energy and Climate Action (DEECA) that Cardinia Shire Council wishes to exercise a contract option for the provision of Landfill Services (Contract number 2020/23 (Cardinia Shire contract number 21-10)) under the common gate fee arrangement with Cleanaway Pty Ltd and Veolia Environmental Services (Australia) Pty Ltd for the period 1/4/2025 to 31/3/2027.
- Agree that the CEO be delegated authority to negotiate and sign documentation associated with the contract extension for the period of 1/4/2025 to 31/3/2027

Attachments

1. Confidential landfill contract extension tendered rates 2025 2027 [6.2.5.1 - 1 page]

Executive Summary

In 2021 the former Metropolitan Waste & Resource Recovery Group conducted a collective procurement process for landfill services on behalf of 26 metropolitan councils.

The objective of the procurement was to enable metropolitan councils to access services for the disposal and transfer of waste that cannot be recovered or reused through other means.

The initial four-year contract term commenced on the **1st of April 2021**, with options to extend the contract for **two further terms of 2 years each**.

Extensions are agreed on by Council and the service provider at the appropriate time with enough advance notice for budget and service planning. The methodology for the pricing of extension options was set out in the original tender documentation and is to be considered by Council through a recommendation report (this report).

Contracts were awarded to:

- Melbourne Regional Landfill (Cleanaway Pty Ltd) – Ravenhall
- Hanson Landfill Services Ptd Ltd – Wollert
- Suez Recycling and Recovery Pty Ltd (now Veolia Environmental Services (Australia) Pty Ltd) – Hallam

As a result of legislative changes, the contracts are now administered by DEECA in line with Participation Agreements, Direct Deeds and Landfill Services Deeds.

While Councils seek alternative options for managing landfill waste, we need to ensure continuity of service for the disposal of this material. Sending material to landfill under the current contract is still a viable option in the southeast for the length of the first 2-year extension.

Background

Previous endorsed resolutions (21 February 2021):

- That the CEO be delegated authority to execute Agreements with Metropolitan Waste and Resource Recovery Group, Cleanaway Pty Ltd and Suez Recycling and Recovery Pty Ltd for the provision of Landfill Services under a common gate fee arrangement on a 4-year guaranteed basis for a four-year term commencing on April 1, 2021.
- That Council execute agreements with more than one provider to ensure that contingency arrangements are in place if a landfill site is not available during the contract term.

Common Gate Fee Arrangement

The most favourable pricing option, in the 2021 tender, for councils in Melbourne's southeast, was Cleanaway Pty Ltd (Cleanaway) proposal to accept waste at the Dandenong South and Lysterfield transfer stations to be bulk hauled to MRL (Melbourne Regional Landfill), Ravenhall.

As Cleanaway did not have sufficient capacity to accept all the waste generated in the southeast, 12 councils agreed to enter a Common Gate Fee arrangement whereby waste would be distributed between Cleanaway and SUEZ (now Veolia Environmental Services (Australia) Pty Ltd) (Veolia) in the most efficient manner and the costs apportioned between councils on an equitable basis.

Cardinia Shire's waste is currently directed to Cleanaway MRL via SEMTS (Southeast Melbourne Transfer Station), Dandenong and Lysterfield Transfer Station.

The Common Gate Fee is administered by DEECA and has the additional benefit of enabling Council to have access to alternative landfills should any issues arise with access to SEMTS.

Contract Extension

In 2023, Veolia and Cleanaway were invited to submit revised pricing to enable Council to determine if it wishes to exercise an extension option or commence a new procurement. A similar process will be conducted in 2025 to ensure prices are the most up-to-date.

Both companies have indicated that they wish to continue to provide landfill services and their tendered rates can be found in the confidential attachment to this report.

Options

The contract is structured so that Council can access a cheaper landfill rate by guaranteeing to provide its waste for the entire 2-year extension period or alternatively accept a non-guaranteed rate and have the flexibility to engage another provider during the two-year term. Penalties will apply for the early termination of a guaranteed agreement.

Alternatively, council could withdraw from the common gate fee arrangement and conduct its own procurement for landfill services.

Due to the limited options available in the south east for providing landfill services, and the financial benefits gained by approaching the market as a group of Councils with a higher guaranteed tonnage, it is beneficial for Cardinia Shire to continue to participate in the current arrangement and extend for a further 2 years, guaranteeing our tonnage to the contact for that period.

Policy Implications

The group procurement process for the Provision of Landfill Services for the Cardinia Shire community aligns with the objectives of Councils Waste and Resource Recovery Strategy and the Liveability Plan, which fall under the Council Plan.

Councils work and role in this area is also partly determined by relevant Victorian and Australian government policies, many of which have also been updated in recent years. The Victorian Government policies 'Getting Full Value' and 'Recycling Victoria' have turned the focus to thinking of waste as a resource to be extracted and reused or recycled where possible, bringing not just environmental benefits, but also financial and social.

Being part of a group procurement process for Landfill Services highlights that there needs to be more value placed in, and investment in regional infrastructure to manage waste, which Council recognises and supports. While we seek alternatives to landfill; it is within our interests to seek the best value for landfill services via the current contract extension.

Relevance to Council Plan

2.1 We support the creation of liveable spaces and places

2.1.1 Advocate, plan for and deliver accessible community infrastructure and services that address community need.

3.1 We value our natural assets and support our biodiversity to thrive

3.1.2 Actively move towards zero waste through increasing waste recovery and reuse.

5.1 We practise responsible leadership

5.1.2 Manage our finances responsibly and leave a positive legacy for future generations.

5.1.4 Maximise value for our community through efficient service delivery, innovation, strategic partnerships and advocacy.

Consultation/Communication

DEECA and the Contract User Group keep regular contact with all Councils involved in the group procurement process and Council will continue to stay informed of the progress made.

Financial and Resource Implications

Financial implications: Cardinia Shire population is growing at a rate of 4.6%, with this growth in population comes an increase in waste, even with the consideration of alternatives to landfill which are becoming available. The current tonnage to landfill of 22,800 tonnes is anticipated to grow for the short term until alternative arrangements can become viable after which, a noticeable decrease in landfill should occur.

A predicted growth in landfill tonnages of 2% would result in landfill costing Cardinia Shire approximately \$4,700,000 (+GST) per year at current prices.

The landfill levy in Victoria has an adjusted model, introduced in 2022/23, for determining the price per tonne. The price is now determined by an adjustable fee value and number of units set by the EPA on annual basis. The consistently high cost of the levy will significantly impact the price of landfill for the foreseeable future.

Transfer/Direct Access: it is within Cardinia Shire's best interests to have a transfer arrangement continue to be in the contract. The transfer site located in Dandenong (Cleanaway, Southeast Melbourne Transfer Station) is currently utilised by Cardinia Shire and prevents the need to have kerbside waste vehicles travelling to Melbourne Regional Landfill (160km+ round trip). The residential material is instead delivered to SEMTS by kerbside collection vehicles and long hauled in more efficient transport options to MRL at Ravenhall.

Collection contractor: As the current Kerbside collections contract allows for both a nominated site and alternative site (already suggested as Cleanaway SEMTS and Veolia Hampton Park) there are no foreseeable implications on collection arrangements for Cardinia Shire

Non-guaranteed v Guaranteed: The prices supplied for non-guaranteed tonnages are not a viable option for this contract extension and as such have not been considered. It is reasonable and within Councils best interests for Cardinia Shire to guarantee tonnages for the next 2-year contract period.

Contingency Arrangements: It is within Councils best interest to maintain this multiple-party arrangement so that Cardinia Shire can ensure continuity of service for our community in the event that a facility is not available.

Environmental Considerations: Landfilling non-recoverable waste is a necessary process however is not considered the most environmentally sustainable option, therefore alternatives to landfill are currently being sought.

Social Considerations: participating in the group contract arrangement outlined above allows Cardinia Shire to maintain strong working relationships with the State Government of Victoria and our Local Government counterparts. These relationships help to build a stronger and more sustainable waste management industry in Victoria. Additionally, once landfill in the south-east of Melbourne no longer becomes an option the only landfill alternative is to transport our material across to the Western side of Melbourne, this is not a socially (or environmentally) considerate option and as such alternative processing options are being considered.

Conclusion

The initial four-year contract term for Landfill Services (CT (2020/23 (and Cardinia Shire CT 21-10)) commenced on the 1st of April 2021, with options to extend the contract for two further terms of 2 years each with Cleanaway Pty Ltd and Veolia Environmental Services (Australia) Pty Ltd providing landfill services. This initial contract period will end 31 March 2025. This report recommends a 2-year extension of this contract.

Resolution

Moved Cr Jeff Springfield, seconded Cr Collin Ross.

That Council:

- Advise the Department of Environment Energy and Climate Action (DEECA) that Cardinia Shire Council wishes to exercise a contract option for the provision of Landfill Services (Contract number 2020/23 (Cardinia Shire contract number 21-10)) under the common gate fee arrangement with Cleanaway Pty Ltd and Veolia Environmental Services (Australia) Pty Ltd for the period 1/4/2025 to 31/3/2027.
- Agree that the CEO be delegated authority to negotiate and sign documentation associated with the contract extension for the period of 1/4/2025 to 31/3/2027

Carried

Contract No. 23-022 Koo Wee Rup Bowls Pavilion – Modular Build

Responsible GM: Debbie Tyson
Author: Aanchal Meshram

Recommendation(s)

That Council:

1. Award Contract 23-022 Koo Wee Rup Bowls Pavilion – Modular Build to K.L. Modular Systems (Aust) Pty Ltd for \$4,455,120 (ex GST) subject to approval of the revised project timelines by the funding providers, and
2. Approve the use of the contingency items as detailed in the confidential attachment for the delivery of this contract.

Attachments

CONFIDENTIAL – Confidential Memorandum – Circulated to Councillors only

Executive Summary

This report provides the recommendation for the appointment of a Commercial Builder to undertake the Design and Construction of the Koo Wee Rup Bowling Club Pavilion – Modular Build.

The facility will be designed and constructed to meet the project's scope of works, and in accordance with the relevant Australian Standards, Building Codes and with consideration to Cardinia Shire Council Enhanced Standards.

The tender evaluation was conducted against weighted and non-weighted criteria followed by clarifications, reference checks and a scorecard financial assessment of the preferred tenderer.

K.L. Modular Systems (Aust) Pty Ltd demonstrated a clear understanding of the contract deliverables within their tender submission.

The Tender submitted by K.L. Modular Systems (Aust) Pty Ltd complies with all the Tender Conditions and their submission represents best value outcome.

Background

The Koo Wee Rup Bowling Club Pavilion project will deliver a major re-development of the existing facility which will support a growing community and meet the needs of both the club members and the broader community.

The project involves the demolition of the existing premises and subsequent design and construction of a new facility which consists of:

- Change Rooms
- Accessible Toilets
- Lounge Areas
- Kitchen
- Bar Servery
- Bistro

- Community rooms with breakout areas and kitchenette
- New car park facilities
- Covered walkway.

Consideration has been given to the continued use of the facility for the duration of construction, including, safe access to the bowling green.

The project has been developed in accordance with Council's Recreation Reserve Facility Development Guidelines 2014-2019

Policy Implications

The delivery of this project aligns with other Council strategies, policies, and plans, such as:

- Cardinia Shire Council's Enhanced Standard Sustainable Buildings
- Cardinia Shire Council's Enhanced Standard Universal Design Access Guide

Relevance to Council Plan

1.1 We empower our communities to be healthy, connected and resilient

1.1.1 Plan for, and support the delivery of, accessible health and social services that address critical gaps in provision.

1.1.2 Enrich local identity and opportunities for the community to connect through art, history and cultural expression.

2.1 We support the creation of liveable spaces and places

2.1.1 Advocate, plan for and deliver accessible community infrastructure and services that address community need.

2.1.2 Plan and maintain safe, inclusive and connected open spaces, places and active travel routes.

Climate Emergency Consideration

To attain an Environmentally Sustainable Design outcome, the building design will include the following environmental initiatives;

- Roof-mounted Solar PV system
- Rainwater harvesting tanks for irrigation and toilet flushing
- Energy & Carbon emissions - Locate appliances appropriately to optimise efficiencies and procurement of electrical appliances with higher energy rating
- Sustainable design and fixture considerations including, LED Lighting, energy and water ratings, warranty terms and sustainable finishes selection.

Consultation/Communication

Consultation and engagement with various stakeholders including user groups, funding departments and Council Officers has occurred throughout the initiation and planning phases of this project.

The funding variation approval for the revised project delivery timelines is expected by February 2024.

The scope of works and design requirements have been developed through various discussions with the user groups, and this scope of works has been established and agreed in line with Council Standards.

Financial and Resource Implications

The overall budget allocation for this project is \$5,200,000.00.

Funding Sources:

Organisation	Amount
Growing Suburbs Fund	\$1,600,000.00
Building Better Regions Fund	\$1,600,000.00
Council Fund	\$2,000,000.00
Total	\$5,200,000.00

An Independent Financial Scorecard for KL Modular Systems (Aus) Pty Ltd was obtained returning an acceptable rating.

The final tender price falls within the Council's budget allocation for this project.

Conclusion

It is recommended that Council

1. Award Contract 23-022 Koo Wee Rup Bowling Pavilion – Modular Build to KL Modular Systems (Aus) Pty Ltd for \$4,455,120 excluding GST subject to the approval of the revised project timelines by the funding providers.
2. Approve the use of the contingency items as detailed in the confidential attachment for the delivery of this contract.

Resolution

Moved Cr Kaye Cameron, seconded Cr Graeme Moore.

That Council:

1. Award Contract 23-022 Koo Wee Rup Bowls Pavilion – Modular Build to K.L. Modular Systems (Aust) Pty Ltd for \$4,455,120 (ex GST) subject to approval of the revised project timelines by the funding providers, and
2. Approve the use of the contingency items as detailed in the confidential attachment for the delivery of this contract.

Carried

6.2.7 Jim Parkes Reserve Growing Suburbs Fund grant application

Responsible GM: Lili Rosic
Author: Karly Tucker

Recommendation(s)

That Council retrospectively approve of the grant application lodged under the Victorian Government's Growing Suburbs Fund for an amount of \$250,000 to part fund the upgrade of Jim Parkes Reserve in Beaconsfield.

Attachments

Nil
NIL

Executive Summary

Jim Parkes Reserve is identified in the 2023/2024 Council budget for upgrade and renewal. The renewal will align with the reserve's classification as a Township Park and include an exciting new playspace, accessible pathways, shelters, seating and landscaping. As well as supporting people to be physically active, the upgrade will provide additional gathering areas and social opportunities for the community. To support the delivery of this project Council Officers have applied to the Victorian Governments Growing Suburbs Fund for \$250,000 to bring the project delivery budget to \$500,000. As part of the funding guidelines, a Council resolution is required to demonstrate support for the application.

Background

Jim Parkes Reserve was identified as a Township Park through the Cardinia Shire Open Space Strategy (2023), as was the need for an upgrade. The reserve was also previously highlighted in the Beaconsfield Structure Plan (2013) as a key open space within Beaconsfield.

The renewal of the playspace was identified in Council's playground renewal program and will align to a Township Park standard. To fund the upgrade, Council officers identified the opportunity to seek additional funding through the Victorian Government's Growing Suburbs Fund. The grant application and associated concept design was informed by a comprehensive community engagement process. To comply with the State Government's funding criteria, Council is requirement to provide a letter of support from Council's CEO, followed by a retrospective Council resolution to support the funding application. It is expected that the outcome of Council's application will be announced by the State Government within the next two months.

Policy Implications

There are several strategies pertinent to this report, including the following:

Open Space Strategy 2023

Beaconsfield Profile Area

To further enhance the open space network in Beaconsfield Area, Jim Parkes Reserve has been reclassified as a Township Park and a master plan will be prepared to reflect this classification.

Recommendation

The following recommendation is proposed to enhance the open space network in Beaconsfield Area.

- Prepare a master plan for Jim Parkes Reserve to appropriately reflect its classification as a Township Park. Subsequent delivery will be dependent upon available funding and resources

General Recommendations:

Adaptable

- Engage the community in the planning for Council open space projects and initiatives to ensure they respond to their needs and aspirations in a sustainable way within the scope of the project.
- Explore opportunities to increase the flexibility of our open spaces creating dynamic places that can be used by multiple age groups and people of all abilities, for physical, social and environmental activities.

Sustainable

- As part of Council's project management framework, consider whole of life costs when undertaking Open Space projects (including construction, ongoing maintenance, and renewal costs) to ensure financial sustainability of services provided.

Equitable Planning

- Develop a network of public open spaces that supports our community to have access to open space within 500m walking distance in residential areas.
- Develop quality, innovative, community-driven master plans for district, township and regionally classified open space to provide a diverse open space network offering the community a range of opportunities to be active and stay for longer periods of time.
- Planning for new open space or enhancements to existing open space will look to provide diverse types of open space, taking into consideration nearby types of open space and community needs.

Playspace Strategy 2014

1.1 Classify all existing and proposed future play spaces in accordance with the play space hierarchy and design framework, to ensure communities are provided with complementary and varied levels of play spaces and recreational opportunities for the whole family.

2.1 Ensure residents have reasonable access to play spaces, by ensuring neighbourhood play spaces are distributed within a walkable distance of approximately 500m of households and district play spaces within approximately 2km of households within the residential areas of Cardinia Shire.

3.1 Ensure the development / redevelopment of all play spaces is undertaken in accordance with the guiding principles for play space provision, and the design framework for the various levels of provision (i.e. neighbourhood, district etc.)

Beaconsfield Structure Plan 2013

13.2 Jim Parkes Reserve Located between Beaconsfield's two major commercial precincts, Jim Parkes Reserve is a green space in the town centre that serves surrounding residential areas. Currently developed with children's play equipment and a picnic shelter. The site has potential to offer amenity to a wider spectrum of the community and become a highly valued public space in Beaconsfield. The land immediately to the north of the park is privately owned commercial land which interfaces with Princes Highway. The opportunity exists to provide a better relationship between the commercial land and the park and significantly increase passive surveillance of the space.

Action

- Prepare a masterplan, and obtain funding, for the revitalisation of Jim Parkes Reserve generally in accordance with Figure 9 of the Beaconsfield Structure Plan.

Relevance to Council Plan

2.1 We support the creation of liveable spaces and places

2.1.1 Advocate, plan for and deliver accessible community infrastructure and services that address community need.

2.1.2 Plan and maintain safe, inclusive, and connected open spaces, places and active travel routes.

5.1 We practise responsible leadership

5.1.1 Build trust through meaningful community engagement and transparent decision-making.

Climate Emergency Consideration

The Jim Parkes Reserve upgrade will include increased planting to help reduce the urban heat island effect, use local contractors and suppliers and source local, sustainable materials where possible.

Consultation/Communication

Council officers have held an on-site pop up, a workshop with the local primary school and communication with the Beaconsfield Progress Association to gain thoughts, ideas and feedback on the draft concept plan. An online survey was also available and promoted through Council's social media platforms. Through the online survey and onsite pop up, Council officers were made aware that there was a strong desire to see the inclusion of a quiet sitting space.

The workshop at Beaconsfield Primary saw 180 grade 5 and 6 students submit their feedback on the draft design and contribute their ideas for the project. Some of the key points of feedback from the students were: We would like to see the inclusion of a big tunnel slide, we like the existing sandpit and digger and would like to see a sandpit and digger retained as part of the new design, and we would like a large main climbing piece which can also serve as a hang out space for older children.

All feedback received has being considered and incorporated where possible, in the development of the detailed design plans for the site.

Financial and Resource Implications

Council's allocated budget for this project is \$430,000 in the 2023/24 financial year. Should the Growing Suburbs Fund application be successful, and Council is awarded the full \$250,000 requested, Council will be required to contribute matching funding of \$250,000. The GSF grant opportunity means the overall project budget can be increased to \$500,000, allowing Council to be better positioned to meet the community needs, whilst also achieving the Township Park outcome desired.

Conclusion

Council officers are seeking support for a retrospective Council resolution to support the Jim Parkes Reserve upgrade Growing Suburbs Fund application of \$250,000. This upgrade will provide many physical and social benefits for the Beaconsfield community as well as support local businesses within the area.

Resolution

Moved Cr Brett Owen, seconded Cr Collin Ross.

That Council retrospectively approve of the grant application lodged under the Victorian Government's Growing Suburbs Fund for an amount of \$250,000 to part fund the upgrade of Jim Parkes Reserve in Beaconsfield.

Carried.

6.2.8 Bushfire Neighbourhood Safer Places Endorsement

Responsible GM: Debbie Tyson
Author: Stewart Matulis

Recommendation(s)

That Council endorse the relocation of the Neighbourhood Safer Place - Bushfire Place of Last Resort from Pepi's Land Emerald to Worrell Reserve (Oval and Car Park) Emerald and formally designate the site in accordance with Section 50K of the Country Fire Authority Act and amend the Municipal Neighbour Safer Places Plan accordingly.

Attachments

1. Neighbourhood Safer Places Plan 2020 [6.2.8.1 - 13 pages]

Executive Summary

A 'Neighbourhood Safer Place' also known as a 'Bushfire Place of Last Resort' (NSP-BPLR) is a place of last resort when all other bushfire plans have failed. NSP-BPLRs are designated by Council through the Municipal Fire Management Planning Committee and in conjunction with the steps outlined in the Municipal Neighbourhood Safer Places Plan. Council has three NSP-BPLRs - in Emerald, Cockatoo and Gembrook.

In 2018, the NSP-BPLR at Emerald was moved from the Worrell Reserve location to Pepi's Land, while redevelopment of Worrell Reserve for the Hills Hub and sporting pavilion took place.

Earlier this year, the local Country Fire Authority (CFA) brigade approached the Cardinia Municipal Fire Management Planning Committee (MFMP) raising a number of concerns in relation to the Pepi's Land site and suggested that the NSP-BPLR for Emerald would be better placed at Worrell Reserve, where it was previously established.

The MFMP, which has representatives from CFA, Department of Energy, Environment and Climate Action (DEECA), Local Fire Brigades, Melbourne Water and Victoria Police, considered the approach and endorsed the recommendation that the NSP-BPLR site be moved back to Worrell Reserve. The reserve asset management committee have approved the proposed move.

The relocation has been recommended as the existing site, whilst compliant, does not provide the best chance of safety for residents in the event of a bushfire and is located some way from the Emerald township. The new site provides greater reticulated water supply and more defensible space should a bushfire impact Emerald and is also a natural place of convergence for the community.

Council, on behalf of the MFMP, requested the CFA undertake an assessment of the Worrell Reserve site. CFA has advised that the site is compliant with CFA guidelines. The next step requires formal designation of the site as an NSP-BPLR which requires an endorsement from the Council.

Background

Reducing the impact of bushfires is a shared responsibility between government, emergency service organisations and the community. It is also critical for those living in high bushfire risk

areas to have a backup plan should their primary plan fail or be unable to be implemented. A backup plan should identify shelter and last resort options available to them.

NSP-BPLRs were established following the Victorian Bushfire Royal Commission (VBRC) into the 2009 Black Saturday Fires as a last resort for those caught in the path of a bushfire where their earlier plans have failed.

In 2013/14 Council had several sites assessed in its highest risk areas to become an NSPBPLR and three were deemed suitable, Cockatoo, Emerald and Gembrook. In 2018, the Emerald NSP-BPLR was moved from Worrell Reserve to Pepi's Land and in 2020 the Cockatoo site was moved from Mountain Road to the Cockatoo Community Complex. Since their establishment, there is no confirmed evidence of actual use of the sites as places of last resort, but they remain a critical piece of Council's bushfire prevention infrastructure.

The Worrell Reserve site formed the Emerald NSP-BPLR site from 2014 until 2018, when the NSP-BPLR was moved due to construction works at the site. At this time, Pepi's Land was identified as a compliant alternative site, however there are a number of shortcomings with the site, irrespective of the technical compliance with radiant heat levels.

The identified shortcomings with Pepi's Land are outlined below:

- One access/egress route
- No reticulated water
- Car park and netball courts are at top of steep hill, slope of 6 degrees, 50m of elevation.
- Although well maintained by council it presents a risk due to fire behaviour, especially from the south-west.
- History of fire ignitions to south of site in Cardinia Reservoir surrounds, which could impact on the NSP-BPLR.
- Limited number of residents close to site (8 streets vs 14 streets for Worrell),
- Compared with Pepi's Land, Worrell Reserve provides the following advantages:
- Habit and behaviours – Worrell Reserve is natural place of congregation in Emerald.
- Worrell Reserve is more central and less likely for fire to impact.
- Better facilities (although not required by NSP) – toilets etc.
- Better access, three access points to reserve. (Belgrave Gembrook Rd – at roundabout, Old Gembrook/Sherriff Rd and near netball courts on Emerald Lake Rd).

The Worrell Reserve site is a Crown Land parcel, managed by the Worrell Reserve Community Asset Committee. On 10 July 2023, the proposal to move the NSP-BPLR was presented to the committee at their ordinary meeting and the proposal was endorsed unanimously.

The Emergency Management Team will work with the Worrell Reserve Community Asset Committee to commence commissioning of the new site and decommissioning of the old site as set-out in the NSP-BPLR guidelines, including implementation of the communication plan which would be completed prior to the 23/24 Fire Danger Period.

If the relocation does not proceed, the existing NSP-BPLR at Pepi's Land will remain in place for the 23/24 Fire Danger Period.

Policy Implications

Neighbourhood Safer Places align with the following Council policies and plans:

- Cardinia Municipal Emergency Management Plan 2023
- Cardinia Municipal Fire Management Plan 2022-25
- Cardinia Municipal Neighbourhood Safer Places Plan 2019

Relevance to Council Plan

1.1 We empower our communities to be healthy, connected and resilient

1.1.5 Work closely with the community to deliver programs that build community resilience, relating to a pandemic or other disasters.

2.1 We support the creation of liveable spaces and places

2.1.1 Advocate, plan for and deliver accessible community infrastructure and services that address community need.

Climate Emergency Consideration

No specific issues, however it is widely accepted that climate change will result in a longer bushfire season, which may necessitate the activation of the NSP-BPLR.

Consultation/Communication

Communications and consultation have been undertaken with the MF MPC in accordance with the Country Fire Authority Act 1958, which included representative from local CFA brigades. The MF MPC has formally endorsed the relocation at the May 2023 meeting. Klaus Brodeck, CFA Emerald Captain, initially raised the concern and the Emerald Fire Brigade together with District 13 CFA Headquarters support the relocation.

A communication plan is currently being developed and will be implemented once approval to proceed with the relocation. The communication methods are yet to be determined and may include SMS messaging, mailouts, signage, advertisements, Councillor Bulletin and video conferencing and engagement with all relevant stakeholders including community.

Financial and Resource Implications

Costs associated with the relocation of the NSP-BPLR are estimated to be \$10,000, which will be sourced out of the existing Emergency Management and Fire Prevention budgets. The costs are primarily for new signage, community information collateral and advertising.

Relocation will result in minor cost savings (<\$5000 annually) for vegetation works as the Pepi's Land site required works each year to ensure ongoing compliance.

Conclusion

The relocation of the NSP-BPLR in Emerald from Pepi's Land to Worrell Reserve will provide the community a more suitable site as a last resort in the event of a bushfire. The new site improves accessibility for residents due to its proximity to the town and offers a lower risk option due to its reticulated water and lower density of vegetation in the direct surrounds.

As well, the new site will require less maintenance on an ongoing basis in its capacity as the NSP-BPLR. It presents as an overall strong proposal, with its strong visibility and it considered potentially lifesaving in circumstances where residents' other bushfire safety plans have failed.

Resolution

Moved Cr Jeff Springfield, seconded Cr Stephanie Davies.

That Council endorse the relocation of the Neighbourhood Safer Place - Bushfire Place of Last Resort from Pepi's Land Emerald to Worrell Reserve (Oval and Car Park) Emerald and formally designate the site in accordance with Section 50K of the Country Fire Authority Act and amend the Municipal Neighbour Safer Places Plan accordingly.

Carried

6.2.9 Appointment of Delegates

Responsible GM: Debbie Tyson
Author: Doug Evans

Recommendation(s)

That the following delegates appointments be made for 2024 and that the Australia Day Reference Group be disbanded:

Committee / Organisation	Delegate/s for 2024
Arts and Culture Reference Group	Crs Ryan and Springfield
Audit and Risk Committee	Crs Kowarzik and Davies
CALD Advisory Group	Cr Davies (Chair), Cr Ross, Cr Kowarzik
Cardinia Access & Inclusion Advisory Committee	Crs Owen & Radford
Cardinia Foundation	Cr Owen
My Community Library	Cr Springfield
Casey Cardinia Local History Reference Group	Crs Ryan & Owen
Chief Executive Officer Employment Matters Committee	Mayor of the day, Deputy Mayor and previous Mayor
Emerald Lake Park Advisory Committee	Cr Springfield
Interface Councils	Mayor of the day with Deputy Mayor as substitute
Motorsports Clubs Steering Committee Delete this committee	Crs Cameron & Owen
Municipal Association of Victoria	Mayor of the day with Deputy Mayor as substitute
Mt Shamrock Quarry Extension Environmental Review Committee	Cr Owen
National Growth Area Alliance	Mayor of the day with Deputy Mayor as substitutes
PB Ronald Trust	Cr Davies with Cr Moore as substitute
South East Councils Climate Change Alliance	Cr Springfield, with Cr Davies as substitute
South East Melbourne Group of Councils	Mayor of the day with Deputy Mayor as substitute
South East Australia Transport Strategy	Cr Owen with Cr Davies as substitute
Social & Affordable Housing Partnership	Crs Ryan & Ross
Town Planning Committee	All Councillors
Victorian Local Governance Association	Mayor of the day with Deputy Mayor as substitute
Western Port Biosphere Councillor Liaison Committee	Cr Cameron

Action Teams under the Liveability Plan	
Family Violence Action Team	Crs Springfield & Radford
Safety Action Team	Crs Kowarzik & Ross
Mental Health and Wellbeing Action Team	Cr Ryan with Cr Cameron as substitute
Financial Wellbeing Action Team	Crs Kowarzik & Cr Ross

Attachments

Nil

Executive Summary

This report is before Council to appoint representatives and delegates to various committees and organisations for the forthcoming year.

Background

Councillor representation is required for a number of internal and external committees and other organisations for the coming calendar year.

Policy Implications

There are no policy implications as part of this report.

Relevance to Council Plan

5.1 We practise responsible leadership

5.1.5 Champion the collective values of the community through the Councillors' governance of the shire.

Climate Emergency Consideration

There are no Climate Emergency considerations as part of this report, however it is noted that Councillors are delegates on the South East Council's Climate Change Alliance.

Consultation/Communication

No consultation is required for this statutory process.

Financial and Resource Implications

There are no financial or resource impacts as part of this report

Conclusion

Councillor representation is required for a number of internal and external committees and other organisations for the forthcoming calendar year and it is appropriate that the delegates as recommended be confirmed. It is also recognised that the Australia Day Reference Group is no longer required and therefore no delegates are required to be appointed.

Amended Resolution

Moved Cr Stephanie Davies, seconded Cr Collin Ross.

That the following delegates appointments be made for 2024 and that the Australia Day Reference Group be disbanded and the words '*Delete this Committee*' removed from the Motorsports Clubs Steering Committee entry being an administrative error:

Committee / Organisation	Delegate/s for 2024
Arts and Culture Reference Group	Crs Ryan and Springfield
Audit and Risk Committee	Crs Kowarzik and Davies
CALD Advisory Group	Cr Davies (Chair), Cr Ross, Cr Kowarzik
Cardinia Access & Inclusion Advisory Committee	Crs Owen & Radford
Cardinia Foundation	Cr Owen
My Community Library	Cr Springfield
Casey Cardinia Local History Reference Group	Crs Ryan & Owen
Chief Executive Officer Employment Matters Committee	Mayor of the day, Deputy Mayor and previous Mayor
Emerald Lake Park Advisory Committee	Cr Springfield
Interface Councils	Mayor of the day with Deputy Mayor as substitute
Motorsports Clubs Steering Committee	Crs Cameron & Owen
Municipal Association of Victoria	Mayor of the day with Deputy Mayor as substitute
Mt Shamrock Quarry Extension Environmental Review Committee	Cr Owen
National Growth Area Alliance	Mayor of the day with Deputy Mayor as substitutes
PB Ronald Trust	Cr Davies with Cr Moore as substitute
South East Councils Climate Change Alliance	Cr Springfield, with Cr Davies as substitute
South East Melbourne Group of Councils	Mayor of the day with Deputy Mayor as substitute
South East Australia Transport Strategy	Cr Owen with Cr Davies as substitute
Social & Affordable Housing Partnership	Crs Ryan & Ross
Town Planning Committee	All Councillors
Victorian Local Governance Association	Mayor of the day with Deputy Mayor as substitute
Western Port Biosphere Councillor Liaison Committee	Cr Cameron
Action Teams under the Liveability Plan	
Family Violence Action Team	Crs Springfield & Radford
Safety Action Team	Crs Kowarzik & Ross

Mental Health and Wellbeing Action Team	Cr Ryan with Cr Cameron as substitute
Financial Wellbeing Action Team	Crs Kowarzik & Cr Ross

Carried

6.2.10 Response to Petition - Power Generator Provision Upper Beaconsfield

Responsible GM: Debbie Tyson
Author: Linda Ross

Recommendation(s)

It is recommended that;

- Council note the petition and thanks the residents for their engagement in community emergency preparedness.
- Council note the response of the Emergency Management team regarding relief provision in the event of an emergency event as per the Cardinia Shire Municipal Relief and Recovery Sub Plan
- Council and Community advocate to the Victorian Government for the inclusion of more Cardinia Shire Townships in the Energy Resilience Systems Program lead by DEECA.

Attachments

1. Petition for generators to be reinstalled in Beaconsfield Upper for fire season 407135 [6.2.10.1 - 11 pages]

Executive Summary

In October 2023, Council received a petition from residents regarding the provision of emergency power generators in the township of Upper Beaconsfield. This was tabled at the November Meeting of Council. Council requested a response from the relevant Council Department.

As per the SEMP, Council's role in an emergency is to coordinate local relief and recovery response with DEECA as the control agency for energy disruption. Council will meet this requirement using the most appropriate buildings and resources available including the provision of temporary generators as required. Costs related to these activities are claimable under the Disaster Recovery Funding Arrangements (DFRA). For detailed information regarding the relief and recovery arrangements within the Cardinia Shire.

DEECA as the responsible agency for power related emergencies are the lead for Victoria Government Energy Resilience Systems Program, implemented after the 2021 storms. It is recommended that Council and community, advocate for the inclusion of additional Cardinia Shire townships in this program.

Council Officers also commend the engagement of residents with this issue and their commitment to local community preparedness.

Background

State Emergency Management Framework - Energy Disruption

Under the SEMP, DEECA is the control agency for major emergencies involving electricity, gas or liquid fuel emergencies. Activation of DEECA energy response arrangements occurs when one or more of the triggers in the SEMP are met or exceeded.

As the operator of the electricity and gas systems and markets in Victoria, AEMO has a range of powers to intervene in energy markets to respond to risks to the security of energy supply and may utilise load shedding and gas curtailment. During an energy emergency, AEMO provides expert

advice to DEECA about electricity and gas supply disruption; and coordinates and directs the gas and/or electricity industries to respond.

As the safety regulator of electricity, gas and pipelines, ESV provides safety and technical advice, including technical specialists to lead investigations, and to exercise emergency powers to make safe an emergency.

Services, businesses, and industry that depend upon power, gas and liquid fuel are responsible for enacting their business continuity plans. Under the SEMP, other government departments (Department of Government Services, Department of Health, Department of Families, Fairness and Housing, Department of Jobs, Skills, Industry and Regions, and Department of Transport and Planning) have key roles to support critical infrastructure owners and operators for potential or actual major energy emergencies and the upstream or downstream dependencies disrupted. These government departments provide information on sector impacts to DEECA who coordinates restoration to inform planning for and delivery of sector-specific support and relief.

As the owners and operators of energy infrastructure and supply chains, the energy industry has the primary responsibility to respond to energy supply disruption and deliver repairs, restoration, and reconnection to Victoria. The energy industry also provides subject matter experts to advise and support DEECA during major emergencies through the Energy - Emergency Management Liaison Officer.

All critical infrastructure, community assets and essential services rely on energy supply for ongoing delivery of their services to community. Interruption to energy supply can cause cascading effects, across multiple sectors simultaneously. These interdependencies between essential service sectors are a risk multiplier.

In the event of an energy disruption, the owners/operators of critical infrastructure, community assets and essential services implement their continuity and contingency plans. These sectors rely on timely and reliable information about the extent and expected duration of energy disruption to inform implementation of these plans. Council receives this information via established emergency management networks during emergencies.

DEECA as control agency and electricity businesses as the primary risk owners encourage households to include measures on what to do during power outages, which can be built into your emergency plan for fire, flood and storm. This is primary mitigation undertaken to prepare individual households. More information can be found on their website - [Power outages \(energy.vic.gov.au\)](https://www.energy.vic.gov.au)

Response During an Emergency

During an energy emergency such as a power outage, Relief and Recovery services are delivered as per the business-as-usual arrangements under the SEMP. Specific roles and responsibilities for delivery of relief services and coordination are set out in SEMP Relief Roles and Responsibilities. Tiers of relief co-ordination are assigned as follows:

- Emergency Recovery Victoria performs the role of state relief coordinator and is supported by a range of organisations.
- Department of Families, Fairness and Housing are responsible for regional relief coordination State Emergency Management Framework - Energy Disruption

Under the SEMP, DEECA is the control agency for major emergencies involving electricity, gas or liquid fuel emergencies. Activation of DEECA energy response arrangements occurs when one or more of the triggers in the SEMP are met or exceeded.

As the operator of the electricity and gas systems and markets in Victoria, AEMO has a range of powers to intervene in energy markets to respond to risks to the security of energy supply and may utilise load shedding and gas curtailment. During an energy emergency, AEMO provides expert advice to DEECA about electricity and gas supply disruption; and coordinates and directs the gas and/or electricity industries to respond.

As the safety regulator of electricity, gas and pipelines, ESV provides safety and technical advice, including technical specialists to lead investigations, and to exercise emergency powers to make safe an emergency.

Services, businesses, and industry that depend upon power, gas and liquid fuel are responsible for enacting their business continuity plans. Under the SEMP, other government departments (Department of Government Services, Department of Health, Department of Families, Fairness and Housing, Department of Jobs, Skills, Industry and Regions, and Department of Transport and Planning) have key roles to support critical infrastructure owners and operators for potential or actual major energy emergencies and the upstream or downstream dependencies disrupted. These government departments provide information on sector impacts to DEECA who coordinates restoration to inform planning for and delivery of sector-specific support and relief.

As the owners and operators of energy infrastructure and supply chains, the energy industry has the primary responsibility to respond to energy supply disruption and deliver repairs, restoration, and reconnection to Victoria. The energy industry also provides subject matter experts to advise and support DEECA during major emergencies through the Energy - Emergency Management Liaison Officer.

All critical infrastructure, community assets and essential services rely on energy supply for ongoing delivery of their services to community. Interruption to energy supply can cause cascading effects, across multiple sectors simultaneously. These interdependencies between essential service sectors are a risk multiplier.

In the event of an energy disruption, the owners/operators of critical infrastructure, community assets and essential services implement their continuity and contingency plans. These sectors rely on timely and reliable information about the extent and expected duration of energy disruption to inform implementation of these plans. Council receives this information via established emergency management networks during emergencies.

DEECA as control agency and electricity businesses as the primary risk owners encourage households to include measures on what to do during power outages, which can be built into your emergency plan for fire, flood and storm. This is primary mitigation undertaken to prepare individual households. More information can be found on their website - [Power outages \(energy.vic.gov.au\)](https://www.energy.vic.gov.au)

Response during an Emergency

During an energy emergency such as a power outage, Relief and Recovery services are delivered as per the business-as-usual arrangements under the SEMP. Specific roles and responsibilities for delivery of relief services and coordination are set out in SEMP Relief Roles and Responsibilities. Tiers of relief co-ordination are assigned as follows:

- Emergency Recovery Victoria performs the role of state relief coordinator and is supported by a range of organisations.
- Department of Families, Fairness and Housing are responsible for regional relief coordination.
- Municipal Councils coordinate relief at local government level and establish relief centres or community hubs at the request of the Incident Controller.

Cardinia Shire Council provides relief provision as required by the particular emergency, using the most appropriate buildings and resources available. This would include the provision of temporary power if required. However, it must be noted that in selecting the most appropriate building for use in support of any relief response, it may be necessary to operate outside a directly impacted community to ensure the safety of Council Staff and other relief personnel. For detailed information regarding the relief and recovery arrangements within the Cardinia Shire, please see the Cardinia Shire Relief and Recovery Sub Plan.

Cardinia Shire Context

Cardinia Shire has a long history of major emergencies including those that have resulted in significant prolonged power outages, in particular the dual storm events of June and October 2021. These events resulted in significant power outages for the townships of Emerald, Cockatoo, Gembrook and Tynong North.

In response to these events, DEECA and the Minister for Energy commissioned the Electricity Distribution Network Resilience Review with an Expert Panel appointed to provide recommendations as to how the resilience of the network and the response to prolonged outages could be improved.

A key recommendation of this review was the establishment of The Energy Resilience Systems Program. This program has funded the installation of solar panels, batteries, and backup generators at 23 community buildings located in areas at high-risk of storm or bushfire-related power outages. The community buildings will act as hubs for the local community, providing a space to cook meals, charge devices and find information.

Due to advocacy from several Council departments, three sites in the Cardinia Shire were selected for participation in this program. These were Worrell Reserve Pavilion Emerald, Gembrook Community Centre and Cockatoo Community Complex. Please note, DEECA made all decisions in relation to which townships were selected. Council could only advocate on behalf of communities. It should be noted that these buildings will also provide support to the residents of surrounding communities not currently included in the program.

Policy Implications

The position outlined is a continuation of Council's existing policy position.

Relevance to Council Plan

1.1 We empower our communities to be healthy, connected, and resilient.

1.1.5 Work closely with the community to deliver programs that build community resilience, relating to a pandemic or other disasters.

2.1 We support the creation of liveable spaces and places.

2.1.1 Advocate, plan for and deliver accessible community infrastructure and services that address community need.

Climate Emergency Consideration

It is noted that that climate change will increase the frequency and severity of natural disasters, however this is already considered as part of Council's current policy position.

Consultation/Communication

Extensive consultation and assurance with Emergency Service Organisations and local Community Groups and Members is conducted for all Cardinia Shire Emergency Management Plans and Policies. For more information regarding the consultation and endorsement process please see the Cardinia Shire Municipal Emergency Management Plan (MEMP).

Risk Assessment

Council's Emergency Management Plans and Policies are completed under the Community Emergency Risk Assessment (CERA) process as described in the Cardinia Shire Municipal Emergency Management Plan (MEMP)

Financial and Resource Implications

The continuation of Council's current policy regarding temporary power generators for use in emergencies is funded under the Disaster Funding Recovery Arrangements between Local, States and the Federal Government. These arrangements result in the majority of costs incurred being claimable by Council with reimbursement from the State and Federal Governments.

Cost related to the installation of fixed emergency power systems at the current three sites selected as part of the Energy Resilience Systems Program are provided by the Victoria State Government. With any ongoing maintenance costs cover by Council within existing budgets.

The installation of any additional fixed systems outside of this program has not been scoped and would come at significant unbudgeted costs to Council. Further detailed planning would be required before any cost estimate could be provided to Council

Conclusion

The Cardinia Shire has long history of major emergencies, including significant power disruption. It is important that all stakeholders, government, service providers and community do their part to prepare for these events. Council Officers commend the engagement of residents with this issue and their commitment to local community preparedness.

It is recommended by Council Officers that Council note the petition and thank the residents for their engagement in community emergency preparedness. That Council note the response of the Emergency Management team regarding relief response in the event of an emergency event. That Council and Community advocate for the inclusion of more Cardinia Shire Townships in the Energy Resilience Systems Program lead by DEECA.

Resolution

Moved Cr Brett Owen, seconded Cr Stephanie Davies.

It is recommended that;

- Council note the petition and thanks the residents for their engagement in community emergency preparedness.
- Council note the response of the Emergency Management team regarding relief provision in the event of an emergency event as per the Cardinia Shire Municipal Relief and Recovery Sub Plan
- Council and Community advocate to the Victorian Government for the inclusion of more Cardinia Shire Townships in the Energy Resilience Systems Program lead by DEECA.

Carried

6.2.11 Contract 22-030 - Construction of Mt Lyall Rd Heath Hill

Recommendation(s)

That Council award Contract 22-030 Mt Lyall Rd to Maca Infrastructure Pty Ltd for the total amount of \$3,968,062.08 excl. GST.

Attachments

1. Confidential Council Report - Contract 22-030 - Mt Lyall Rd [6.2.11.1 - 6 pages]

Executive Summary

Utilising the competitive tender process established under EOI 20-10 Construction Contractors Panel, tenders for Mt Lyall Rd which forms part of the Strategic Roads program of works has now closed, and six (6) submissions were received. The tender submitted by Maca Infrastructure Pty Ltd has been formally evaluated and they have been deemed suitably capable and resourced to complete the works within an acceptable timeframe. The submission from Maca infrastructure Pty Ltd for the total amount of \$3,968,062.08 excl. GST can be accommodated within the overall project budget.

Consequently, it is recommended that Council award the Contract 22-0030 Mt Lyall Rd to Maca Infrastructure Pty Ltd for the total amount of \$3,968,062.08 excl. GST.

Background

Mt Lyall Rd Heath Hill has been identified as a link road and is included in the Strategic Roads Program. This design has utilised the use of Ground Penetrating Radar in the determination of extent of Native Vegetation Offset and these results have influenced the vertical design standards. The utilisation of this technology has saved an estimated \$450,000 in Offset costs. The cost of Offsets has not been considered in the initial estimates for the Strategic Roads Program. To further reduce the environmental impacts of the reconstruction, extensive use of kerb and concrete edge strip has been adopted.

Detailed tender documents were created and a closed tender utilising the Contractors Construction Panel contract 'CT20-10' was completed. A link to the approval memo to utilise this Construction Panel is found below.

The project is Council funded and the scope of the works includes:

- Pavement widening and reconstruction
- Concrete works (kerb & channel)
- Drainage works and,
- Spray sealed pavement, etc.

Tenders for RFT22-030 were invited through the Construction Contractors Panel process, with invitations being issued on 2nd October 2023 and closed on 24th October 2023 at 2.00pm.

Tenders were evaluated against the criteria of compliance with the specifications, financial viability, risk and insurance, compliance to conditions of contract, conflict of interest, OHS, quality systems, quality of previous work, project plan, pricing and value for money, compliance with the specifications, capability, relevant experience, and past performance of the tenderer.

Details of the tender evaluation are included in the attached confidential memorandum.

Policy Implications / Relevance to Council Plan

2.1 We support the creation of liveable spaces and places

2.1.1 Advocate, plan for and deliver accessible community infrastructure and services that address community need.

2.1.5 Upgrade Council's road network to improve safety and connectivity while considering traffic demand and freight transport needs.

3.1 We value our natural assets and support our biodiversity to thrive

3.1.1 Partner with community, business and industry to take action on, and adapt to, climate change.

3.1.3 Work with community to improve and manage our natural assets, biodiversity and cultural heritage.

3.1.5 Facilitate community stewardship to build preparedness for natural threats.

5.1 We practise responsible leadership

5.1.1 Build trust through meaningful community engagement and transparent decision-making.

5.1.2 Manage our finances responsibly and leave a positive legacy for future generations.

Climate Emergency Consideration

Council declared a climate emergency on 16th September 2019 in response to the overwhelming climate science which indicates rising global temperatures are putting our local economy, people, species, and ecosystems at risk. This declaration resolved to:

- Give priority to policy and actions that will provide for both mitigation and adaptation in response to accelerating global warming and climate change.

The Council Plan acknowledges tackling climate change and its impact on our environment, economy, and people. The effects of climate change are already being seen through more warm spells, frequent and intense downpours, and longer fire seasons. It's impacting our biodiversity, water supplies, energy demand and health. As outlined in our Sustainable Environment Policy 2018-28, we recognise that every action our community and Council takes influences our environment. We want to make that influence as positive as possible.

Consultation/Communication

Through previous Council reports and motions, the Community has been consulted regarding the extent of works. Prior to start of works, a public meeting, inviting all abutting property owners, will be conducted to advise timeframes and the intention of the works.

Financial and Resource Implications

This project is funded from the Strategic Roads Sealing Program. From the total allocation of \$25M for the program, this project was allocated \$2,796,129.60 for total funding. This funding level was

advised to Council in February 2019 and there has been considerable construction cost escalation since that meeting. Subsequently an amount of \$4M was allocated for this project in the 23/24FY budget.

Potential redesign and changes to construction methodology is being considered to enable cost savings.

Conclusion

It is recommended that the tender submitted by Maca Civil Pty Ltd Contract 22-030 Mt Lyall Rd be accepted for the amount of \$3,968,062.08 excl. GST.

Resolution

Moved Cr Kaye Cameron, seconded Cr Graeme Moore.

That Council award Contract 22-030 Mt Lyall Rd to Maca Infrastructure Pty Ltd for the total amount of \$3,968,062.08 excl. GST.

Carried

6.3 Policy Reports

Nil.

6.4 Financial Reports

Nil.

6.5 Activity Reports

Nil.

6.5.1 Community Engagement update

Responsible GM: Debbie Tyson
Author: Emma Wilkinson (Team Leader Engagement)

Recommendation(s)

That Council notes the community engagement activities being undertaken in November.

Attachments

Nil

Executive Summary

This report provides a monthly update on Councils community engagement opportunities commencing or continuing.

Background

Community engagement is a process whereby Council uses a variety of methods to proactively seek out information and feedback from the community, including their values, concerns, ideas and aspirations. Where possible and when required by legislation, Council will include the community in the development and delivery of identified initiatives and projects. This practice establishes an ongoing partnership, ensuring that community members continue to shape Council’s decision making and implementation process.

Council’s Community Engagement Policy (Policy) sets out Council’s accountability for community engagement practices. The Policy meets the requirements of the Local Government Act 2020 and Council’s commitment to undertaking best practice, high quality community engagement activities to receive input, feedback and ideas from the community on Council projects, services, plans, policies, strategies and other Council decisions.

Council uses the IAP2 Spectrum of Public Participation (see below) as the model for its community engagement activities depending on the nature of the project, legislative requirements affecting the project and level of influence the community can have on the project, the risk and level of complexity of the project and available resources.

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problems, alternatives and/or solutions.	To obtain public feedback on analysis, alternatives and/or decision.	To work directly with the public throughout the process to ensure that public issues and concerns are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and issues are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for direct advice and innovation in formulating solutions and incorporate your advise and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.
EXAMPLE TOOLS	<ul style="list-style-type: none"> • Fact sheets • Websites • Open houses 	<ul style="list-style-type: none"> • Public comment • Focus groups • Surveys • Public meetings 	<ul style="list-style-type: none"> • Workshops • Deliberate polling 	<ul style="list-style-type: none"> • Citizen Advisory committees • Consensus building • Participatory Decision-making 	<ul style="list-style-type: none"> • Citizen juries • Ballots • Delegated Decisions

Policy Implications

Community engagement is undertaken in line with Council’s *Community Engagement Policy*.

Relevance to Council Plan

5.1 We practise responsible leadership

5.1.1 Build trust through meaningful community engagement and transparent decision-making.

Climate Emergency Consideration

There are no climate emergency considerations as part of this report.

Consultation/Communication

This month, the following Engagement Plans are being implemented:

Community engagement activity 22 December 2023 – 19 January 2024			
Project	Project description	Proposed consultation date/s and details	Responsible Business Unit
Community Safety Framework	Stage 2 community consultation with local community and key stakeholder groups, seeking feedback on the Draft Community Safety Framework.	Creating Cardinia Survey: Dates TBC Emails to key stakeholders.	Community and Family Services.

Some projects will involve more than one stage of engagement. The relevant Engagement Plans for each project will document the stages and purpose of engagement.

Financial and Resource Implications

The activities undertaken fall within Councils existing budget and resourcing.

Conclusion

The table above outlines projects for engagement that can be promoted to the community this month to support its awareness and involvement and will assist Council in the delivery of the Council Plan action.

Resolution

Moved Cr Tammy Radford, seconded Cr Stephanie Davies.

That Council notes the community engagement activities being undertaken in November.

Carried

7 Reports or Minutes of Committees

8 Reports by Delegates

Cr Springfield spoke about the Fire Danger Period which commences on Monday 18th December, noting there is only a week left to burn off. Noting the Green Waste drop-off's that Cardinia offers, and encouraging residents to take advantage of this service with the next one being in February.

Cr Radford highlighted two AGM's for the Officer Union Church and the Officer District Community Association both committees have tremendous committee members who are working hard to protect the history of Officer. Cr Radford encouraged new members in the community to join these committees.

Cr Davies noted the need for Road Safety consideration leading into Christmas.

Cr Owen attended the Cardinia Group Management AGM. Noted the Cardinia Foundation providing Christmas Grants and support for the local community. Noted the unfortunate cancellation of the Cardinia Christmas Carols due to weather but encouraged people to attend the Beaconsfield Carols this Sunday 17 December the first time they have been run in four years and the Upper Beaconsfield Carols on Christmas Eve.

Cr Ross noted the cancellation of the Pakenham Carols which were cancelled due to the weather and noted the volunteers who had worked hard to organise the Carols.

Cr Ryan was approached by the South East Mental Health Wellbeing Group to consider applying for a Board position which she has done and been appointed to the Board attending her first meeting in November. On 27 November, Five Councillors toured the Swimming Pools across the Shire. Cr Ryan attended the Pakenham Men's Shed Christmas Dinner at Caldermede Farm and appreciated the invite to attend. Merry Christmas to everybody.

Cr Moore attended a Garfield Mental Health Awareness Group which has commenced in Garfield. Noting the attendance and support of Council officers. Noted also the cancellation of several Carols events. Attended multiple AGM's over the past week. Highlighted the Walk Against Violence with Cr Ross and speech from the Mayor at this event.

Cr Kowarzik took a moment to thank the Staff and Community Groups who are supporting less fortunate in our community this Christmas naming individual groups who are partnering with Council in this space thanking them.

9 Presentation of Petitions

Cr Springfield tabled a petition from Garry Boucher noting road safety and drainage concerns for residents living along Quinn Road. The petitioners request that Council:

1. Increase the width of Quinn Road to improve road safety and sight clearance safety standards.
2. Install speed calming device/s to slow speeding drivers so that Quinn Road is no longer a viable high speed shortcut.
3. Upgrade Quinn Road drainage to allow efficient and effective drainage of stormwater to a safe and lawful point of discharge.

The petition will lay on the table, a report will be presented responding to the petition at the next Council Meeting.

Meeting Adjournment

The Mayor called for an adjournment, adjourning the Meeting at 8:44pm for 10 minutes

The meeting resumed at 8:54pm

10 Notices of Motion

10.1 Notice of Motion 1085 - Cr Davies

Motion

That Council:

Rescind the Resolution adopted by the Town Planning Committee at its meeting held on 4 December 2023 in regard to Item 5.1 T220569 PA - *Use and Development of land for a Place of Worship and Vegetation Removal at 195 Dore Road, Pakenham*, the Resolution was;
That Council resolves to issue a Refusal to Grant Planning Permit T220569 for the use and development of the land for a Place of Worship and Vegetation Removal at 195 Dore Road, Pakenham subject to the listed grounds of refusal.

I foreshadow that if this Recission Motion is successful I will move the original officer recommendation as published in the Town Planning Agenda from 4 December 2023:

That Council resolve to issue a Notice of Decision to grant a permit for Planning Permit application T220569 for the Use and Development of the land for a Place of Worship and Vegetation Removal, subject to the conditions listed in the published agenda of 4 December 2023.

Resolution

Moved Cr Stephanie Davies, seconded Cr Tammy Radford.

That Council:

Rescind the Resolution adopted by the Town Planning Committee at its meeting held on 4 December 2023 in regard to Item 5.1 T220569 PA - *Use and Development of land for a Place of Worship and Vegetation Removal at 195 Dore Road, Pakenham*, the Resolution was;
That Council resolves to issue a Refusal to Grant Planning Permit T220569 for the use and development of the land for a Place of Worship and Vegetation Removal at 195 Dore Road, Pakenham subject to the listed grounds of refusal.

I foreshadow that if this Recission Motion is successful I will move the original officer recommendation as published in the Town Planning Agenda from 4 December 2023:

That Council resolve to issue a Notice of Decision to grant a permit for Planning Permit application T220569 for the Use and Development of the land for a Place of Worship and Vegetation Removal, subject to the conditions listed in the published agenda of 4 December 2023.

Lost

A division was called:

For: Cr Stephanie Davies, Cr Tammy Radford, Cr Colin Ross

Against: Cr Brett Owen, Cr Graeme Moore, Cr Jack Kowarzik, Cr Carol Ryan, Cr Jeff Springfield,
Cr Kaye Cameron

10.2 Notice of Motion 1086 - Cr Radford

Motion

That council officers present a report back to Council, within 3 months, that presents alternatives for establishing either guidelines, or a local policy, in the Cardinia Planning Scheme to guide applicants in choosing a site for a Place of Assembly/Place of Worship within Cardinia Shire Council. This report should specify the implementation timeframes and the likelihood of support at State Government of the discussed guidelines or policy and outline the communication plan for disseminating this information to applicants.

Resolution

Moved Cr Tammy Radford, seconded Cr Stephanie Davies.

That council officers present a report back to Council, within 3 months, that presents alternatives for establishing either guidelines, or a local policy, in the Cardinia Planning Scheme to guide applicants in choosing a site for a Place of Assembly/Place of Worship within Cardinia Shire Council. This report should specify the implementation timeframes and the likelihood of support at State Government of the discussed guidelines or policy and outline the communication plan for disseminating this information to applicants.

Carried

10.3 Notice of Motion 1087 - Cr Radford

Motion

That Council:

Prioritises carrying out an independent traffic assessment to assess the safety considerations associated with providing right turns out of facilities located Brunt Road / Rix Road in Officer.

This is with a view to understand how a safe and low-risk roadside environment can be provided for motorists, whilst balancing this with the amenity and convenience for residents accessing local facilities.

The assessment must -

- a) Be prioritised to commence immediately
- b) Consider the road corridor along Brunt Road and Rix Road, connecting the Princes Hwy to Officer South Road
- c) Include updates and engagement with affected directly stakeholders

The findings of the assessment are to be reported back to Council at the next scheduled Council meeting on the 19th February 2024.

Resolution

Moved Cr Tammy Radford, seconded Cr Jeff Springfield

Prioritises carrying out an independent traffic assessment to assess the safety considerations associated with providing right turns out of facilities located Brunt Road / Rix Road in Officer.

This is with a view to understand how a safe and low-risk roadside environment can be provided for motorists, whilst balancing this with the amenity and convenience for residents accessing local facilities.

The assessment must -

- a) Be prioritised to commence immediately
- b) Consider the road corridor along Brunt Road and Rix Road, connecting the Princes Hwy to Officer South Road
- c) Include updates and engagement with affected directly stakeholders

The findings of the assessment are to be reported back to Council at the next scheduled Council meeting on the 19th February 2024.

Carried

11 Community Questions

The Mayor advised that Council had received seven questions for this Council Meeting.

Question received from Rhonda Clifton;

Copper Beech Road and Kenilworth Avenue will lose access to Brunt Road in the next few months, with all traffic being forced to use Just Joey Drive, would Council please change the entrance to Just Joey from Brunt Road. As it is, one has to 'walk' their car over the kerb. A smooth transition onto Just Joey would be beneficial. If that kerb is there because of an alleged flood situation, a large pit could be installed to take any excess water.

Council Response:

As part of the Level Crossing Removal Project on Brunt Road, the entrance to Just Joey Drive will be altered and improved. These changes act to direct any water down Brunt Rd to the closest drainage pits and not into Just Joey Drive. The changes will make a beneficial difference to the entrance once all works are completed.

Question received from Suresh Para;

Every child care is full in the Officer area and has a waiting list. Are you able to bring forward the construction of Integrated Child and Family Centre Community Facility - Starling Rd. All the young families having a tough time to secure a place for their child in the childcare. There are a lot of new houses are coming up on McMullen Road. Is the council initiate proactively to start the construction ASAP?

Council Response:

The state government is the responsible authority for health, safety, wellbeing, and educational outcomes for children. Further, Council is not a provider of childcare.

The Integrated Child and Family Centre's (both existing and in construction or planning) provide kindergarten rooms, community programs and can include space for maternal and child health services. The Child and Family Centre you are referring to on Starling Road is one of these sites, it is not a child-care facility.

Question received from Andrew Little;

I have been contacted by many farmers who are puzzled by the Cardinia Planning Scheme and what they feel is an inconsistent approach to the SUZ and Green Wedge Zone surrounding it.

We would like to know since the establishment of electronic records of planning permits a breakdown containing the following:

How many applications by each zone have been lodged for Dwellings, Caretakers or Accommodation for Workers.

A breakdown of what the agriculture use was in the application as either Soil Based Crops (Crop Raising) or land based Agriculture (Cattle Grazing, Horses etc) separated in to how many approvals and refusals for both uses.

Council Response:

This question will be taken on notice due to the volume of information required a response will be provided prior to the next Council Meeting.

Questions received from Jason Watts;

The proposed block of land for this development is extremely wet, particularly during the winter. It is almost unusable for walking or vehicles through winter and spring. The block cannot take any more storm water or effluent and excess amounts will run straight down into Deep Creek and to our property.

1. How is there going to be a septic system that can accommodate so much water production?
2. How are the patrons going to be monitored so they don't exceed the maximum number in attendance?
3. How are the patrons going to be informed or monitored to not use Seymour Road for entry and exit to the development, as the road is a single lane Fire Access Track with limited visibility? The road is not suitable whatsoever for high traffic volume.

Council Response:

Through the planning permit application process a 'Land Capability Assessment' was provided as part of the application documentation. The study indicates that the site has the potential to accommodate effluent. However, the proposed siting of the effluent area is questioned and a condition on the permit will require further exploration of the matter.

A condition has been place on the proposed permit that 'a mechanism to record attendance numbers at the site, this record must be made available to be viewed by Council upon request'. If Council receives complaints about numbers or visually notes concerns itself, it will investigate this and the mechanism to record numbers will be reviewed.

The proposed patrons we have the same ability to utilise the local road network as any other commuter, it is envisaged that the majority of the traffic will access the site via Dore Road.

Question received from Jai Cookman;

Council Planning Department appears to recommend that the proposed development at 195 Dore Road be approved with reference to minimal visible, audible and other negative amenity issues created by the proposed construction impacting Dore Road itself. However, nothing has been mentioned by Council with relation to those same negative amenity issues likely to impact, particularly adjoining properties, who have 100% visibility, audibility and other from all indoor and outdoor living areas of their property. My question is this: Would Councillors happily overlook, hear and be generally negatively impacted by such construction (and its proposed use) from all living areas of their homes between the advised operating times?

Council Response:

The green wedge zone allows for numerous uses that will create minor impacts during the construction phases. There is a requirement on the developer to adhere to various standards and conditions to do with working hours, dust mitigation etc during the construction phase. Council takes any complaints in this space seriously.

Question received from Steve Golding;

Council has a condition that the applicant maintains an attendance log that can be made available to council upon request. Suggest this an in effective control as council have no processes to request such a log unless a compliant is made. Please explain how this control may be made effective and what penalties apply should the condition be breached. I would suggest that attendance logs should be submitted to council periodically so that they can be checked for compliance and public record.

Council Response:

The condition on the proposed permit requires the permit holder to develop a management plan that includes a mechanism to manage this, this has yet to be address by the applicant as no permit has been issued to date. If the permit is breached enforcement will be taken under the guidance of the Planning & Environment Act 1987.

Question received from Peter Jacobs;

Is the Dore Road exit to the highway going to be changed in any way, via the new estate? Or will it remain the same?

Council Response:

The Dore Road exit to the Princes Hwy is proposed to be changed through the development that is occurring as part of the Pakenham East Precinct Structure Plan. The intersection at Dore Road will be moved approximately 200 metres to the west and be a full signalised intersection servicing the land north and south of the Princes Highway. There is currently no plans for any developers to deliver this in the coming years.

12 Urgent Business

13 Councillor Questions

Cr Owen asked the following Question:

What is Cardinia Shire Council doing to implement Green Management Plans for its remaining Green Wedges – Southern Ranges and Yarra Ranges, Yarra, Dandenong Ranges to help provide the opportunity to clearly articulate the kinds of development or activities that are likely to be supported in the green wedge for these areas?

Response

Council's Plan includes an action under prosperous economies- to Advocate for the development of Green Wedge Management Plans in 21/22 and 22/23. (Success measure: Retention of the area (hectares) of green wedge zoned land and significant agricultural special use zoned land.)

Council has been advocating over many years to the State Government to gain support administratively and financially to kick start the management plans. The last two Green Wedge Management Plans fall across multiple council areas which creates a layer of complexity to draft and administer.

More recently in 2021 the Southern Ranges inter-council working group was formed between the five councils to create a cohesive voice for the Southern Ranges Green Wedge Management Plan but also consistency in advocating. Councils have been advocating for the release of the discussion paper on the 'Planning for Melbourne's Green Wedges and Agricultural Land' resulting from the consultation in 2020/2021, however this information has yet to be released and detailed submissions were provided from Council's that have Green Wedges.

Council officers have recently been advised that the State Government is not planning to undertake any further work or provide funding to councils to support the development of Green Wedge Management Plans. This was reiterated at a recently a meeting with Senior Officers and the Minister for Planning.

The final two green wedge management plans (Southern Ranges and the Yarra Ranges, Yarra and Dandenong Ranges Management Plans) are not currently on the work plan for the Planning & Design department.

Council could go out on its own and start preparing a Green Wedge Management Plan, but they are complex, requiring substantial funding and consistency between adjoining Councils.

Council Officers are currently investigating alternative ways to create local policies such "Non-Agricultural Uses in Green Wedge Areas Policy" this could potentially be a quicker remedy than a Green Wedge Management to provide, planners, applicants and Council some clarity around certain land uses.

Ultimately a Green Wedge Management Plan is required for our two remaining Green Wedge Management Plan but this may still be a long term reality.

Notes: A complex Green Wedge Management Plan could cost \$500,000 in technical reports, then consultation is required (which has been outsourced by most councils), Planning Scheme Amendment Fees, legal fees etc. The costs will start getting close to \$1M.

Items Closed to the Public

Excerpt of Section 89 of Local Government Act 1989.

- (2) A Council or special committee may resolve that the meeting be closed to members of the public if the meeting is discussing any of the following:
- (a) Personnel matters;
 - (b) The personal hardship of any resident or ratepayer;
 - (c) Industrial matters;
 - (d) Contractual matters;
 - (e) Proposed developments;
 - (f) Legal advice;
 - (g) Matters affecting the security of Council property;
 - (h) Any other matter which the Council or special committee considers would prejudice the Council or any person;
 - (i) A resolution to close the meeting to members of the public.
- (3) If a Council or special committee resolves to close a meeting to members of the public the reason must be recorded in the minutes of the meeting.

15 Meeting Closure

Meeting closed at 9:44pm.