



Cardinia

MINUTES OF GENERAL COUNCIL MEETING

MONDAY, 19 MARCH 2018

MINUTES OF GENERAL COUNCIL MEETING

held in the Council Chambers, 20 Siding Avenue, Officer
on Monday, 19 March 2018
The meeting commenced at 7pm

PRESENT:

Mayor, Collin Ross, Chairman

Councillors Michael Schilling, Carol Ryan, Jodie Owen, Graeme Moore, Ray Brown, Jeff Springfield, Leticia Wilmot, Brett Owen

Messrs Garry McQuillan (CEO), Derek Madden (GMCS), Jenny Scicluna (GMCWB), Ben Wood (A/GMAS), Tracey Parker (A/GMPD), Doug Evans (MG)

OPENING PRAYER

Almighty God we humbly request that you bestow your blessings upon this Council, direct and prosper our deliberations to the advancement of your glory and to the betterment of the peoples of Cardinia Shire. Amen.

ACKNOWLEDGEMENT OF TRADITIONAL LANDOWNERS

The Cardinia Shire Council respectfully acknowledges that we are on the traditional land of the Bunurong and Wurundjeri people and we pay our respects to our elders past and

APOLOGIES:

Mike Ellis (GMAS), Andrew Paxton (GMPD)

CONFIRMATION OF MINUTES OF MEETINGS

Moved Cr C Ryan Seconded Cr J Owen

THAT MINUTES OF THE FOLLOWING MEETINGS BE CONFIRMED-

- General Council Meeting 19 February 2018
- Special Council Meeting 26 February 2018
- Town Planning Committee 5 March 2018

Cd.

DECLARATION OF PECUNIARY AND OTHER INTERESTS

Nil.

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TOWN PLANNING**1 AMENDMENT C234 - PAKENHAM EAST PRECINCT STRUCTURE PLAN**

FILE REFERENCE INT1816958

RESPONSIBLE GENERAL MANAGER Andrew Paxton

AUTHOR Andrew Paxton

RECOMMENDATION

That Council:

1. Endorse Attachment 2 (Council submission to Amendment C234) and send to the Victorian Planning Authority regarding proposed Amendment C234 - Pakenham East Precinct Structure Plan.
2. Requests the Minister for Planning does not approve the Precinct Structure Plan until the Infrastructure Contributions Plan issues are resolved.

Attachments

1	Pakenham East Precinct Structure Plan	104 Pages
2	Council submission to Amendment C234	53 Pages
3	Summary of feedback from public during community drop-in events	2 Pages

EXECUTIVE SUMMARY

The Victorian Planning Authority (VPA) is currently preparing Amendment C234 to the Cardinia Planning Scheme. The Amendment proposes to facilitate the future development of the Pakenham East Precinct Structure Plan (PSP) area. The Victorian Planning Authority estimates that the precinct will ultimately accommodate 22,200 new local residents, in approximately 7148 dwellings and yield 1312 ongoing jobs.

It is recommended that Council generally supports Amendment C234 and its proposed planning controls, subject to specific changes requested in Attachment 2 and the resolve of issues associated with the Infrastructure Contributions Plan.

BACKGROUND

Pakenham East 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 an Infrastructure Contribution Plan (ICP). A separate Planning Scheme Amendment for the Infrastructure Contributions Plan will be developed by the Victorian Planning Authority, however the timing of this is uncertain.

The Pakenham East Precinct Structure Plan covers approximately 629.82 hectares of land generally bounded by an electricity transmission line to the north, Mount Ararat Road to the east, the Princes Freeway to the south and Deep Creek and Ryan Road to the west. The Pakenham East

Precinct Structure Plan (Attachment 1) aims to facilitate a residential precinct with supporting community facilities, open space and activity centres.

The Pakenham East Precinct Structure Plan area was included within the Urban Growth Boundary in 2012, through the State Governments 'Logical Inclusion Process'. The Pakenham East area was subsequently identified in the South- East Growth Corridor Plan (August 2012) as the location for residential use.

Council entered into a Memorandum of Understanding with the Victorian Planning Authority (VPA) in 2013 to prepare the Precinct Structure Plan, based on a collaborative partnership model. A project plan was developed which provided for a number of hold points, where the Victorian Planning Authority signed off on for each stage of the project, ensuring a greater level of alignment through the Precinct Structure Plan process.

The Precinct Structure Plan process involved four key phases as shown in Table 1

Table 1

Phase	Stages
1	Pre-planning: Involves project initiation and commissioning of background studies
2	Planning: Development of a vision and preparation of a draft future urban structure, precinct structure plan, native vegetation plan, Drainage Scheme and infrastructure plan.
3	Finalisation of Draft Documents: Involves a pre-exhibition agency consultation period, issue resolution and subsequent finalisation of all documents prepared in Phase Two.
4	Amendment: Exhibition of Planning Scheme Amendment to introduce the Pakenham East Precinct Structure Plan into the Cardinia Planning Scheme

The Victorian Planning Authority is responsible for phase four and implementing the Precinct Structure Plan through Planning Scheme Amendment C234.

Amendment C234 (Pakenham East Precinct Structure Plan) was formally placed on public exhibition for six weeks from the 15 January 2018 until the 23 February 2018.

Based on the exhibited Amendment C234, Council staff are recommending a variety of changes as shown in Attachment 2, with key changes and/or issues outlined later in this report.

Submissions that cannot be resolved by the VPA will be referred to an independent Planning Panel, currently schedule for April 2018.

POLICY IMPLICATIONS

Amendment C234 (Pakenham East Precinct Structure Plan) has been prepared with guidance from key Commonwealth, State, and Local Planning policies.

Key policy documents utilised 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)
 - Precinct Structure Planning Guidelines
 - 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, the community and the environment. This balance has been a key consideration in the preparation of Pakenham East Precinct Structure Plan. The Precinct relates to the main principles of Councils Plan:

Our Environment

- The delivery of the PSP will develop transport networks that incorporate effective public transport, pedestrian and cycling facilities.
- The delivery of the PSP will manage water resources in an integrated manner, and protect and enhance biodiversity.
- The PSP will provide a built environment that supports health and wellbeing and protect natural environments.

Our Community

- Balanced needs of development, the community and the environment.
- The PSP will plan for the development of complementary land uses required to meet the needs of the future community in a sustainable manner.

Our Economy

- The PSP will plan for the provision of local services that support the wellbeing of our communities.
- A local economy supporting the improved health and wellbeing of our communities.

Preparation of the Pakenham East Precinct Structure Plan and Amendment is a specific action of the Council Plan for 2016/2017.

CONSULTATION/COMMUNICATION

Amendment C234 (Pakenham East Precinct Structure Plan) was formally placed on public exhibition for six weeks from the 15 January 2018 until the 23 February 2018.

The exhibition program included:

- A mail out to all landowners and adjacent residents, people who'd asked to be kept informed, State government departments and agencies.

- The development of an exhibition poster and flier which was displayed at Nar Nar Goon Post Office and Council Office.
- A hard copy of the Amendment and Pakenham East Precinct Structure Plan was available at Council's Office for the community to view.
- A drop in community information session was held on:
 - Tuesday 6th February from 4.30pm to 6.00pm at the Pakenham Library Hall. A total of 41 people attended.
 - Tuesday 13th February from 5.30pm to 7.30pm at the Nar Nar Goon Soldiers Memorial Hall. A total of 43 people attended.
 - Thursday 15th February from 5.30pm to 7.00pm at the Pakenham Library Hall. A total of 59 people attended.
- One on one meetings with landowners to discuss the Precinct Structure Plan.
- Articles in the Pakenham Gazette and Nar Nar Goon 'Goon News'.

Please refer to Attachment 3 indicating a summary of feedback from the public during the community drop-in events.

All submissions submitted to the Victorian Planning Authority will be made public on their website in the near future.

Submissions that cannot be resolved by the VPA will be referred to an independent Planning Panel, currently schedule for April 2018.

Summary of Councils Submission to C234

It is recommended that Cardinia Shire Council generally support Amendment C234, subject to changes as requested in Attachment 2 and the resolve of issues associated with the Infrastructure Contributions Plan. A summary of the key issues are stated below:

Housing Density

1. The exhibited amendment proposes to use the Residential Growth Zone (RGZ) as the applied zone inside the walkable catchment boundary. The purpose of the RGZ is to provide housing at an increased density in buildings up to and including four storeys. The density of development in this area is proposed to be 22 dwellings per hectare. Is 22 dwellings per hectare appropriate on the outer edge of the urban growth boundary? Council also requires discussion on the term 'minimum average' stated in the Precinct Structure Plan. The wording minimum average sets the expectation that development densities will be higher than 22 dwellings per hectare. This places uncertainty on community infrastructure and the assumptions made for these provisions. If 30 dwellings per hectare is actually achieved the impact is that community infrastructure will be undersupplied. The minimum average is essentially setting up an Infrastructure Contributions Plan to deliver shortfalls in community infrastructure.
2. The exhibited amendment proposes to use the General Residential Zone (GRZ) as the applied zone for land along Ryan Road and Mount Ararat North-South Road. The area is identified as Housing Area 1 in the Precinct Structure Plan and proposes design guidelines to assist with implementing appropriate building interfaces as a transition to existing dwellings and rural land holdings. The size of the lots on average are 600 sqm and Council requires the lot size to be increased to provide an appropriate transition to these areas.
3. The exhibited amendment proposes to use the General Residential Zone (GRZ) as the applied zone for a pocket of land along Ryan Road. The area is identified as Housing Area 2 in the Precinct Structure Plan and proposes 800 sqm lots. A coordinated drainage plan, fill plan and concept plan is required to provide appropriate guidance on the development of Housing Area 2 and to confirm

that decreasing the present lots from 4000 sqm to 800 sqm is appropriate and can be implemented without implications on adjoining properties.

4. The exhibited amendment proposes to use the General Residential Zone (GRZ) as the applied zone for land along the Electricity Easement (high power tension line). The area is identified as Housing Area 3 in the Precinct Structure Plan and proposes 2000sqm lots. Larger lot sizes greater than 2000 sqm is required as the size of the land outside of the electricity easement is not large enough to assist landowners to build appropriate sheds or ancillary buildings for this type of lifestyle topology proposed. No buildings can be built on the Electricity easement.

Guidelines for Slope Management in Subdivisions

The exhibited amendment proposes the Guidelines for Slope Management in Subdivisions as a reference document. The document will be used to guide developers and/or landowners on the extent of planning controls (role and function of the slope management guideline) and the exercise of discretion by the responsible authority. The document is essential to the proper functioning of the planning scheme and decision making process and therefore it is suggested the Guideline for Slope Management in Subdivisions should be incorporated into the Planning Scheme under Clause 81.01 of the Cardinia Planning Scheme instead of a reference document.

Town Centre and Local Convenience Centre

1. The exhibited amendment proposes a concept plan for the town centre but not the local convenience centre. Council has developed a concept plan for the local convenience centre to guide the layout and future development of the local convenience centre and would like this plan placed in the Precinct Structure Plan

2. The exhibited amendment proposes to make the Victorian Planning Authority a determining referral authority under Clause 66.04 of the Cardinia Planning Scheme for any application to subdivide or construct or carry out works (where the value of those works is in excess of \$500,000) on land in the Local Town Centre. Council has worked closely with the Victorian Planning Authority with the development of the concept plan for the local town centre and strongly believe their involvement at the planning permit stage is unnecessary, especially for a local town centre that is not a major activity centre. It is considered the Victorian Planning Authority should be a recommending referral authority instead of a determining referral authority.

Open Space

The exhibited amendment demonstrates two concept plans for proposed sporting reserves. Council needs to be confident that these sites can appropriately fit all facilities on site. It is considered Figure 4 (Sports Reserve 2 Concept Plan) does not provide enough land to appropriately accommodate the sporting facilities on site. It is considered the allocation of land to this site needs to be increased by 1 hectare or more. If additional land is not provided the sporting reserve will ultimately only fit two ovals instead of three ovals and create a shortage in sporting facilities within the Precinct.

Community Centres

The exhibited amendment proposes three community centres of which:

- Two community centres are designated as level 1 centres with 0.4 hectares or 4000sqm of land and attached to the State Government Primary Schools.
- One community centre is designated as a Level 2 Centre (multipurpose community centre) with 1 hectare of land located within the local town centre.

Council supports the land size for the Level 2 community centre. It is considered that additional land is required for the Level 1 community centres and the land requirement needs to be increased from 0.4 to 0.6 hectares. Level 1 Community Centres are generally delivered with early childhood facilities and are typically co-located with government primary schools as part of a community hub

that provides range of services and facilities (e.g. schools, kindergartens and maternal and child health) in one hub effectively creates a 'one-stop-shop'. If the hub remains at 0.4 hectare Council will be unable to deliver appropriate services for the growing community and there will be a shortfall in services which will have a ripple effect and place additional pressure on existing services.

Biodiversity

The amendment has been exhibited with a Deep Creek Concept Plan (Figure 6) in the Precinct Structure Plan, which demonstrates a 30 metre conservation interface zone. Council supports a buffer of 30 metres from the existing conservation areas within the existing Deep Creek corridor to be planted with appropriate local indigenous species to assist with the protection of Deep Creek and its biodiversity values. Further advice from DELWP and Melbourne Water is required to determine appropriateness and lead agency to implement.

Council is concerned that the location of the 30 metre buffer zone (as shown in Figure 6) outside the Deep Creek Corridor (100 metre) excludes buildings and will cause conflict between the intent of the planning zone proposed and the intent of the conservation zone. Council's preference is for an appropriate conservation cross-section interface (Section 9) to be implemented and shown on Figure 6 to provide a consistent approach to land outside the Deep Creek Corridor (100 metre setback)

Native vegetation offsets (money) will be collected as part of the Native Vegetation Precinct Plan. Council seeks clarification that the money collected as part of the Native Vegetation Precinct Plan can be used in the Pakenham East Precinct towards conservation areas identified within the Precinct.

The land in the PSP is not identified as a conservation area or reserve under Melbourne Strategic Assessment and/or the Biodiversity Conservation Strategy.

Transport

The amendment has been exhibited with a proposed road hierarchy and road cross-sections that are not too dissimilar to Council's preferred road hierarchy and cross-sections as shown in Attachment 2. Council has commissioned a Traffic Impact Assessment for both the exhibited Amendment road hierarchy and Council's preferred road hierarchy to inform its position. Further advice will be provided to the Victorian Planning Authority of the outcomes of the Traffic Impact Assessment in the near future.

The exhibited amendment proposes four signalised intersections along Princes Highway and all, except one, are identified to be 100% delivered by the Infrastructure Contributions Plan. The Ryan Road intersection is 50% funded by the Infrastructure Contributions Plan. This poses a serious risk to Council, as the land holder to the north of the intersection is likely to challenge any future planning permit requiring a monetary contribution to the intersection. This could result in a Victorian Civil Administration Tribunal hearing, of which the outcome may not be in Council's favour.

Council also needs clarity on the design of an interim intersection and costs for a full t-intersection.

City Gate (transfer and metering station) and pipeline

A city gate transfer and metering station for gas is located along Dore Road. Council is presently undertaking a noise assessment of the existing city gate to understand what noise impacts, buffers and mitigation must occur in the vicinity of the city gate and further advice will be provided to the Victorian Planning Authority as soon as practical.

Council is aware the southern section of the Pakenham East Precinct Structure Plan is intersected by the Bass Gas Sales Gas Pipeline, which originates from the Lang Lang Gas Plant and terminate at the Transfer and Metering station at Dore Road. Council would like clarification the pipeline is located within an easement to assist the education of adjacent landowners, developers and builders and to minimise risks to the high power pressure natural gas transmission line.

Infrastructure Contributions Plan

Local infrastructure for the Pakenham East Precinct Structure Plan will be facilitated through an Infrastructure Contributions Plan (ICP). A separate Planning Scheme Amendment for the Infrastructure Contributions Plan will be developed by the Victorian Planning Authority, however the timing of this is uncertain.

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; 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 concerned that the Infrastructure Contributions Plan will provide insufficient funding, specifically for the recreation and community category. It is understood that the Victorian Planning Authority do not propose to apply a supplementary levy for Pakenham East.

The risks associated with the Infrastructure Contributions Plan include:

- Infrastructure to be funded by the levy, Council may not use surplus Transport and Public Land funds to address any deficit in Community and Recreation costs, other than through Ministerial Approval. This presents a risk to Council given that initial cost estimates for infrastructure is close to the maximum revenue that can be collected. Council will need to fund infrastructure for community and recreation items not included in the Infrastructure Contributions Plan scope. At the end of the Infrastructure Contributions Plan project Council can apply to transfer any surplus money (if any) from Transport and Public Land Funds to community and recreation. This presents a serious financial risk to Council.
- During the land development process, Council may accept the delivery of ICP land or infrastructure as works in kind in place of monetary contributions for land owners/developers. The scope of negotiation and the need to be satisfied that the costs estimates accurately reflect the costs of providing the infrastructure means that Council may be exposed to the funding risks if actual costs significantly exceed ICP cost estimates.
- The Precinct Infrastructure Plan (Table 8 in Precinct Structure Plan) identifies indicative timing for the items, but these are not translated into ICP information or infrastructure triggers

Please refer to Attachment 2 and in specific Table 8 Precinct Infrastructure highlighting Councils concerns with the proposed Infrastructure Contributions Plan.

FINANCIAL AND RESOURCE IMPLICATIONS

The preparation of the Pakenham East Precinct Structure Plan has been funded by landowners within the Precinct (with credits provided against future development/infrastructure contributions).

The Planning Scheme Amendment process and potential planning panel hearing will be funded by the Victorian Planning Authority as per the Memorandum of Understanding 2013

Please refer to the Section above regarding the Infrastructure Contributions Plan.

CONCLUSION

Accordingly it is recommended that Council:

1. Endorse Attachment 2 (Council submission to Amendment C234) and send to the Victorian Planning Authority regarding proposed Amendment C234 - Pakenham East Precinct Structure Plan
2. Request the Minister for Planning does not approve the Precinct Structure Plan until the Infrastructure Contributions Plan issues are resolved.

1 AMENDMENT C234 - PAKENHAM EAST PRECINCT STRUCTURE PLAN

Moved Cr G Moore Seconded Cr M Schilling

That Council:

1. Endorse Attachment 2 (Council submission to Amendment C234) and send to the Victorian Planning Authority regarding proposed Amendment C234 - Pakenham East Precinct Structure Plan.
2. Requests the Minister for Planning does not approve the Precinct Structure Plan until the Infrastructure Contributions Plan issues are resolved.

Cd.

2 COMMERCIAL AND RESIDENTIAL DEVELOPMENT, SIDING AVENUE, OFFICER

FILE REFERENCE INT1816973

RESPONSIBLE GENERAL MANAGER Andrew Paxton

AUTHOR Lisa Hall

RECOMMENDATION

That Planning Permit T170584 be issued for buildings and works associated with the construction of thirty-four (34) residential dwellings, supermarket, shops, medical centres, gymnasium, offices and a reduction in car-parking at Siding Avenue, Officer subject to the conditions attached to this report.

Attachments

- 1 Locality plan 1 Page
- 2 Development plans 15 Pages

EXECUTIVE SUMMARY:

APPLICATION NO.:	T170584
APPLICANT:	Officer Retail Pty Ltd C/- Spiire Australia Pty Ltd
LAND:	Lot AA PS723779 (proposed Lot 1 PS749786E), Siding Avenue, Officer
PROPOSAL:	Buildings and works associated with the construction of thirty-four (34) residential dwellings, supermarket, shops, medical centres, gymnasium, offices and a reduction in car-parking
PLANNING CONTROLS:	Urban Growth Zone Schedule 4 Land Subject to Inundation Overlay Development Contributions Plan Overlay Schedule 4 Clause 55 Two or more dwellings on a lot and residential buildings Clause 52.06 Car-parking Officer Precinct Structure Plan September 2011 Officer Native Vegetation Precinct Plan September 2011 Officer Development Contributions Plan September 2011
NOTIFICATION & OBJECTIONS:	Clause 37.07-13 of the Cardinia Planning Scheme exempts proposals from the notice requirements of Section 52(1)(a), (b) and (d) of the <i>Planning and Environment Act 1987</i> .
KEY PLANNING CONSIDERATIONS:	Urban Growth Zone Schedule 4 Officer Precinct Structure Plan September 2011 Clause 52.06 Car-parking
RECOMMENDATION:	Approval

BACKGROUND:

The subject land currently forms part of Places Victoria landholdings within the Officer Town Centre. Places Victoria has subdivided land (southern side of the railway line) within the town centre under Planning Permit T170045, issued 8 September 2017, which will create the proposed development title.

SUBJECT SITE

The development site (proposed Lot 1 PS749786E) is 1.306ha in size and is located to the east of Siding Avenue between the Pakenham Railway line to the north and Bridge Road to the south, within the Officer Town Centre. The land is boarded to the north by proposed Stroud Road, bordered to the east by proposed Coxon Street and bordered to the south by proposed Piggott Street. These roads are proposed to be created and constructed under Planning Permit T170045. The subject land is generally square in shape with a frontage to Siding Avenue and proposed Coxon Street of 111.08m and a frontage to proposed Stroud Road and Piggott Street of 105.72m. The land is flat, low-lying and vacant and has recently been filled.

PROPOSAL

The application proposes a residential and commercial development comprising of dwellings (34), shops (11), supermarket, medical centres (2), offices (4) and gymnasium. The commercial component will be located on the western portion of the land fronting Siding Avenue, with the residential component located on the eastern portion of the land. A total of 91 on site car-parking spaces are proposed for the commercial component with 75 on site car-parking spaces for the residential component.

Below is a summary of the proposal:

Features	Details
Site Layout	<ul style="list-style-type: none"> The commercial development is located in the western portion of the land and contains two two-storey buildings, each fronting Siding Avenue to the west and wrapping around the corner to the north and south respectively to front proposed Stroud Road and Piggott Street. Car-parking is located to the rear of these buildings and is accessible via Stroud Road to the north and Piggott Street to the south. The residential development is located in the eastern portion of the land and contains 34 two-storey dwellings which will front proposed Coxon Street to the east, Stroud Road to the north and Piggott Street to the south. Car-parking is located within individual double garages located to the rear of each dwelling and is accessible via a separate access to the commercial development via Stroud Road to the north and Piggott Street to the south. Visitor car-parking is available within the commercial car-parking area.
Floor composition and floor space	<ul style="list-style-type: none"> The northern commercial building contains a medical centre (204sqm), dentist (169sqm) and six shops (72-134sqm) on the ground floor and gymnasium (615sqm) on the first floor. The southern commercial building contains a grocery store/small format supermarket (300sqm) and five shops (72-174sqm) on the ground floor and four offices (84-201sqm) on the first floor. The two commercial buildings are separated by pedestrian walk-through area linking Siding Ave to the car-parking area. The residential development consists of 34 two-storey dwellings, with joining party walls. Four different dwelling types are proposed. The dwellings

	<p>contain three and four bedrooms, with detached garages and private courtyard. The dwellings front proposed adjoining road frontages and a central walkway running east-west through the site from Coxon Street to the east to the commercial car-parking area to the west.</p>
Parking	<ul style="list-style-type: none"> • A total of 91 car spaces are proposed, including two (2) handicapped parking spaces for the commercial development. One loading bay is also proposed within the car-parking area. A total of six bicycle spaces are provide adjacent to the car-parking area. • A total of 75 car spaces are proposed for the residential development. A total of 68 of these spaces are within garages and a total of seven visitor spaces are proposed within the car-parking area of the commercial development.
Vehicular access	<ul style="list-style-type: none"> • Vehicular access to the proposed commercial development is via an access-way off Stroud Road and an access-way off Piggott Street. • Vehicular access to the residential dwellings is via a separate access-way off Stroud Road and Piggott Street.
Design and Built form	<ul style="list-style-type: none"> • The proposed commercial development features a modern design, with the use of metal cladding with powdercoat finishing, laminate soffit, brickwork, windows throughout and sheet metal roofing. • The proposed residential development features a modern design, with timber look metal cladding, fibre cement sheeting, metal cladding with powdercoat finishing and selected brickwork.

PLANNING SCHEME PROVISIONS

State Planning Policy Framework (SPPF)

The relevant clauses of the SPPF are:

- Clause 11.02 Urban growth
- Clause 11.03 Activity centres
- Clause 11.06-1 Jobs and investment
- Clause 11.06-2 Housing choice
- Clause 13.02-1 Floodplain management
- Clause 15.01-2 Urban design principles
- Clause 15.01-4 Design for safety
- Clause 15.02 Sustainable development
- Clause 16.01 Residential development
- Clause 17.01-1 Business
- Clause 18.02-5 Car parking

Local Planning Policy Framework (LPPF)

The relevant clauses of the LPPF are:

- Clause 21.02-1 Catchment and coastal management
- Clause 21.03-1 Housing
- Clause 21.03-2 Urban growth areas
- Clause 21.04-1 Employment
- Clause 21.04-3 Activity centres
- Clause 21.06-1 Design and built form

- Clause 21.06-2 Community safety

Relevant Particular/ General Provisions and relevant incorporated or reference documents

The relevant provisions/ documents are:

- Clause 55 Two or more dwellings on a lot and residential buildings
- Clause 52.06 Car parking
- Clause 65 Decision guidelines
- Officer Precinct Structure Plan (September 2011)
- Officer Development Contributions Plan (September 2011)
- Officer Native Vegetation Precinct Plan (September 2011)
- Draft Officer Town Centre Urban Design Framework

Cardinia Shire's Liveability Plan 2017-2029

This proposal has regard to Cardinia Shire's Liveability Plan 2017-2029, in particular:

- Improved Social Cohesion
- Improved safety
- Reduced obesity

Zone

The land is subject to the Urban Growth Zone Schedule 4.

Overlays

The land is subject to the following overlays:

- Land Subject to Inundation Overlay
- Development Contributions Overlay Schedule 4

PLANNING PERMIT TRIGGERS

The proposal for buildings and works associated with the development of 34 dwellings, shops, offices, medical centres, gymnasium and supermarket and a reduction in car-parking requires a planning permit under the following clauses of the Cardinia Planning Scheme:

- Pursuant to Clause 2.7 of the Urban Growth Zone Schedule 4 a planning permit is required to construct a building or construct or carry out any works. A development of two or more dwellings on a lot must meet the requirements of Clause 55, except where otherwise specified in the Officer PSP.
- Pursuant to Clause 44.04-1 of the Land Subject to Inundation Overlay a planning permit is required to construct a building or construct or carry out any works.
- Pursuant to Clause 52.06 (Car parking), a planning permit is required to reduce the number of car-spaces.

PUBLIC NOTIFICATION

Pursuant to Clause 37.07-13 of the Urban Growth Zone, an application under any provision of this scheme which is generally in accordance with the precinct structure plan applying to the land is

exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of section 64 (1), (2) and (3) and the review rights of section 82(1) of the Planning and Environment Act 1987 unless the schedule to this zone specifies otherwise. The schedule to the zone does not specify otherwise and the proposal is generally in accordance with the precinct structure plan applying to the land.

REFERRALS

The application was referred to Melbourne Water as a statutory referral. Melbourne Water had no objection to the proposal subject to conditions.

DISCUSSION

Urban Growth Zone Schedule 4

The Urban Growth Zone Schedule 4 (UGZ4) locates the development site within the Urban Village sub-precinct of the Officer Town Centre. Pursuant to Clause 2.10 of the UGZ4 a permit must not be granted for development within the Officer Town Centre until an Urban Design Framework (UDF) has been prepared to the satisfaction of the Responsible Authority. The UDF must be generally in accordance with the Officer Precinct Structure Plan and any permit granted must be generally in accordance with the approved UDF. Council has completed a draft UDF for the Officer Town Centre and the proposed development is generally in accordance with this UDF.

The Victorian Planning Authority (VPA) is currently undertaking a review of parts of the Officer Precinct Structure Plan, including the UDF with the view of re-drafting the UDF to reduce duplication within the Precinct Structure Plan and increase flexibility. Any proposed changes to come from the re-drafting of the UDF are not expected to impact upon the development currently being considered, as it complies with both the current draft UDF and the Officer Precinct Structure Plan.

Officer Precinct Structure Plan

The Officer Precinct Structure Plan (PSP) is a broad level plan which provides the future urban structure for Officer as it undergoes significant population growth. The subject land is located within the Urban Village sub-precinct of the Officer Town Centre. The objectives of the Urban Village as contained in the PSP include:

- To establish a safe and attractive pedestrian-prioritised street environment.
- To provide a high density mixed use area, with commercial development focused on Main Street.

The PSP contains a number of planning and design guidelines for the Urban Village that must be met, including:

- The entrances to buildings are to be at ground level, providing an environment that promotes seamless movement for pedestrians between the public and private realm.
- Avoid internalised retail developments which present a blank façade and extensive car parking areas to the street.
- Prominent locations (including all corner sites) are to be developed to:
 - o Provide buildings with a greater number of storeys than otherwise provided in the centre; and
 - o Ensure frontages are well-articulated; or
 - o Create the illusion of building height through landmark architecture.
 - o A high quality of building materials are to be demonstrated in the design.
- Rooftop plants, telecommunication towers etc. are to be obscured from view by built form, screens or false facades.
- On-street parking is to be maximised.

- Car parking within the Activity Centre is to be centralised to allow for shared usage between tenancies.
- Buildings along street frontages are to be a minimum of two storeys.
- Zero lot line setbacks are required to Main Street. Minimise street setbacks elsewhere.
- Access to carparks and site services is not to front Main Street.

The proposed development complies with the objectives and design guidelines of the Urban Village sub-precinct. The development provides a high quality mixed-use two-storey development, with the commercial development fronting Siding Avenue, with a zero set-back to the street and a centralised shared car-parking area. The urban design elements of the proposal are supported by Council's Urban Designers. The development is also supported from a sustainability perspective, with energy efficient design elements incorporated throughout.

Clause 52.06 Car-parking

Before a new use commences the number of car spaces required under Clause 52.06-5 (Table 1) must be provided on the land. A permit is required to reduce the number of car spaces required under Clause 52.06-5 (Table 1). Where a use is not specified within Clause 52.06-5 (Table 1) car parking spaces must be provided to the satisfaction of the Responsible Authority.

The table below sets out the car parking requirements for the proposed development under Clause 52.06-5:

Land-use	Total floor area	Car-parking rate at Clause 52.06-5	Total spaces required
Shop	1014sqm (11 tenancies)	4 spaces per 100sqm of leasable floor area	40 spaces
Supermarket	300sqm (one supermarket)	5 spaces per 100sqm of leasable floor area	15 spaces
Office	558sqm (four tenancies)	3.5 spaces per 100sqm of net floor area	19 spaces
Medical	204sqm (one tenancy)	5 spaces to the first person providing health services and 3 spaces to every other person providing health services	14 spaces (4 practitioners)
Dentist	169sqm (one tenancy)	5 spaces to the first person providing health services and 3 spaces to every other person providing health services	8 spaces (2 practitioners)
Gymnasium	615sqm (one tenancy)	No rate specified - Application proposes rate of 0.3 spaces per patron (40 patrons proposed)	A rate to the satisfaction of the Responsible Authority (0.3 acceptable to Council's Traffic Engineering Department)
Dwellings	34 two storey, three bedroom dwellings	2 spaces to each three or more bedroom dwelling plus 1 space for every five dwellings for visitors	74
Total:			182

The application proposes a total of 166 car spaces on the land, leaving a shortfall of 16 spaces. The application does however propose an additional 37 on-street car spaces directly adjacent to the site, providing a total of 203 car-spaces overall, which is an additional 21 spaces to that required at Clause 52.06-5. Given the scale of the development and the amount of adjacent on-street car-parking proposed, a short fall of 16 on-site spaces is considered acceptable. It is noted that the range of land-uses proposed within the development is expected to have varying peak demand times, meaning car-parking demand will be spread more evenly throughout the day/night (e.g. peak gymnasium use times will differ to peak shop use times).

The level of car parking proposed as part of the application has been assessed by Council's Traffic Engineering Department. They have advised that the rates proposed and level of car-parking provided is satisfactory from a traffic engineering perspective. Overall the proposed reduction in car parking is considered to be acceptable and is not expected to pose any issues to the functionality of Officer Town Centre now or into the future.

CONCLUSION

The proposed development incorporating thirty-four residential dwellings, supermarket, shops, medical centres, gymnasium and offices is an appropriate mixed-use development for the Urban Village sub-precinct of the Officer Town centre. The proposed development is in accordance with the Officer Precinct Structure Plan and draft Urban Design Framework and will provide an appropriate urban design outcome along Siding Avenue.

It is recommended that planning permit T170584 be issued at Lot AA PS723779 (proposed Lot 1 PS749786E), Siding Avenue, Officer for buildings and works associated with the construction of thirty-four (34) residential dwellings, supermarket, shops, medical centres, gymnasium, offices and a reduction in car-parking, subject to the following conditions:

CONDITIONS

CONDITIONS:

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and one (1) copy must be provided in electronic format. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - a. All weather protection awnings (not veranda structures) along the entire length of Siding Avenue frontages.
 - b. Removal of 50% of the window areas of the ground floor facades of the commercial tenancies orientated towards the car-parking to provide greater definition between the primary (Siding Ave) and secondary (car-park) facades of these tenancies.
 - c. Footpath levels and proposed floor levels for the commercial premises which clearly demonstrate that the levels match.
 - d. An updated car-parking table that corresponds with the updated car-parking assessment.
 - e. An updated bicycle parking table that corresponds to the spaces shown on the plans.
 - f. Removal of reference to minor retail tenancies and replacement with shop.

- g. Removal of signage.
- h. Removal of reference to shop from the dentist tenancy.
- i. Removal of reference to Hickson Road and replacement with Piggott Street.
- j. Rain-water tank details and clothesline locations for the dwellings clearly marked.
- k. Solar hot water collectors for the dwellings labelled appropriately on the plans.
- l. Shading devices for northern facing windows of Townhouse Type A1 dwellings.
- m. Shading devices for northern windows of dwellings sized appropriately for the windows they protect (approximately 45% of the height from the window sill to the bottom of the eaves).
- n. Notation on the plans regarding double glazing, efficiency of HVAC systems, lighting efficiency, WELS ratings, solar hot water and 6 star gas hot water boosters, water efficient landscaping, energy and water sub metering, in accordance with the Sustainable Management Plan.
- o. Notation on the plans that public pedestrian access will be maintained through the land via the pedestrian access-way running east-west through the middle of the land from Siding Avenue to Coxon Road.
- p. Evidence that Melbourne Water conditions 56, 57 & 59 have been satisfied.

To the satisfaction of the Responsible Authority.

- 2. The layout of the uses and buildings and works as shown on the endorsed plan/s must not be altered without the written consent of the Responsible Authority.
- 3. Once the development has commenced, it must be continued and completed to the satisfaction of the Responsible Authority.
- 4. Before the development commences the title for the subject site being Lot 1 PS749786E must be created under Planning Permit T170045. A copy of the title must be presented to the building surveyor as evidence.
- 5. Before the development commences, a detailed landscape plan for the subject site must be submitted to and approved by the Responsible Authority. The landscape plan must be prepared by a person suitably qualified or experienced in landscape design to the satisfaction of the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The landscape plan must be drawn to scale with dimensions and one (1) copy must be provided in an approved electronic format. The landscape plan must show and include to the satisfaction of the Responsible Authority:
 - a. The location of all new plantings throughout the development.
 - b. A detailed planting schedule of all proposed trees, shrubs and groundcovers, including botanical names, common names, pot sizes, sizes at maturity and quantities of each plant. The plant schedule must be consistent with adjoining sites where roads are continued through.
 - c. The proposed layout, materials and finishes of paths, areas of pavement, structures and street furniture.

- d. Detailed planting and construction drawings including site contours and any proposed changes to existing levels including any structural elements such as retaining walls.
- e. Additional supporting information, such as certified structural designs or building forms of fencing, feature walls and the like.
- f. Canopy trees, a minimum of two metres tall when planted, in key locations within the car parking areas.
- g. Details of the garden bed edging.
- h. The implementation of any landscape principles and guidelines contained in the Officer Precinct Structure Plan and the Officer Town Centre Urban Design Framework

The landscaping works shown on the approved landscape plan for the development must be carried out and completed to the satisfaction of the Responsible Authority.

6. At least 14 days before any works start, a site specific Construction Management Plan (CMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the CMP will be endorsed and will then form part of the permit. All works must be undertaken in accordance with the approved CMP.

The CMP must address all environmental risks and include:

- a. Temporary stormwater management including sedimentation control.
 - b. Provision of pollution and contamination controls including noise and dust.
 - c. Location of stockpiles and stockpile management.
 - d. Location of site office and facilities.
 - e. Equipment, materials and goods management.
 - f. Tree protection zones, trees to be retained and trees to be removed.
7. Before the development commences, a stormwater management plan showing the stormwater works to the nominated point of discharge must be prepared to the satisfaction and approval of the Responsible Authority. The stormwater management plan must be prepared by a suitably qualified person and show details of the proposed stormwater works including all existing and proposed features that may have impact (e.g. Trees to be retained, crossings, services, fences, abutting buildings, existing boundary levels etc). All works must be undertaken in accordance with the approved stormwater management plan.
 8. Note: The development of the subject land must be provided with stormwater works which incorporates the use of water sensitive design principles to improve stormwater runoff quality. The system must be maintained to the satisfaction of the Responsible Authority. Council's development engineers can advise on satisfactory options to achieve these desired outcomes which may include the use of an infiltration or bio-retention system and rainwater tanks connected for re-use.
 9. Before the development commences, a site drainage plan must be submitted to and approved by the Responsible Authority that includes all proposed buildings, access, circulation and parking areas.
 10. Before the development commences, as defined by the issue of a building permit under the Building Act 1993, unless some other time is agreed in writing by the Collecting Agency, a Development Infrastructure Levy must be paid to the Collecting Agency, being Cardinia Shire Council, in accordance with the approved Officer Development Contributions Plan, September

2011. Note: This condition will be deemed satisfied if the Development Infrastructure Levy has already been paid for the land under Planning Permit T170045.

11. The development must be constructed in accordance with the requirements, recommendations and details of the Sustainable Management Plan Lot 1 Siding Ave prepared by Leonie Dixon of F2 design to the satisfaction of the Responsible Authority.
12. The development must be constructed in accordance with the mitigation measures as set out in the 'Places Victoria, Officer Subdivision, Hydrogeology Assessment' completed by Coffey, dated 1st May 2017.
13. Prior to any works commencing a Construction Environmental Management Plan (CEMP) must be prepared. The CEMP must specifically address significant flora and fauna where the buildings or works are within:
 - a. 100 metres of any waterbody (including creeks, drains, dams and wetland) under the provisions of the Officer Precinct Structure Plan Conservation Management Plan (excluding Cardinia Creek) (September 2011).

The CEMP must address all requirements specified in the Officer Native Vegetation Precinct Plan (September 2011) and the relevant Conservation Management Plan and be to the satisfaction of the Responsible Authority.

14. Prior to any works commencing within 100 metres of the edge of any waterbody which is to be retained, a highly visible fence is to be installed 20 metres from the edge of the water body.
15. The actions which identify the responsible agent as the "landowner" or "developer" in the Conservation Management Plan (CMP) must be implemented to the satisfaction of the Department of Sustainability and Environment.
16. Earthworks must be undertaken in a manner that minimises soil erosion. Exposed areas of soil must be stabilised to prevent soil erosion. The time for which soil remains exposed and unestablished must be minimised to the satisfaction of the Responsible Authority.
17. No polluted and/or sediment laden run-off is to be discharged directly or indirectly into drains or watercourses.
18. Pollution or litter traps must be provided on the land at appropriate points along the drainage system or drainage lines.
19. Any roads used for the purpose of haulage of imported or exported materials for construction must be:
 - a. Approved in writing by the Responsible Authority for the submitted haulage strategy, at least seven days prior to the commencement of use.
 - b. Maintained in accordance with the Responsible Authority's maintenance intervention levels, or as requested by the Responsible Authority if the road deteriorates during the haulage period, and
 - c. Reinstated to the satisfaction of the Responsible Authority.
20. No fill material that is contaminated is to be deposited on the subject land. For the purpose of this condition, the term "contaminated" has the same meaning as that used in Ministerial Direction No. 1.

21. The works associated with the construction of the development must not detrimentally affect the amenity of the area, through the:
- a. Transport of materials, goods or commodities to or from the land.
 - b. Inappropriate storage of any works or construction materials.
 - c. Hours of construction activity.
 - d. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste and storm water runoff, waste products, grit or oil.
 - e. Presence of vermin.

To the satisfaction of the Responsible Authority.

22. All proposed front entry doors of commercial tenancies on the ground level must match the adjacent footpath levels.
23. Unless with the prior written consent of the Responsible Authority, all rooftop plant and equipment (including air conditioning units, heating units and hot water systems) must be concealed or screened from general view to the satisfaction of the Responsible Authority.
24. The exterior colour and cladding of the development must not result in any adverse visual impact on the environment of the area and all external cladding and trim of the building/s must be of a non-reflective nature.
25. All external plant and equipment must be acoustically treated or placed in sound proof housing to reduce noise to residences to a level satisfactory to the Responsible Authority.
26. External lighting must be designed, baffled and located so as to prevent any adverse effect to residences and adjoining landholders to the satisfaction of the Responsible Authority.
- 27.
28. The dimensions and layout of the proposed access and parking areas must be in accordance with the requirements of Clause 52.06 of the Cardinia Planning Scheme.
29. Prior to the installation of zebra crossings, a Memorandum of Authorisation must be obtained from VicRoads (as per the Road Management Act 2004).
30. Waste collection arrangements for the land must be in accordance with the approved Waste Management Plan prepared by Low Impact Development Consulting, dated 30th November 2017.
31. Before the development is occupied all proposed areas set aside on the approved plan/s for access, circulation and car parking must be constructed with concrete, asphalt or other approved hard surfacing material, drained and the parking areas delineated to the satisfaction of the Responsible Authority. Once constructed these areas must be maintained to the satisfaction of the Responsible Authority.
32. Before the development is occupied a commercial/industrial standard concrete vehicle crossing/s as shown on the approved plans must be constructed to the approval and satisfaction of the Responsible Authority.
- 33.

34. Before the development is occupied all buildings must be connected to reticulated water supply, sewerage, drainage and underground electricity to the requirements of the relevant servicing authority.
35. Before the development is occupied the landowner must enter into a legally binding agreement (or an alternative agreement approved by DSE) for the payment to implement the Officer Precinct Structure Plan: Cardinia Creek Conservation Management Plan (8 September 2011) in accordance with Section 2.3.1 Management Responsibilities and Funding and Appendix 8 to the satisfaction of the Department of Sustainability and Environment. The landowner must pay the reasonable costs of the preparation, execution, and registration of the agreement.
36. Before the development is occupied:
 - a. Stroud Road must be fully constructed along the northern boundary of the land in accordance with plans and specifications approved by the Responsible Authority.
 - b. Coxon Street must be fully constructed from Bridge Road to Stroud Road in accordance with plans and specifications approved by the Responsible Authority.
 - c. Piggott Street must be fully constructed from Siding Avenue to Coxon Street in accordance with plans and specifications approved by the Responsible Authority.
 - d. On-street car parking adjacent to the land must be provided in accordance with plans and specifications approved by the Responsible Authority.
 - e. Landscaping within the streetscape of Stroud Road, Coxon Street and Piggott Street must be completed in accordance with plans, specifications and bonding arrangements approved by the Responsible Authority.
37. Before the development is occupied, or any other time agreed to in writing by the Responsible Authority, the landscape works shown on the approved detailed landscape works plan must be carried out and completed to the satisfaction of the Responsible Authority.
38. Before the development is occupied, the owner of the land must enter into an agreement with the Responsible Authority under section 173 of the Planning and Environment Act 1987 to confirm waste collection arrangements for the Land as informed by the approved waste management plan.

The agreement will be informed by the findings of the waste management plan and may provide that:

- a. all waste generated by the use of the land will be managed in accordance with the waste management plan for the land submitted to the Responsible Authority;
- b. the Owner acknowledges and agrees that the Responsible Authority is under no obligation to enter the land for the purpose of collecting waste;
- c. the Owner agrees to indemnify Cardinia Shire Council and its officers with respect to any injury or damage caused to any person (including the Council's officers) or property as a result of Council or its officers entering the land for the purpose of collecting waste; and
- d. the Owner acknowledges and agrees that, despite the waste collection arrangements that apply to the land, the Owner remains liable to pay the relevant waste collection levy.

The form and content of the agreement must be to the satisfaction of the Responsible Authority, and all costs relating to the preparation and registration of the agreement on title

must be met by the permit holder. An application must be made to the Registrar of Titles to register the Section 173 agreement on the title to the land under Section 181 of the Act.

39. Before the development is occupied, the owner of the land must enter into a Waste Access Deed of Indemnity with Council regarding the collection of waste from the land. The form and content of the Waste Access Deed Indemnity agreement must be to the satisfaction of the Responsible Authority, and all costs relating to the preparation and registration of the agreement on title must be met by the permit holder.
40. Before the development is occupied a site management plan for the commercial premises must be submitted to and approved by the Responsible Authority. The site management plan must include the following, to the satisfaction of the Responsible Authority:
 - a. Site security.
 - b. Provision of security cameras.
 - c. Details about managing graffiti and its removal.
 - d. Arrangements for managing the car park, landscape areas, deliveries and waste collection.
 - e. Arrangements for maintaining surveillance and views, including the maintenance of at least 60% of the glazing as unobstructed clear glazing enabling surveillance and views from buildings.
41. Unless with the prior written consent of the Responsible Authority, the commercial premises must operate in accordance with the approved site management plan and a copy must be included within any lease agreement to the satisfaction of the Responsible Authority.
42. Except with the written consent of the Responsible Authority, the commercial premises may operate only between the hours of:
 - a. Medical centres – 8am to 9pm.
 - b. Offices – 8am to 9pm Monday to Friday and 9am – 1pm Saturday.
 - c. Gymnasium – 24 hours.
 - d. Supermarket – 7am to 11pm.
 - e. All other shops – 8am to 9pm.
43. The amenity of the area must not be detrimentally affected by the development through the:
 - a. Transport of materials, goods or commodities to or from the land;
 - b. Emission of noise, artificial light, vibration, odours, fumes, smoke, vapour, steam, soot, ash, dust, waste and storm water runoff, waste products, grit or oil;
 - c. Presence of vermin;
 - d. The appearance of the development;or in any other way, to the satisfaction of the Responsible Authority.
44. Noise levels emanating from the premises must not exceed those required to be met under the relevant Environment Protection Agency policy.
45. Except with the written consent of the Responsible Authority no external sound amplification equipment or loud speakers are to be used by the commercial tenancies for the purpose of announcement, broadcast, playing of music or similar purpose.

46. Nuisance must not be caused by the operation of the commercial premises to adjoining residents, including those within the development.
47. The gymnasium must not be used by more than 40 patrons at any one time except with the prior written consent of the Responsible Authority.
48. The dentist must not be used by more than two (2) practitioners at any one time except with the prior written consent of the Responsible Authority.
49. The medical centre must not be used by more than four (4) practitioners at any one time except with the prior written consent of the Responsible Authority.
50. Any storage and handling of clinical and related wastes must comply with the Industry Code of Practice for the Management of Clinical and Related Wastes.
51. Any disposal of clinical and related wastes must comply with the requirements of the Environment Protection (Industrial Waste Resource) Regulations 2009.
52. All bins and receptacles used for the collection and storage of garbage, bottles and other solid wastes must be stored out of general view and storage areas maintained in a suitable condition to the satisfaction of the Responsible Authority.
53. The loading and unloading of goods from vehicles must only be carried out on the subject land within the designated loading bays and must not disrupt the circulation and parking of vehicles on the subject land.
54. Loading and waste collection vehicles associated with the commercial development must not exceed 6.4m in length.
55. The areas set aside for car parking associated with the commercial development as shown on the endorsed plans must be made available for use free of charge to employees and visitors at all times and must not be used for any other purpose.
56. The landscape works shown on the endorsed detailed landscape works plan must be maintained to the satisfaction of the Responsible Authority and used for no other purpose. Any dead, diseased or damaged plants are to be replaced.
- 57.
58. Public pedestrian access must be maintained through the land via the pedestrian access-way running east-west through the middle of the land from Siding Avenue to Coxon Road to the satisfaction of the Responsible Authority.
59. No signs other than those allowed by the planning scheme may be displayed on the subject land without the written consent of the Responsible Authority.

Melbourne Water

60. Prior to Council endorsement of plans, the Owner shall enter into and comply with an agreement with Melbourne Water Corporation for the acceptance of surface and storm water from the subject land directly or indirectly into Melbourne Water's drainage systems and waterways, the provision of drainage works and other matters in accordance with the statutory powers of Melbourne Water Corporation.
61. Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or watercourses. Prior to Council endorsement of plans, a Site

Management Plan detailing pollution and sediment control measures must be submitted to Melbourne Water.

62. Stormwater runoff from the development must achieve State Environment Protection Policy (Waters of Victoria) objectives for environmental management of stormwater as set out in the 'Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO) 1999'.
63. Prior to Council endorsement of plans, engineering plans of the development (in electronic format) must be submitted to Melbourne Water for our records. These plans must show road and drainage details and any overland flow paths for the 100 year ARI storm event.
64. All new Building pads are to be filled to a minimum of 300mm above the 1 in 100 year flood levels associated with any existing or proposed Melbourne Water pipeline and/or all new lots are to be filled to a minimum of 600mm above the 1 in 100 year flood level associated with any existing or proposed Melbourne Water wetland, retarding basin or waterway.
65. Prior to the issue of an Occupancy Permit, a certified survey plan prepared by or under the supervision of a licensed land surveyor, showing finished lot levels reduced to the Australian Height Datum, must be submitted to Melbourne Water for our records.
66. Alignment of roads, car parks and reserves with any adjoining estates must ensure continuity and provide uninterrupted conveyance of overland flows.
67. The development is to make provision for overland flows from the upstream catchment utilising roads and/or reserves.
68. Any road or access way intended to act as a stormwater overland flow path must be designed and constructed to comply with the floodway safety criteria outlined within Melbourne Water's Land Development Manual.
69. The developer is to negotiate with any downstream landowners to obtain a free draining outfall through their property. Approval is to be forwarded to Melbourne Water for our records prior to construction commencing.
70. Any temporary outfall is to be arranged to the satisfaction of Melbourne Water, Council and the affected downstream property owner(s).
71. Prior to construction, a separate application direct to Melbourne Water must be made for any new or modified storm water connection to Melbourne Water's drains or watercourses.
72. This permit will expire if one of the following circumstances applies:
 - a) The development is not started within two (2) years of the date of this permit.
 - b) The development is not completed within four (4) years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing in accordance with Section 69 of the *Planning and Environment Act 1987*.

2 COMMERCIAL AND RESIDENTIAL DEVELOPMENT, SIDING AVENUE, OFFICER

Moved Cr B Owen Seconded Cr J Springfield

That Planning Permit T170584 be issued for buildings and works associated with the construction of thirty-four (34) residential dwellings, supermarket, shops, medical centres, gymnasium, offices and a reduction in car-parking at Siding Avenue, Officer subject to the following conditions:

CONDITIONS:

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and one (1) copy must be provided in electronic format. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - a. All weather protection awnings (not veranda structures) along the entire length of Siding Avenue frontages.
 - b. Removal of 50% of the window areas of the ground floor facades of the commercial tenancies orientated towards the car-parking to provide greater definition between the primary (Siding Ave) and secondary (car-park) facades of these tenancies.
 - c. Footpath levels and proposed floor levels for the commercial premises which clearly demonstrate that the levels match.
 - d. An updated car-parking table that corresponds with the updated car-parking assessment.
 - e. An updated bicycle parking table that corresponds to the spaces shown on the plans.
 - f. Removal of reference to minor retail tenancies and replacement with shop.
 - g. Removal of signage.
 - h. Removal of reference to shop from the dentist tenancy.
 - i. Removal of reference to Hickson Road and replacement with Piggott Street.
 - j. Rain-water tank details and clothesline locations for the dwellings clearly marked.
 - k. Solar hot water collectors for the dwellings labelled appropriately on the plans.
 - l. Shading devices for northern facing windows of Townhouse Type A1 dwellings.
 - m. Shading devices for northern windows of dwellings sized appropriately for the windows they protect (approximately 45% of the height from the window sill to the bottom of the eaves).
 - n. Notation on the plans regarding double glazing, efficiency of HVAC systems, lighting efficiency, WELS ratings, solar hot water and 6 star gas hot water boosters, water efficient landscaping, energy and water sub metering, in accordance with the Sustainable Management Plan.
 - o. Notation on the plans that public pedestrian access will be maintained through the land via the pedestrian access-way running east-west through the middle of the land from Siding Avenue to Coxon Road.

p. Evidence that Melbourne Water conditions 56, 57 & 59 have been satisfied.

To the satisfaction of the Responsible Authority.

2. The layout of the uses and buildings and works as shown on the endorsed plan/s must not be altered without the written consent of the Responsible Authority.
3. Once the development has commenced, it must be continued and completed to the satisfaction of the Responsible Authority.
4. Before the development commences the title for the subject site being Lot 1 PS749786E must be created under Planning Permit T170045. A copy of the title must be presented to the building surveyor as evidence.
5. Before the development commences, a detailed landscape plan for the subject site must be submitted to and approved by the Responsible Authority. The landscape plan must be prepared by a person suitably qualified or experienced in landscape design to the satisfaction of the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The landscape plan must be drawn to scale with dimensions and one (1) copy must be provided in an approved electronic format. The landscape plan must show and include to the satisfaction of the Responsible Authority:
 - a. The location of all new plantings throughout the development.
 - b. A detailed planting schedule of all proposed trees, shrubs and groundcovers, including botanical names, common names, pot sizes, sizes at maturity and quantities of each plant. The plant schedule must be consistent with adjoining sites where roads are continued through.
 - c. The proposed layout, materials and finishes of paths, areas of pavement, structures and street furniture.
 - d. Detailed planting and construction drawings including site contours and any proposed changes to existing levels including any structural elements such as retaining walls.
 - e. Additional supporting information, such as certified structural designs or building forms of fencing, feature walls and the like.
 - f. Canopy trees, a minimum of two metres tall when planted, in key locations within the car parking areas.
 - g. Details of the garden bed edging.
 - h. The implementation of any landscape principles and guidelines contained in the Officer Precinct Structure Plan and the Officer Town Centre Urban Design Framework

The landscaping works shown on the approved landscape plan for the development must be carried out and completed to the satisfaction of the Responsible Authority.

6. At least 14 days before any works start, a site specific Construction Management Plan (CMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the CMP will be endorsed and will then form part of the permit. All works must be undertaken in accordance with the approved CMP.

The CMP must address all environmental risks and include:

- a. Temporary stormwater management including sedimentation control.
- b. Provision of pollution and contamination controls including noise and dust.
- c. Location of stockpiles and stockpile management.
- d. Location of site office and facilities.
- e. Equipment, materials and goods management.
- f. Tree protection zones, trees to be retained and trees to be removed.

7. Before the development commences, a stormwater management plan showing the stormwater works to the nominated point of discharge must be prepared to the satisfaction and approval of the Responsible Authority. The stormwater management plan must be prepared by a suitably qualified person and show details of the proposed stormwater works including all existing and proposed features that may have impact (e.g. Trees to be retained, crossings, services, fences, abutting buildings, existing boundary levels etc). All works must be undertaken in accordance with the approved stormwater management plan.

Note: The development of the subject land must be provided with stormwater works which incorporates the use of water sensitive design principles to improve stormwater runoff quality. The system must be maintained to the satisfaction of the Responsible Authority. Council's development engineers can advise on satisfactory options to achieve these desired outcomes which may include the use of an infiltration or bio-retention system and rainwater tanks connected for re-use.

8. Before the development commences, a site drainage plan must be submitted to and approved by the Responsible Authority that includes all proposed buildings, access, circulation and parking areas.
9. Before the development commences, as defined by the issue of a building permit under the Building Act 1993, unless some other time is agreed in writing by the Collecting Agency, a Development Infrastructure Levy must be paid to the Collecting Agency, being Cardinia Shire Council, in accordance with the approved Officer Development Contributions Plan, September 2011. Note: This condition will be deemed satisfied if the Development Infrastructure Levy has already been paid for the land under Planning Permit T170045.
10. The development must be constructed in accordance with the requirements, recommendations and details of the Sustainable Management Plan Lot 1 Siding Ave prepared by Leonie Dixon of F2 design to the satisfaction of the Responsible Authority.
11. The development must be constructed in accordance with the mitigation measures as set out in the 'Places Victoria, Officer Subdivision, Hydrogeology Assessment' completed by Coffey, dated 1st May 2017.
12. Prior to any works commencing a Construction Environmental Management Plan (CEMP) must be prepared. The CEMP must specifically address significant flora and fauna where the buildings or works are within:
 - a. 100 metres of any waterbody (including creeks, drains, dams and wetland) under the provisions of the Officer Precinct Structure Plan Conservation Management Plan (excluding Cardinia Creek) (September 2011).

The CEMP must address all requirements specified in the Officer Native Vegetation Precinct Plan (September 2011) and the relevant Conservation Management Plan and be to the satisfaction of the Responsible Authority.

13. Prior to any works commencing within 100 metres of the edge of any waterbody which is to be retained, a highly visible fence is to be installed 20 metres from the edge of the water body.
14. The actions which identify the responsible agent as the "landowner" or "developer" in the Conservation Management Plan (CMP) must be implemented to the satisfaction of the Department of Sustainability and Environment.
15. Earthworks must be undertaken in a manner that minimises soil erosion. Exposed areas of soil must be stabilised to prevent soil erosion. The time for which soil remains exposed and unestablished must be minimised to the satisfaction of the Responsible Authority.
16. No polluted and/or sediment laden run-off is to be discharged directly or indirectly into drains or watercourses.
17. Pollution or litter traps must be provided on the land at appropriate points along the drainage system or drainage lines.
18. Any roads used for the purpose of haulage of imported or exported materials for construction must be:

- a. Approved in writing by the Responsible Authority for the submitted haulage strategy, at least seven days prior to the commencement of use.
 - b. Maintained in accordance with the Responsible Authority's maintenance intervention levels, or as requested by the Responsible Authority if the road deteriorates during the haulage period, and
 - c. Reinstated to the satisfaction of the Responsible Authority.
19. No fill material that is contaminated is to be deposited on the subject land. For the purpose of this condition, the term "contaminated" has the same meaning as that used in Ministerial Direction No. 1.
20. The works associated with the construction of the development must not detrimentally affect the amenity of the area, through the:
- a. Transport of materials, goods or commodities to or from the land.
 - b. Inappropriate storage of any works or construction materials.
 - c. Hours of construction activity.
 - d. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste and storm water runoff, waste products, grit or oil.
 - e. Presence of vermin.
- To the satisfaction of the Responsible Authority.
21. All proposed front entry doors of commercial tenancies on the ground level must match the adjacent footpath levels.
22. Unless with the prior written consent of the Responsible Authority, all rooftop plant and equipment (including air conditioning units, heating units and hot water systems) must be concealed or screened from general view to the satisfaction of the Responsible Authority.
23. The exterior colour and cladding of the development must not result in any adverse visual impact on the environment of the area and all external cladding and trim of the building/s must be of a non-reflective nature.
24. All external plant and equipment must be acoustically treated or placed in sound proof housing to reduce noise to residences to a level satisfactory to the Responsible Authority.
25. External lighting must be designed, baffled and located so as to prevent any adverse effect to residences and adjoining landholders to the satisfaction of the Responsible Authority.
26. The dimensions and layout of the proposed access and parking areas must be in accordance with the requirements of Clause 52.06 of the Cardinia Planning Scheme.
27. Prior to the installation of zebra crossings, a Memorandum of Authorisation must be obtained from VicRoads (as per the Road Management Act 2004).
28. Waste collection arrangements for the land must be in accordance with the approved Waste Management Plan prepared by Low Impact Development Consulting, dated 30th November 2017.
29. Before the development is occupied all proposed areas set aside on the approved plan/s for access, circulation and car parking must be constructed with concrete, asphalt or other approved hard surfacing material, drained and the parking areas delineated to the satisfaction of the Responsible Authority. Once constructed these areas must be maintained to the satisfaction of the Responsible Authority.
30. Before the development is occupied a commercial/industrial standard concrete vehicle crossing/s as shown on the approved plans must be constructed to the approval and satisfaction of the Responsible Authority.

31. Before the development is occupied all buildings must be connected to reticulated water supply, sewerage, drainage and underground electricity to the requirements of the relevant servicing authority.
32. Before the development is occupied the landowner must enter into a legally binding agreement (or an alternative agreement approved by DSE) for the payment to implement the Officer Precinct Structure Plan: Cardinia Creek Conservation Management Plan (8 September 2011) in accordance with Section 2.3.1 Management Responsibilities and Funding and Appendix 8 to the satisfaction of the Department of Sustainability and Environment. The landowner must pay the reasonable costs of the preparation, execution, and registration of the agreement.
33. Before the development is occupied:
 - a. Stroud Road must be fully constructed along the northern boundary of the land in accordance with plans and specifications approved by the Responsible Authority.
 - b. Coxon Street must be fully constructed from Bridge Road to Stroud Road in accordance with plans and specifications approved by the Responsible Authority.
 - c. Piggott Street must be fully constructed from Siding Avenue to Coxon Street in accordance with plans and specifications approved by the Responsible Authority.
 - d. On-street car parking adjacent to the land must be provided in accordance with plans and specifications approved by the Responsible Authority.
 - e. Landscaping within the streetscape of Stroud Road, Coxon Street and Piggott Street must be completed in accordance with plans, specifications and bonding arrangements approved by the Responsible Authority.
34. Before the development is occupied, or any other time agreed to in writing by the Responsible Authority, the landscape works shown on the approved detailed landscape works plan must be carried out and completed to the satisfaction of the Responsible Authority.
35. Before the development is occupied, the owner of the land must enter into an agreement with the Responsible Authority under section 173 of the *Planning and Environment Act 1987* to confirm waste collection arrangements for the Land as informed by the approved waste management plan.

The agreement will be informed by the findings of the waste management plan and may provide that:

- a. all waste generated by the use of the land will be managed in accordance with the waste management plan for the land submitted to the Responsible Authority;
- b. the Owner acknowledges and agrees that the Responsible Authority is under no obligation to enter the land for the purpose of collecting waste;
- c. the Owner agrees to indemnify Cardinia Shire Council and its officers with respect to any injury or damage caused to any person (including the Council's officers) or property as a result of Council or its officers entering the land for the purpose of collecting waste; and
- d. the Owner acknowledges and agrees that, despite the waste collection arrangements that apply to the land, the Owner remains liable to pay the relevant waste collection levy.

The form and content of the agreement must be to the satisfaction of the Responsible Authority, and all costs relating to the preparation and registration of the agreement on title must be met by the permit holder. An application must be made to the Registrar of Titles to register the Section 173 agreement on the title to the land under Section 181 of the Act.

36. Before the development is occupied, the owner of the land must enter into a Waste Access Deed of Indemnity with Council regarding the collection of waste from the land. The form and content of the Waste Access Deed Indemnity agreement must be to the satisfaction of the Responsible Authority, and all costs relating to the preparation and registration of the agreement on title must be met by the permit holder.

37. Before the development is occupied a site management plan for the commercial premises must be submitted to and approved by the Responsible Authority. The site management plan must include the following, to the satisfaction of the Responsible Authority:
- Site security.
 - Provision of security cameras.
 - Details about managing graffiti and its removal.
 - Arrangements for managing the car park, landscape areas, deliveries and waste collection.
 - Arrangements for maintaining surveillance and views, including the maintenance of at least 60% of the glazing as unobstructed clear glazing enabling surveillance and views from buildings.
38. Unless with the prior written consent of the Responsible Authority, the commercial premises must operate in accordance with the approved site management plan and a copy must be included within any lease agreement to the satisfaction of the Responsible Authority.
39. Except with the written consent of the Responsible Authority, the commercial premises may operate only between the hours of:
- Medical centres – 8am to 9pm.
 - Offices – 8am to 9pm Monday to Friday and 9am – 1pm Saturday.
 - Gymnasium – 24 hours.
 - Supermarket – 7am to 11pm.
 - All other shops – 8am to 9pm.
40. The amenity of the area must not be detrimentally affected by the development through the:
- Transport of materials, goods or commodities to or from the land;
 - Emission of noise, artificial light, vibration, odours, fumes, smoke, vapour, steam, soot, ash, dust, waste and storm water runoff, waste products, grit or oil;
 - Presence of vermin;
 - The appearance of the development;
- or in any other way, to the satisfaction of the Responsible Authority.
41. Noise levels emanating from the premises must not exceed those required to be met under the relevant Environment Protection Agency policy.
42. Except with the written consent of the Responsible Authority no external sound amplification equipment or loud speakers are to be used by the commercial tenancies for the purpose of announcement, broadcast, playing of music or similar purpose.
43. Nuisance must not be caused by the operation of the commercial premises to adjoining residents, including those within the development.
44. The gymnasium must not be used by more than 40 patrons at any one time except with the prior written consent of the Responsible Authority.
45. The dentist must not be used by more than two (2) practitioners at any one time except with the prior written consent of the Responsible Authority.
46. The medical centre must not be used by more than four (4) practitioners at any one time except with the prior written consent of the Responsible Authority.
47. Any storage and handling of clinical and related wastes must comply with the Industry Code of Practice for the Management of Clinical and Related Wastes.
48. Any disposal of clinical and related wastes must comply with the requirements of the Environment Protection (Industrial Waste Resource) Regulations 2009.

49. All bins and receptacles used for the collection and storage of garbage, bottles and other solid wastes must be stored out of general view and storage areas maintained in a suitable condition to the satisfaction of the Responsible Authority.
50. The loading and unloading of goods from vehicles must only be carried out on the subject land within the designated loading bays and must not disrupt the circulation and parking of vehicles on the subject land.
51. Loading and waste collection vehicles associated with the commercial development must not exceed 6.4m in length.
52. The areas set aside for car parking associated with the commercial development as shown on the endorsed plans must be made available for use free of charge to employees and visitors at all times and must not be used for any other purpose.
53. The landscape works shown on the endorsed detailed landscape works plan must be maintained to the satisfaction of the Responsible Authority and used for no other purpose. Any dead, diseased or damaged plants are to be replaced.
54. Public pedestrian access must be maintained through the land via the pedestrian access-way running east-west through the middle of the land from Siding Avenue to Coxon Road to the satisfaction of the Responsible Authority.
55. No signs other than those allowed by the planning scheme may be displayed on the subject land without the written consent of the Responsible Authority.

Melbourne Water

56. Prior to Council endorsement of plans, the Owner shall enter into and comply with an agreement with Melbourne Water Corporation for the acceptance of surface and storm water from the subject land directly or indirectly into Melbourne Water's drainage systems and waterways, the provision of drainage works and other matters in accordance with the statutory powers of Melbourne Water Corporation.
57. Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or watercourses. Prior to Council endorsement of plans, a Site Management Plan detailing pollution and sediment control measures must be submitted to Melbourne Water.
58. Stormwater runoff from the development must achieve State Environment Protection Policy (Waters of Victoria) objectives for environmental management of stormwater as set out in the 'Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO) 1999'.
59. Prior to Council endorsement of plans, engineering plans of the development (in electronic format) must be submitted to Melbourne Water for our records. These plans must show road and drainage details and any overland flow paths for the 100 year ARI storm event.
60. All new Building pads are to be filled to a minimum of 300mm above the 1 in 100 year flood levels associated with any existing or proposed Melbourne Water pipeline and/or all new lots are to be filled to a minimum of 600mm above the 1 in 100 year flood level associated with any existing or proposed Melbourne Water wetland, retarding basin or waterway.
61. Prior to the issue of an Occupancy Permit, a certified survey plan prepared by or under the supervision of a licensed land surveyor, showing finished lot levels reduced to the Australian Height Datum, must be submitted to Melbourne Water for our records.
62. Alignment of roads, car parks and reserves with any adjoining estates must ensure continuity and provide uninterrupted conveyance of overland flows.
63. The development is to make provision for overland flows from the upstream catchment utilising roads and/or reserves.

64. Any road or access way intended to act as a stormwater overland flow path must be designed and constructed to comply with the floodway safety criteria outlined within Melbourne Water's Land Development Manual.
65. The developer is to negotiate with any downstream landowners to obtain a free draining outfall through their property. Approval is to be forwarded to Melbourne Water for our records prior to construction commencing.
66. Any temporary outfall is to be arranged to the satisfaction of Melbourne Water, Council and the affected downstream property owner(s).
67. Prior to construction, a separate application direct to Melbourne Water must be made for any new or modified storm water connection to Melbourne Water's drains or watercourses.
68. This permit will expire if one of the following circumstances applies:
 - a) The development is not started within two (2) years of the date of this permit.
 - b) The development is not completed within four (4) years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing in accordance with Section 69 of the *Planning and Environment Act 1987*.

Cd.

3 CARDINIA PLANNING SCHEME AMENDMENT C240

FILE REFERENCE INT1816980

RESPONSIBLE GENERAL MANAGER Andrew Paxton

AUTHOR Andrew Paxton

RECOMMENDATION

That Council:

1. Resolve to seek authorisation from the Minister for Planning under Section 20 (4) of the Planning & Environment Act 1987 to prepare Planning Scheme Amendment C240 to the Cardinia Planning Scheme subject to the following conditions being met:
 - a. Council receives and approves a full set of Amendment documents to the satisfaction of Council prior to the submission of Planning Scheme Amendment C240 for authorisation.
 - b. The present Amendment documents are modified to change Schedule 2 of the Urban Growth Zone to include a Residential Village as a Section 2 (permit required use) with a condition that it applies to 7 hectares of land only (land details and map required), within the Cardinia Road Employment Precinct Structure Plan (September 2010)
 - c. Council receives advice from the Victorian Planning Authority as to how the provisions proposed by the applicant give effect to the intended outcomes sought by the Victorian Planning Authority as part of Minister Direction 15.
 - d. It is referred to all State Government Authorities to confirm no concerns
 - e. Update the Cardinia Road Employment Precinct Structure Plan (September 2010) to reflect the proposed changes associated with Planning Scheme Amendment C240

Attachments

- 1 Applicant draft amendment proposal 37 Pages

EXECUTIVE SUMMARY

This report recommends that authorisation be sought from the Minister for Planning to prepare Amendment C240 to the Cardinia Planning Scheme to allow the designation of 7 hectares of land for a residential village as a Section 2 (permit required use) within the Cardinia Road Employment Precinct Structure Plan (September 2010).

Under the Urban Growth Zone Schedule 2 (UGZ2), the proposed land use is not permitted in the current land area, which is identified for conventional residential and medium density residential in the Cardinia Road Employment Precinct Structure Plan. The amendment proposes to change the land use designation in the Schedule to the Zone, to allow the use to be permitted through a planning permit.

Amendment C240 applies to 7 hectares of land located within the northern portion of the Precinct Structure Plan area and bound by the western arterial to the north, Cardinia Road to east and Gum Scrub Creek to the west.

It is recommended that Council seek authorisation from the Minister for Planning to prepare Planning Scheme Amendment C240 to the Cardinia Planning Scheme subject to a variety of conditions being met.

This amendment was requested by Mesh Planning on behalf of Lifestyle Communities,

BACKGROUND

The Cardinia Road Employment Precinct Structure Plan was incorporated into the Cardinia Planning Scheme in September 2010 (Amendment C130). The Cardinia Road Employment Precinct is approximately 590 hectares split into 30 titles owned by 16 landowners. The vision for the precinct is to provide for a multi-functional regional employment node that delivers a mix of jobs to Casey-Cardinia, interconnected with regional transport routes and rapidly growing communities. An intensely developed commercial core and residential precinct is set amid extensive wetlands and biodiversity corridors, establishing a high amenity business park setting to attract investment (Section 3.1 Vision - CREPSP)

The Precinct is located in the State-Significant industrial precinct as noted in Plan Melbourne and is planned to provide investment through a wide range of specialist and jobs via intensive industries. The Precinct facilitates the diversification of industry and employment in the corridor, by providing for a wide range of industrial and commercial development types, including:

- Offices in a campus-style business park setting for uses requiring larger land areas;
- Combined showroom and warehouse or workshop type uses to accommodate light industrial uses in high-visibility locations required by businesses with front-of-house customer service and display areas; and
- Industrial areas with well-designed road networks that offer direct connections to arterial roads and deliver greater operational efficiency for businesses.

The future urban structure of the precinct consists of some residential land, commercial, activity centre, services business and industrial along with a series of open space corridors connecting to a broader network. The commercial area and activity centre are located at the northern end of the precinct with the Princes Freeway providing central access via Cardinia Road.

At present the western arterial road is under construction as part of the 680 lot residential subdivision that has been approved for the land, which is known as Kaduna Park. Cardinia Road will be widened and upgraded to an urban arterial standard in the future. In addition, two new east west arterials are planned for the precinct. Thompsons Road and Glasscocks/Grices Road will connect the arterial road network to the City of Casey and Cardinia Shire to give access to Cardinia's employment precincts. This will enhance access between Pakenham and Officer Employment precincts which also provide an alternative access to Officer South Road, McGregor Road and Kooweerup/Racecourse Road.

The precinct contains provision of open space which is utilised through existing waterways that will be subject to extensive rehabilitation such as Gum Scrub Creek, Toomuc Creek and Deep Creek. The approved Cardinia Road Employment Precinct Structure Plan did not plan for community infrastructure like most PSPs, so the provision of community centres, active open space and primary schools were not planned to be located in this precinct. The open space network will provide north south links with new network trails that integrate into the passive open space network with active reserves throughout the Cardinia Growth Area.

Discussion on proposed Amendment

The subject land is zoned Urban Growth Zone Schedule 2 (UGZ2) and subject to a Development Contributions Plan Overlay Schedule 3 (DCPO3).

The proposed planning scheme amendment is to make a change to the Schedule 2 to the Urban Growth Zone (UGZ2) to include a residential village as a Section 2 (permit required use) to facilitate the use of 7 hectares of land for a retirement village.

In the Cardinia Road Employment Precinct a range of housing options are provided within a relatively small area of the Precinct, delivering densities substantially greater than conventional residential subdivision.

The objectives for housing in the Cardinia Road Employment PSP are to:

- Facilitate the development of a residential area that accommodates sufficient population to support a full size supermarket in the neighbourhood activity centre.
- Provide at least 2000 dwellings for the precinct.
- Create a niche residential offer that provides different housing choice in Cardinia Shire by: achieving significant higher residential densities including smaller lot development; and Delivering a compact multi storey residential form.
- Provide a range of residential densities and housing types.

The PSP planned for a demographic that would attract:

- Executives who would prefer to be closer to their place of employment;
- Older working people looking for a lifestyle change;
- Couples without children; and
- Singles and young professionals employed in white collar industries, given the range of employment opportunities in the precinct.

The proposed amendment will allow for a wide range of residential housing options.

The Amendment revises Schedule 2 to the Urban Growth Zone (UGZ), specifically the Amendment makes the following changes to the Cardinia Planning Scheme:

- Insert Residential Village (accommodation) as Land Use under Section 2 of Schedule 2 to the Urban Growth Zone (UGZ2)
- Insert the land use of Residential Village as an exception to prohibited accommodation under Section 3 of Schedule 2 to the Urban Growth Zone (ugz2)
- Insert referral and notice provision requirements for the use of the land within the gas pipeline measurement length to Schedule 2 to the Urban Growth Zone (UGZ2) and
- Amend Clause 66.04 to include high pressure gas pipeline licensee as a recommending referral authority.

It is considered inappropriate to allow a Residential Village to be applicable for all residential land identified in the Cardinia Road Employment Precinct and therefore a modified Schedule and plans are required to be submitted to Council for further consideration.

Amendment Process

The request from the proponent to the amendment is that the proposed planning scheme amendment occur through a Section 20(4) to the Planning and Environment act 1987. This is one

of many options to process a planning scheme amendment. The 20(4) process eliminates the ability for the community and surrounding landowners to comment and is essentially submitted straight to the Minister for Planning for approval.

A more standard amendment process would be to place the planning scheme amendment on public exhibition for a period of 1 month to allow the community to comment on the proposal and this provides Council with guidance from surrounding landowners and occupiers on their opinions of the proposal.

In this case Council Officers believe that the Minister for Planning should make a determination through this request if it is appropriate to continue with a 20 (4) process and no public consultation vs a standard exhibition period.

POLICY IMPLICATIONS

The State Planning Policy Framework requires that planning anticipates and responds to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure. The amendment will encourage development of land for residential dwellings, to meet housing demand, where land is designated for residential use within the Cardinia Road Employment Precinct

RELEVANCE TO COUNCIL PLAN

The Council Plan seeks to balance the needs of development, the community and the environment. This balance has been a key consideration in the revision proposed to the Urban Growth Zone associated with the Cardinia Road Employment Precinct Plan. The Precinct relates to the main principles of Councils Plan:

Our Environment

- The delivery of the PSP will develop transport networks that incorporate effective public transport, pedestrian and cycling facilities.
- The delivery of the PSP will manage water resources in an integrated manner, and protect and enhance biodiversity.
- The PSP will provide a built environment that supports health and wellbeing and protect natural environments

Our Community

- Balanced needs of development, the community and the environment
- The PSP will plan for development of complementary land uses required to meet the needs of the future community in a sustainable manner.

Our Economy

- The PSP will plan for the provision of local services that support the wellbeing of our communities.
- A local economy supporting the improved health and wellbeing of our communities.

CONSULTATION/COMMUNICATION

Consultation has been undertaken with APA in relation to development of dwellings on top of a Gas Easement Pipeline. APA are supportive of the Amendment.

Further advice is required from the Victorian Planning Authority to confirm proposed Amendment C240 and the provisions proposed by the applicant give effect to the intended outcomes sought by the Victorian Planning Authority as part of Minister Direction 15.

Referral of the application to all State Government agencies is recommended to confirm no concerns with the proposal.

FINANCIAL AND RESOURCE IMPLICATIONS

It is not envisaged that the amendment will be of any financial cost to Council. Should the amendment proceed to the next stage of authorisation, all associated costs are required to be met by the proponent.

CONCLUSION

That Council:

2. Resolve to seek authorisation from the Minister for Planning under Section 20 (4) of the Planning & Environment Act 1987 to prepare Planning Scheme Amendment C240 to the Cardinia Planning Scheme subject to the following conditions being met:
 - a. Council receives and approves a full set of Amendment documents to the satisfaction of Council prior to the submission of Planning Scheme Amendment C240 for authorisation.
 - b. The present Amendment documents are modified to change Schedule 2 of the Urban Growth Zone to include a Residential Village as a Section 2 (permit required use) with a condition that it applies to 7 hectares of land only (land details and map required), within the Cardinia Road Employment Precinct Structure Plan (September 2010)
 - c. Council receives advice from the Victorian Planning Authority as to how the provisions proposed by the applicant give effect to the intended outcomes sought by the Victorian Planning Authority as part of Minister Direction 15.
 - d. It is referred to all State Government Authorities to confirm no concerns
 - e. Update the Cardinia Road Employment Precinct Structure Plan (September 2010) to reflect the proposed changes associated with Planning Scheme Amendment C240

3 CARDINIA PLANNING SCHEME AMENDMENT C240

Moved Cr J Owen Seconded Cr G Moore

That Council:

1. Resolve to seek authorisation from the Minister for Planning under Section 20 (4) of the Planning & Environment Act 1987 to prepare Planning Scheme Amendment C240 to the Cardinia Planning Scheme subject to the following conditions being met:
 - a. Council receives and approves a full set of Amendment documents to the satisfaction of Council prior to the submission of Planning Scheme Amendment C240 for authorisation.
 - b. The present Amendment documents are modified to change Schedule 2 of the Urban Growth Zone to include a Residential Village as a Section 2 (permit required use) with a condition that it applies to 7 hectares of land only (land details and map required), within the Cardinia Road Employment Precinct Structure Plan (September 2010)
 - c. Council receives advice from the Victorian Planning Authority as to how the provisions proposed by the applicant give effect to the intended outcomes sought by the Victorian Planning Authority as part of Minister Direction 15.
 - d. It is referred to all State Government Authorities to confirm no concerns
 - e. Update the Cardinia Road Employment Precinct Structure Plan (September 2010) to reflect the proposed changes associated with Planning Scheme Amendment C240

Cd.

GENERAL REPORTS

4 **CHRISTMAS DECORATIONS IN TOWNSHIPS**

FILE REFERENCE INT1817485

RESPONSIBLE GENERAL MANAGER Jenny Scicluna

AUTHOR Tim Cooper; Nicole Lucas

RECOMMENDATION

That

1. Council enable applications for the provision of Christmas decorations under the existing Festivals & Events Grants program.
2. Successful applicants must be an incorporated association which will undertake the installation of Christmas decorations, and
3. Consideration be given to including an additional \$25,000 funding for the Festivals & Events grants program to accommodate anticipated increased demand.

Attachments

- 1 Festivals and Events Grants Policy 3 Pages

EXECUTIVE SUMMARY

Notice of Motion 1036, was adopted by the Council at its meeting held in January 2018.
The Motion reads:

That a report regarding the provision of a grants program to assist community groups in decorating Townships for Christmas be prepared for Council consideration at the March Council meeting.

This report responds to this Notice of Motion.

If Council determines to make funds available for Christmas decorations it should be included in the existing Festival & Events grants program with an increase of \$25,000. The request for \$25,000 is based on the \$2,741 that was allocated to the Garfield Christmas Festival application in the last Festival & Events round. An additional \$25,000 would enable 10 townships to undertake similar events including the provision of Christmas decorations.

BACKGROUND

Council's Festivals and Events Grants Program seeks to support a comprehensive and diverse mix of events so that all members of the community have access to and may participate in activities that reflect and celebrate local identity and diversity. Council has identified the following priorities regarding assessment criteria for this grants program.

Priority 2

The event is sustainable both with or without Council support and any proceeds are put towards improving the event in future years (and not for the benefit of the organising groups and/or individuals)

The event is planned to run in accordance with relevant regulations and requirements pertaining to health and safety.

In consideration of the introduction of Christmas decorations consultation has occurred with Council's Risk Management Officer, Development & Compliance Services team, Passive Reserves team and Council's Traffic engineers. It must be noted that the relevant utility companies including SP Ausnet will have to provide approval for any proposed decorations on utility and power poles. Once a comprehensive risk assessment has been undertaken, planning permits may be required.

We recommend that the following criteria be provided to any successful applicants:

- A traffic management plan may be required
- A risk assessment will need to be provided by each community group and be approved by relevant Council officers
- Vicroads may need to be notified if placing signs or decorations on a Vic Roads reserve
- Incorporated groups or auspice organisation will need to provide evidence of appropriate insurance coverage

In the current 17/18 Festival and Event grants round, the Garfield Community Association Inc. applied and was successful in obtaining a grant for the Garfield Christmas Festival 2017. This included the purchase and sponsorship of Christmas trees by local groups, traders and community members to decorate Main St 2 weeks prior to Christmas..

An amount of \$2,741.67 was approved for this grant.

POLICY IMPLICATIONS

The Festivals and Events Grants Policy will apply if the direction proposed in this report is adopted.

RELEVANCE TO COUNCIL PLAN

2.2 Engaged communities

2.3 Increased levels of community participation

CONSULTATION/COMMUNICATION

Consultation has occurred with Council's Risk Management Officer, Development & Compliance Services team, Passive Reserves team and Council's Traffic engineers.

FINANCIAL AND RESOURCE IMPLICATIONS

An increase of \$25,000 for the Festivals & Events Grants program to accommodate applications for the provision of Christmas decoration for townships and community groups.

CONCLUSION

That Council enable applications for the provision of Christmas decorations under the existing Festivals & Events Grants program with an increase of \$25,000 in funding.

4 CHRISTMAS DECORATIONS IN TOWNSHIPS

Moved Cr R Brown Seconded Cr J Owen

That this mater be deferred for further consideration at the April Council Meeting.

Cd.

5 PETITION - 'VAGRANTS' REAR OF SHOPS OLD PRINCES HIGHWAY, BEACONSFIELD

FILE REFERENCE INT1813893

RESPONSIBLE GENERAL MANAGER Derek Madden

AUTHOR Doug Evans

RECOMMENDATION

That Council receive and note the petition received in regard to the presence of 'vagrants' at the rear of the shops at 4 Old Princes Highway Beaconsfield and advise the Property Manager for the site that as the persons and their belongings are on private land Council has no authority and no power to move them on; and that the petitioner be advised that the Body Corporate for the shops could seek a Court Order to have the couple and their belongings removed, potentially with the assistance of the Police.

Attachments

Nil.

EXECUTIVE SUMMARY

A petition was tabled at the February Council Meeting raising concern with a couple living in a car at the rear of the shops at 4 Old Beaconsfield Highway, Beaconsfield and *'asking the Council to use their resources to remove the vagrants, car, rubbish and other household items from the rear of this premises*

BACKGROUND

Council has been aware of the presence of these persons in the car park at the rear of the shops in Beaconsfield and has been attempting to assist them in finding alternative accommodation but the couple have refused to take accommodation outside of Cardinia Shire. Unfortunately the couple have done nothing to improve their situation even after extensive support and assistance being provided from a number of local agencies to both address their current situation and provide alternative accommodation.

As the couple and their belongings are on private land Council has now authority to remove them or their belongings. The Body Corporate for the shops can seek a Court Order to have the couple and their belongings removed from the car park and at this stage this is the only practical option available to them.

POLICY IMPLICATIONS

Nil

RELEVANCE TO COUNCIL PLAN

Nil

CONSULTATION/COMMUNICATION

Extensive consultation with the couple has been occurring through a number of local agencies to attempt to assist the couple however they have done nothing to improve their situation

FINANCIAL AND RESOURCE IMPLICATIONS

Nil

CONCLUSION

The situation with the couple concerned is regrettable, however as Council has no authority to remove them and their belongings it is suggested that the Body Corporate for the shops pursue the option of seeking a Court Order to have the couple and their belongings removed.



5 PETITION - 'VAGRANTS' REAR OF SHOPS OLD PRINCES HIGHWAY, BEACONSFIELD

Moved Cr B Owen Seconded Cr M Schilling

That Council receive and note the petition received in regard to the presence of 'vagrants' at the rear of the shops at 4 Old Princes Highway Beaconsfield and advise the Property Manager for the site that as the persons and their belongings are on private land Council has no authority and no power to move them on; and that the petitioner be advised that the Body Corporate for the shops could seek a Court Order to have the couple and their belongings removed, potentially with the assistance of the Police.

Cd.

6 PETITION RESPONSE PANORAMA ESTATE BEACONSFIELD

FILE REFERENCE INT1817419

RESPONSIBLE GENERAL MANAGER Jenny Scicluna

AUTHOR Kevin Alexander

RECOMMENDATION

That a letter be sent to the head petitioner detailing the timeline for the provision of a new playspace and new fencing along the southern boundary of Tantallon Blvd Detention Basin Reserve.

Attachments

Nil.

EXECUTIVE SUMMARY

A petition was received from residents within Panorama Estate Beaconsfield regarding the poor condition and coverage of fencing, and the limited play equipment within Tantallon Blvd Detention Basin Reserve.

The existing farm fencing along the rail reserve and southern boundary is in poor condition. The existing play equipment is in fair condition but provides limited play value.

A new and upgraded play space is due to be provided during the 2019/20 financial year. The provision of signage and new fencing as part of a dog off leash area within the reserve is currently being considered as part of the review of Council's Dog Off Leash Policy and new implementation plan. It is proposed to install a new fence

BACKGROUND

Tantallon Blvd Detention Basin Reserve currently is identified as a dog off leash dog area and contains a local level playspace and basketball half court and single picnic table setting. Traffic bollards currently extend along the three reserve boundaries that border the road reserve. A four-strand wire farm fencing exists along the southern boundary of this reserve that adjoins the railway reservation. This fence is currently in poor condition and offers limited protection for people and dogs from the railway line.

The site was assessed as part of the recent Shire wide playspace condition and performance assessment.



The condition of the play equipment has been rated as 'fair' (3), while the suitability and functionality of the play equipment scored low (5). This mean there is very little play value with only a swing, rocker and small slide.

Replacement of the existing farm fence would entail the installation of 1.8 metre galvanised, powder coated chain mesh fence to minimise the opportunity for dogs and children to enter the rail reserve.

POLICY IMPLICATIONS

Information accessed from the *Fences Amendment Act 2014*. This document states, "...municipal councils and others who own or manage land for the purposes of a public park or public reserve are excluded and the Crown exemption from contributing to dividing fences between Crown land and adjoining land remains unchanged."

Information accessed from the *VicTrack Rail Maintenance Guidelines August 2012* states, "...VicTrack (is) not required to fence or contribute to the fencing of any portion of a railway or tramway."

RELEVANCE TO COUNCIL PLAN

- 1 Our People.
- 1.5 Variety of recreation and leisure opportunities.
- 1.5.1 Provide active and passive recreation facilities to meet the needs of our residents.

CONSULTATION/COMMUNICATION

A petition dated 7 February 2018 was received detailing two areas of concern from 34 residents located within Panorama Estate Beaconsfield:

The condition and extent of current fencing located between the reserve and railway land.

The limited play equipment located within the reserve known as Tantallon Blvd Detention Basin Reserve.

FINANCIAL AND RESOURCE IMPLICATIONS

The renewal of the Tantallon Blvd Detention Basin Reserve playspace has been identified to occur within the 2019/20 financial year at a cost of \$50,000 from Council's capital works program.

The upgrade of the off leash dog area has been considered as part of the current review of Council's dog off leash policy. Initial recommendations suggest completing off leash upgrade works (installation of seating, waste and shade provisions) at the Tantallon Blvd Detention Basin Reserve within the 2020/21 financial year at a cost of \$4,000 from capital budgets.

The cost to replace the southern fence along the rail reserve (205 m) with a 1.8 metre high galvanised, powder coated chain mesh fence is \$15,000. The construction of the new fence is proposed to take place in the conjunction with playspace upgrade, in response to the expected increased visitor numbers Council's asset renewal funds will be utilised for this purpose.

CONCLUSION

Consideration for the site includes:

- The renewal and upgrade of the playspace from a local level playspace to a neighbourhood level playspace and be co-located with the existing basketball half court, including some fencing along the

southern boundary to restrict unauthorised access to the rail corridor to occur in the 2019/20 financial year.

- Retention of the off leash dog area at a neighbourhood level, to occur in the 2020/21 financial year.

6 PETITION RESPONSE PANORAMA ESTATE BEACONSFIELD

Moved Cr B Owen Seconded Cr J Springfield

That:

1. Due to the safety concerns of inadequate fencing along the railway line, the replacement of the southern fence along the rail reserve (205 m) be included in the 2018/19 council budget.
2. The following improvements to the Tantallon Boulevard Detention Basin Reserve be funded in the 2019/20 Council Budget
 - a) The renewal and upgrade of the Tantallon Blvd Detention Basin Reserve play space
 - b) Upgrade the Off Leash dog area as per the review of the Off Leash dog leash policy and implementation plan.
3. A letter be sent to the head petitioner detailing the timeline for the provision of the above improvements to the Tantallon Blvd Detention Basin Reserve.

Cd.

ACTIVITY REPORTS

7 **MAJOR PROJECT AND STRATEGIES ACTIVITY REPORT**

FILE REFERENCE INT1816999

RESPONSIBLE GENERAL MANAGER Michael Ellis

AUTHOR Desiree Lovell; Andrew Barr; Walter Carmignani; Ben Wood

RECOMMENDATION

That the report be noted.

Attachments

Nil.

EXECUTIVE SUMMARY

As part of the reporting process to Council, this monthly report provides an update of the current status of major projects and strategies in progress. It includes an update on major projects, capital works, special charge schemes, asset management and strategies current at the time of this report.

CONCLUSION

This regular activity report is provided for Councillor's information.

CAPITAL WORKS

Reserves

Deep Creek Reserve

Deep Creek Reserve is a 48-hectare Council 'greenfield' site, bounded by the Pakenham Golf Course to the North and the railway line to the south.

The development of this site will include new paths and car park, development of infrastructure (including a sustainable environment complex, including new golf club rooms, all abilities playground, indigenous plant nursery, wetland and education facilities, kick about area, car park and associated drainage) and Melbourne Water wetlands.

Deep Creek Reserve – civil works package

Project description	The civil works package includes the construction of 200 plus car space car park and drainage, demonstration wetland, the kick-a-bout area, footpaths, solar lighting and associated works. A1 Civil Pty Ltd have been appointed to undertake the civil works.
Funding	This part of the Deep Creek Reserve project is funded by Council
Timelines	Works are expected to be completed in the second half of the year.
Update	The contractor will return to site in late March/April to continue the works following the installation of the building services.

Deep Creek Reserve – regional all abilities playspace

Project description	The installation of play structures and equipment, shelters and barbeques including a community meeting space, landscaping and sensory gardens, sand and water play and associated works. Red Centre Nominees Pty Ltd have been appointed to undertake the playspace works.
	The play items will be withheld until the overall site works are complete (early 2019) to assist in preventing unauthorised access to the site
Funding	This part of the Deep Creek Reserve project is jointly funded by Council and the Victorian Government's Growing Suburbs Fund.
Timelines	The playspace is due to be completed early 2019 along with the other components of the site.
Update	All services have been installed. The shaping of the playground area and earthworks for the paths are well underway. The fabrication of many of the larger items is taking place off site.

Deep Creek Reserve – Cardinia Community and Education Centre

Project description	The Cardinia Community and Education Centre is a multi-user shared facility, combining sports, ecological values and education. The building will combine the requirements of the Pakenham and District Golf Club and Cardinia Environment Coalition (CEC). The building will incorporate separate and shared spaces for the golf club and CEC users, including a multi-function room, lounge/dining/bar area, café, pro shop, environmental training areas, administration areas, and a commercial kitchen. Kirchner Constructions Pty Ltd has been appointed to undertake the building works.
Funding	This part of the Deep Creek Reserve project is funded by Council
Timelines	Works expected to be complete in early 2019
Update	Works are progressing well, with the focus currently on installing major services through the car park to enable civil works to be completed.

Deep Creek Reserve – landscape package

Project description	The landscape works will complement the civil and building works and includes planting, furniture installation, hydro seeding, and other associated works.
	The landscape component of the project was tendered separately to ensure high environmental outcomes are achieved, with a focus on the use of indigenous plants of local providence. Australian Ecosystems Pty Ltd have been appointed to undertake the landscape works.
Funding	This part of the Deep Creek Reserve project is jointly funded by Council and the Victorian Government's Growing Suburbs Fund.

Timelines	Works will commence following completion of the civil works package – estimated spring 2018.
Update	The contractor is propagating plants in preparation for planting in spring.

Deep Creek Reserve – construction of new holes at Pakenham Golf Course

Project description	The construction of two new holes, practise areas, irrigation and associated works at the Pakenham Golf Course. The proposed works involve drainage, earthworks, landscaping, footpath and buggy path construction, irrigation, shaping and other associated works. SJM Turf & Civil Pty Ltd have been appointed to undertake the golf course expansion works.
Funding	This part of the Deep Creek Reserve project is funded by Council
Timelines	Works are expected to be completed mid 2018, followed by a turf establishment period
Update	Works are progressing well and are being undertaken in close contact with the golf club to minimise any impact during construction and ensure quality greens are delivered.

Emerald Netball Facility

Project description	<p>Construction of new Emerald Netball Facility and associated infrastructure at Pepi's Land. The works will be undertaken in the following three stages:</p> <ul style="list-style-type: none"> • Stage 1b - Internal works including carpark, retaining walls, site services, stormwater drainage, netball courts, lighting and building platform for future pavilion • Stage 1a - External works including road widening in Beaconsfield Emerald Road adjacent to the site. • Stage 2 – Construction of new pavilion
Funding	The project is funded by Council
Timelines	Construction of Stage 1b works has commenced and practical completion is expected by in May.
Update	<p>Works are progressing well with earthworks (shaping, cut and fill), drainage and service installation complete and the retaining walls nearing completion.</p> <p>VicRoads has approved the design of Stage 1a and the construction contract is currently out for tender.</p>

Lang Lang Community and Recreation Precinct

Project description	The construction of a major recreation and community precinct being undertaken in partnership with the Lang Lang Community Bank. It will include sporting facilities, multipurpose community spaces, parks and other open spaces for recreational activities.
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Stage 1 includes the construction of:

- 2 x ovals including cricket wickets, subsurface drainage, irrigation and flood lighting
- 4 x netball court and flood lighting
- 1 x practice cricket facility
- sedimentation basin, wetlands and water re-use pond (for irrigation purposes)
- internal access roads, carparks, footpaths and associated drainage
- earthworks for the future pavilion, car parking and associated drainage
- landscaping

Funding Lang Lang Community Bank purchased the 36-hectare parcel of land upon which the precinct will be constructed and have committed \$3.2 million including land purchase to the project. \$1.5 million has been received from the Australian Government’s Building Better Regions Fund.

Council and our partners have committed in excess of \$10 million to the project between 2015-16 and 2020-21

Timelines Stage 1 works are scheduled to be complete by April 2018, with the ovals being ready for the 2018–19 cricket season (weather dependent).

Update Works have progressed on site, with the following items complete:

- construction of netball courts including goal posts, coaches boxes, fencing, acrylic overlay and line marking
- construction of oval no. 1 including centre cricket wicket, perimeter spoon drain, fencing, concrete path and sprigging of turf. The grass is commencing to establish ground cover
- construction of oval no 2 including centre cricket wicket, perimeter spoon drain, fencing, and concrete path, sprigging of turf is in progress
- construction of irrigation system including pump and controller – commissioned and operating on both ovals
- construction of roadways and carparks – wearing course asphalt 80% complete
- sedimentation basin, wetland and reuse pond including planting

The services of an architect is currently being sought for the design of the pavilion.

James Bathe Recreation Reserve civil works

Project description Construction of two football/cricket ovals, netball courts and playspace.

Funding The project is funded by Council and a contribution through Sport and Recreation Victoria.

Timelines The works are expected to be complete by February 2019.

Update The civil works construction recently commenced in late January with earthworks underway.

James Bathe Recreation Reserve pavilion

Project description	Construction of new pavilion servicing netball, football, cricket activities and includes provision for community use.
Funding	The project is jointly funded by Council and the Victorian Government's Growing Suburbs Fund.
Timelines	The works are expected to be delivered by December 2019.
Update	The schematic design is complete and has now progressed into detailed design.

Officer Recreation Reserve no. 2 (western) oval reconstruction

Project description	Reconstruction of western oval at the Officer Recreation Reserve, Starling Road Officer. The works include but are not necessarily limited to reorientation, reshaping and resurfacing of the oval and the installation of subsurface drainage and irrigation. The existing floodlighting will also be upgraded.
Funding	The project is funded by Council
Timelines	Works scheduled to commence in the 2018–19 financial year.
Update	Preplanning and designs are currently being reviewed prior to the preparation of tender documents.

Worrell Recreation Reserve pavilion

Project description	Redevelopment of the football and cricket pavilion, which will now include an appropriate space for gym.
Funding	The project is fully funded by Council .
Timelines	Construction is expected to be complete by end of June 2019.
Update	Council officers are presently seeking to appoint an architectural consultant to deliver designs and documentation in accordance with the prepared design brief.

Bunyip Recreation Reserve - temporary portables for soccer club

Project description	Provision of temporary change room facilities for the Bunyip Soccer Club, while the new facilities are constructed.
Funding	The project is fully funded by Council.
Timelines	Installation complete by April 2018, for the start of the soccer season.
Update	The installation is 50% complete with service connections being scheduled to ensure portables are installed by the required date.

Koo Wee Rup Primary and Secondary School oval upgrades

Project description	<p>Reconstruction of the Koo Wee Rup Primary School oval and the adjacent Koo Wee Rup Secondary School oval.</p> <p>The primary school oval upgrade includes new sub-surface drainage, two new cricket nets and some portable barrier netting to protect school infrastructure.</p> <p>The secondary school oval upgrade includes new sub-surface drainage and irrigation and flood lighting, installation of a bore, power upgrade, construction of a new pavilion and extension of the synthetic hockey pitch to meet Australian standards.</p>
Funding	<p>The primary school upgrade is funded by Sport and Recreation Victoria (\$100,000) and Council (\$50,000)</p> <p>The secondary college is funded by the Victorian Government's Department of Education (\$1.6 million), of which \$500,000 is allocated for the oval upgrade works.</p>
Timelines	Works are scheduled to commence in the 2018–19 financial year.
Update	Designs have been completed for the oval upgrades and are being reviewed prior to the preparation of tender documents.

Holm Park Recreation Reserve Skate Park

Project description	Construction of a concrete skate park at Holm Park Recreation Reserve, Beaconsfield.
Funding	The project is funded by the Australian Government's Department of Infrastructure and Regional Development and Council
Timelines	Works scheduled to commence mid-March and completed by end of April.
Update	The contract for the construction of the skate park was awarded to Trinity Skate Parks and they have commenced works with completion due by the end of April.

Holm Park Recreation Reserve Carpark Resurfacing

Project description	Construction and sealing of the northern carpark and associated access roads
Funding	The project is jointed funded by Council and the Australian Government's Department of Infrastructure and Regional Development.
Timelines	Works scheduled to be complete by March
Update	Works are complete, including the construction and pedestrian access and car parking for the new skate park.

IYU Recreation Reserve carpark resurfacing

Project description	Construction and sealing of the entrance road, carpark and associated access roads. The works include pavement and drainage works.
Funding	The project is funded by Council
Timelines	The works are expected to be complete by late May 2018.
Update	The contract for the construction of the car park was awarded to AWS Civil at the February Council meeting. AWS Civil is expected to start works at the beginning of April.

Emerald Community Hub

Project description	The Hills Hub project has been in development since late 2014. The Hills Hub will enhance existing community activities delivered by the Emerald Mechanics Institute, establishing a long term base for Emerald U3A, Emerald Men's Shed, 3MDR Community Radio station and other existing stakeholders. It will also provide opportunity to respond to emerging local needs, including skill development, training and employment creation. An Advisory Group of community stakeholders across a wide range of community organisations was established. Council has undertaken extensive consultation and negotiations to design a multi-purpose facility.
Funding	The project is funded by Council (\$4.88 million), the Australian Government's National Stronger Regions Fund (\$1.5 million), Victorian Government Growing Suburbs Fund (\$1.5 million) and the Eastern Dandenong Ranges Group/Dandenong Ranges Community Bank Group (\$250,000)
Timelines	Construction is due to be complete by May 2019.
Update	Building contractor (Melbcon) has established on site with fencing and signage. The demolition works will commence once the service authorities have disconnected their services to site. Temporary bus shelters have been provided.

Cochrane Park Tennis Courts

Project description	The construction of two new tennis courts and the refurbishment of the existing tennis courts. The works include synthetic surfacing, improved lighting and shelters.
Funding	The project is fully funded by Council
Timelines	Detailed design is due to be complete by the end of March.
Update	Detailed design is almost complete.

Arcadia Park, Officer

Project description	<p>The design and construction of a neighbourhood park and playground at Arcadia Estate Neighbourhood 1 (east of Gum Scrub Creek). The park includes:</p> <ul style="list-style-type: none"> • large climbing forest • swings • existing large trees • additional tree and garden bed planting • park features that relate to well-known children's stories • free Wi-Fi • a large deck and sand pit • feature paving <p>The theme of the park is based on well-known children's stories including 'Mother Goose', 'The 100 Storey Treehouse' and 'The Very Hungry Caterpillar' and ties in with the estate street names of famous authors.</p>
Funding	This project is funded by Satterley (the developer of the estate) and is valued over \$1million
Timelines	The playground is anticipated to be opened by April
Update	Works are mostly complete with minor works and audit sign offs still to be done. The park is expected to be available for the community by Easter.

Roads, paths, drains and bridges

Eastern Dandenong Ranges Trail

Project description	<p>The Eastern Dandenong Ranges Trail is a multipurpose trail linking Emerald to Gembrook. The Emerald-Cockatoo component through Emerald Lake Park and Wrights State Forest providing a link between the two towns was completed some time ago.</p> <p>Council has been successful in securing funds to construct the final 6.5km length from McBride Street, Cockatoo to Gembrook Station. The trail follows existing road reserves and the Puffing Billy train line between the towns to create a unique and scenic trail.</p>
Funding	Council (\$900,000), the Australian Government's Department of Infrastructure (\$1 million election commitment) and the Victorian

Government's Growing Suburbs Fund (\$545,000) jointly fund the project.

Timelines The Cockatoo to Gembrook section is expected to be complete early 2018.

Update Minor works such as fencing and signage have recently been completed along with the realignment of the Old Gembrook Road intersection.

The majority of the project is now complete. One small section in front of the school is awaiting power authorities to relocate a pole and allow the path to be upgraded at this location.

Shared trail and pedestrian crossing of Puffing Billy Railway

Project description Construction of a shared trail from Como Street to Pinnocks Road and a pedestrian crossing of Puffing Billy railway at Pinnocks Road Emerald. The works include the construction of rail crossing point and associated fencing, asphalt and crushed rock pathways.

Funding The project is jointly funded by Council and the Transport Accident Commission local government small scale infrastructure grant

Timelines Works scheduled to be complete by early May.

Update Designs for the path around the difficult section near Pinnocks Drive and the Puffing Billy have been resolved. Quotes are currently being sought to engage a contractor for construction and delivery of the project.

Thirteen Mile Road/Bunyip River Road Blackspot Project

Project description This intersection has been identified as a high risk intersection. The offsetting of the western leg of the Bunyip River Road to the north at this intersection will improve safety at this location.

Funding The project is being funded through VicRoads Blackspot Program

Timelines Works are due to be complete by May.

Update A licence agreement between Council and the Victorian Government for the purchase of the former Iona State School site has been finalised. This will allow construction to commence, at the end of March.

Kenilworth Avenue construction

Project description Construction of the first stage of Kenilworth Avenue, extending from Brunt Road to the Princes Highway underpass. The works include a sealed road pavement, kerb and channel on both sides, underground drainage, a concrete path on the south side and a shared concrete pathway on north side.

Funding This project is funded through the Officer Developer Contributions Plan and is being delivered by an active developer in the immediate area as works in kind against payment of their developer contributions.

- Timelines** Stage 1 (Brunt Road to Princess Highway underpass) expected to be completed in March 2018.
- Stage 2 (extending to Coach House Lane) will proceed following the completion of stage one and will be undertaken by Council.
- Update** Stage 1 works on Kenilworth Avenue are underway with the drainage and pavement works continuing. Works are expected to be complete by Easter.
- Stage 2 design works are progressing well.

2017-18 new footpath program

Project description Council’s footpath program looks to extend the footpath network in and around townships. The following footpaths have been selected to be constructed in the 2017-18 new footpath program:

Footpath location	Status	Timing (estimate)
Carnarvon Street, Lang Lang	Complete	
Railway Avenue, Bunyip	Complete	
Bald Hill Road, Pakenham	Complete	
Macclesfield Road, Avonsleigh	Complete	
Fourteen Mile Road/Beswick Street Garfield	Complete	
Pinnocks Road, Emerald	Complete	
Rossiter Road, Kooweerup	Complete	
Fairbridge Lane, Cockatoo	Complete	
Belgrave Gembrook Road, Gembrook	Awaiting VicRoads approval	April
Belgrave Gembrook Road/Puffing Billy Rail	Works have commenced	April/May

- Funding** The \$850,000 program is fully funded by Council through the footpath and pedestrian and bicycle strategy programs
- Update** The Fairbridge Lane footpath is now complete.

2017-18 Footpath maintenance program

Project description	The maintenance of Council's existing footpath network, as set out in Council's Road Management Plan (RMP).
Timelines	This is an ongoing program. Regular inspections are carried out on Council's footpath networks and defects outside the intervention levels as set out in the RMP are rectified. Customer notifications of footpath issues are also covered as part of this program.
Funding	The \$563,000 program is fully funded by Council
Update	Any defects outside the intervention levels that were highlighted as part of the regular inspections on Council's footpath network are currently being repaired.

2017-18 Road renewal and resurfacing program

Project description	The significant proactive maintenance and upgrade of Council's road network as per Council's asset management system.
Funding	The \$4.8 million program is jointly funded by Council and the Australian Government's Roads To Recovery Program.
Timelines	It is anticipated that the program will be completed by the end of April
Update	<p>Works on Seven Mile Road, Nar Nar Goon are being undertaken in two stages due to the length. Stage 1 is complete with stage 2 due to be completed by the end of March.</p> <p>Approval has been received from VicRoads to undertake the rehabilitation works on the Beaconsfield—Emerald Road service road (at Upper Beaconsfield). Works have commenced and are expected to be complete by the end of March.</p> <p>Works on the asphalt overlay program recently commenced with 50% of overlay works complete to date and the remaining works are expected to be complete during March/April.</p> <p>Works on the spray seal program also recently commenced with the program expected to be complete by early April and will consist of the resealing of over 75 different roads.</p>

2017-18 Unsealed road re-sheeting program

Project description	The unsealed roads re-sheeting program is aimed to replenish approximately 45 kilometres of unsealed roads throughout the shire with new crushed rock that has been lost due to storms and general wear and tear.
Funding	The \$960,000 program is fully funded by Council
Timelines	It is anticipated that the program will be completed by March 2018

Update The 2017-18 program is progressing well with approximately 26 kilometres of roads complete to date.

2017-18 Unsealed footpath re-sheeting program

Project description This program aims to replenish approximately 8 kilometres of unsealed gravel footpaths with new crushed rock material that has been lost due to varied weather conditions and general wear and tear, resulting in an improved and safer surface for users of these footpaths.

Funding The \$92,000 program is fully funded by Council

Timelines It is anticipated that the program will be completed by April 2018

Update Quotations have been received and have been awarded for the 2017-18 unsealed gravel footpath re-sheeting program and works have commenced.

2017-18 Drainage program

Project description The maintenance and upgrading of Council's drainage network.

Funding The \$400,000 program is fully funded by Council

Timelines It is anticipated that the program will be completed by the end of April

Update Works on drainage upgrade in Beaty Parade, Cockatoo were complete in early March.

Major culvert replacement on Ingram Road, Nar Nar Goon North has received approval from Melbourne Water and works have been scheduled for spring.

Drainage works in Sutherland Road, Upper Beaconsfield and Poplar Crescent, Emerald are due to commence in late March.

Jolley Road Bridge Replacement

Project description Replacement of existing timber bridge with a contemporary reinforced concrete structure. The existing bridge was constructed in the 1930's and has a 10 tonne load limit which severely restricts the bridge being able to be used by large agricultural machinery and CFA fire fighting vehicles.

Funding The project is funded by Council and the Australian Government's Bridges Renewal Programme.

Timelines Works to be completed by mid-2018

Update The contract for the replacement of this bridge was awarded to Victorian Green Work and they have commenced on site with works expected to be complete by the mid-2018.

Other capital projects

Cardinia Cultural Centre (CCC), Stage 1 upgrade incorporating arts space

Project description	The Upgrade of the CCC is Stage 1 of a proposed 3-stage upgrade. Stage 1 includes the provision of an Arts Space, significant improvements to the Foyer/Crusher Space and the provision of flexible dance or flexible dance/rehearsal rooms.
Funding	The project is funded by Council and a contribution through the Growing Suburbs Fund
Timelines	Tenders will open on the 27 January and close on the 27 February 2018.
Update	The tender closed at the end of February and are currently being assessed with a tender report scheduled to be presented to the May Council meeting.

Pakenham Depot construction of stages 3 and 4 for the administrative building

Project description	<p>Stages 3 and 4 include:</p> <ul style="list-style-type: none"> • completion of the lower and upper level of the concrete portion of the redeveloped building • refurbishment of the metal shed portion providing full occupancy of the lower level and with opportunity for upper level as need may arise • formal toolbox and meeting space for over 100 staff • lift adjacent to reception and stair access to both buildings • lunchroom incorporating kitchen, amenities including toilets for the disabled and showers • multi-purpose room and sick bay, and • formal meeting rooms and informal spaces
Funding	The project is funded by Council.
Timelines	Completion end of May 2018.
Update	Works are progressing well with installation of the external wall cladding and mechanical air conditioning. Plasterboard and ceilings are progressing and all hydraulics and electrical rough in is complete.

Pakenham Kindergarten redevelopment

Project description	<p>The redevelopment includes</p> <ul style="list-style-type: none"> • new 100m² extension accommodating a new multipurpose area, storage room, staff room, amenities and covered outdoor storage space • renovations throughout the remainder of the building • replacement of weatherboards, timber fascia and gutters • replacement of evaporative cooler with two new multi-head air conditioning units <p>Students and teachers will be accommodated in another facility during construction</p>
Funding	The project is funded by Victorian Government Department of Education and Training grant (\$350,000) and Council.

Timelines Works are due to commence late January 2018 and are due to be finished in June, with students and teachers to commence classes in Term 3.

Update The contractor (Insight Construction Group) has established themselves onsite and demolition works have been completed. Restumping is near completion and site set out for the extension will commence shortly.

STRATEGIES

Biodiversity Conservation Strategy

Project description The development of a Biodiversity Conservation Strategy (BCS) that will provide clear long term strategic direction within the Shire to conserve biodiversity on both private and public land while working in partnership with the community.

A detailed community consultation process will be undertaken prior to drafting of the strategy, to understand how land managers and the community value biodiversity. The community consultation will assist Council to develop conservation programs and projects that will make our natural biodiversity healthier, diverse and more resilient. In this way the land can be managed for environmental, economic and social outcomes.

The BCS consultation process will also be used in the Pest Plant Strategy review.

Funding The project is fully funded by Council

Timelines The finalised strategy is due to be adopted by Council in June 2019.

Update Consultation commenced at the Pakenham Show with a brief survey asking what biodiversity looks like, where it can be found and what programs residents want to be involved in.

A consultant has been engaged to write components of the strategy. The community engagement plan is currently being finalised.

7 MAJOR PROJECT AND STRATEGIES ACTIVITY REPORT

Moved Cr G Moore Seconded Cr J Springfield

That the report be noted.

Cd.

REPORTS OR MINUTES OF COMMITTEES

The Mayor advised of minutes that had been received from various Committees and Councillor Briefing Sessions that were available for any interested Councillors

REPORTS BY DELEGATES

Clean Up Australia Day

Cr Brett Owen advised of his attendance at Clean Up Australia Day activities and thanked the volunteers involved in particular the Friends of Cardinia Creek that celebrated their 20th anniversary on the day.

Vale John Dudley and David Greenaway

Cr Brett Owen mentioned the passing of 2 Emerald identities, Mr John Dudley and Mr David Greenaway, and highlighted their commitments to the Emerald community.

Cr Wilmot also mentioned the recent passing of David Greenaway and commented on his involvement in Gemco, Emerald Community House and Emerald Village Committee, and also commented on the passing of John Dudley who was an inspirational member of the Emerald Art Society.

The Mayor passed on the Council's condolences to the families of David Greenaway and John Dudley.

Cr Springfield also commented on the recent passing of David Greenaway

Monash Freeway Upgrade

Cr Jodie Owen reflected on her efforts whilst Mayor to lobby for improvements to the local road network and was pleased to comment of the recent announcement by the State Government of funding for the Monash Freeway upgrade.

Planning documents

Cr Schilling thanked Mr David Farrelly for providing to him a planning documents from 1967 and commented on how much had changed since that document had been released.

McMillan for Refugees

Cr Schilling commented on the activities of the McMillan for Refugees group and noted that several councillors would be participating in the upcoming Palm Sunday walk for refugees

Pakenham Show

Cr Schilling reported on his attendance at the Pakenham Show and recent Holly Festival of Colour conducted by the Indian Association.

Harewood House

Cr Moore advised of his attendance at Harewood House as part of the 150th Anniversary of the historic property.

Cr Ryan also commented on her attendance at the Harewood Park celebrations as did Cr Brown and the Mayor.

TRY community group

Cr Ryan reported on her attendance at Parliament House for a function celebrating the TRY community group.

Well Ways Project

Cr Ryan reported on her attendance at a Well ways event that is advocating for mental health services for elderly

Cardinia Women in Conversation

Cr Ryan reported on her attendance in company with other councillors at the Cardinia Women in Conversation event.

Cricket Grand final

Cr Brown reported on his attendance at the grand final of the West Gippsland Cricket Association where Koo Wee Rup defeated Pakenham.

PRESENTATION OF PETITIONS

Cr Brett Owen tabled a petition received from residents of Walford, Yackatooon and Berglund Roads requesting the installation of footpaths.

The Mayor advised that in accordance with the Meeting Procedure Local Law that the petition will 'lay on the table' for consideration at the next Council Meeting.

NOTICES OF MOTION

Notice of Motion 1038, Cr Wilmot

I hereby give notice of my intention to move the following motion at the Council meeting to be held on 19 March 2018:

In 2015 the Human Rights Commission reviewed its National Anti-Racism Strategy for Australia extending it for a further three years. It focuses on public awareness, education resources and youth engagement and is underpinned by research, consultation and evaluation.

The primary awareness raising and engagement activity within the Strategy is the *Racism. It Stops With Me* campaign.

Moved Cr Leticia Wilmot seconded Cr Michael Schilling

I move that a report is prepared for a council briefing by the 30th April, outlining the following:

1. What the aims of the *Racism. It stops with me.* campaign are?
2. How council can be involved in the campaign?
3. Any financial or other requirement needed to take part in the campaign
4. The benefits for our communities by council being involved in this campaign

Cd

COMMUNITY QUESTION TIME

The Mayor advised of series of questions received from Mrs Gloria O'Connor and referred the question to the Acting General Manager Assets and Services to respond.

Question 1

On 11th March, returning to Pakenham from Nar Nar Goon north along Seymour Road and Dore Road I was shocked at the degraded condition of those two roads which are necessarily used daily by surrounding residents and anyone driving northward from the highway. Can you please advise why these and probably other rural roads are not maintained in better condition than the dreadful state they are in at present? Rates are paid by property owners and residents who are entitled to better service than current road conditions.

Answer

The extremely dry conditions we have experienced over the last seven weeks in particular has had a significant and adverse impact on our unsealed road network. These conditions result in defects, particularly corrugations, appearing much more rapidly following grading. Council is running crews on weekends and normal rostered days off, as well as modifying work practices to deliver the best results we practically can for our road users. While the maintenance remains in accordance with our road management plan, we acknowledge that at the conditions on our roads are not as good as we would normally expect.

The Mayor asked Mrs O'Connor if she wished to ask a supplementary question.

Mrs O'Connor asked whether the rural road network was being maintained properly.

Mr Wood advised that the maintenance program was in normal circumstances appropriate however the extremely dry conditions currently being experienced was exacerbating the road conditions at present.

The Mayor referred Mrs O'Connor's next two questions to Acting General Manager Planning and Development to answer

Question 2

Looking back to the 2012 Logical Inclusion urban growth boundary shift eastward from Pakenham, can you advise the decided and recorded western boundary to the north of the Princes Highway? Despite a web search, this could not be located.

Answer

Mrs Parker advised that she was uncertain of the actual question Mrs O'Connor was asking and suggested that she could discuss this with her after the meeting.

Question 3.

The CSC draft Precinct Structure Plan and also VPA current PSP describes the northern boundary as "a number of farming properties south of Seymour Road to the north" and "bounded by properties that abut Seymour Road and traversed by electricity transmission easement to the north" which is not quite specific as a boundary location when Seymour Road appears to be outside the UGB? Could you give details of this please, and should it be more correctly recorded on the formal Precinct Structure Plan?

Answer

The northern edge of the PSP does not follow a road abuttal and only part of those properties that abut Seymour Road are included and referred Mrs O'Connor to the maps included in the PSP

Mrs O'Connor queried whether the Seymour Road properties were included.

Mrs Parker confirmed that only part of the properties were included.

The Mayor advised that a question had been received from Mrs Shirley Hynes and referred the question to the General Manager Community Wellbeing to read and answer,

Question

Cardinia Council has shown its support for refugees by signing on as a Refugee Welcome Zone, and has accepted a briefing about the abuse of human rights by the Australian government towards people who came to our shores seeking asylum, as is their right. We ask now that Cardinia Shire Council take a further step to show that you condemn indefinite illegal detention offshore and that the refugees must be freed without further delay.

Answer

Since becoming a Refugee Welcome Zone, Council's role in supporting our refugees and asylum seeker communities continues to grow and involved:

- Council's CALD Advisory Committee has been established to provide a voice for our multicultural residents. The Committee is made up of a number of members from refugee backgrounds who advocate for those residents that have arrived through the humanitarian program.
- Council's new Youth Council also has strong representation from our multicultural communities and a newly elected Mayor is from a refugee background.
- Council's proposal to opt into the Safe Haven Enterprise Visa (SHEV) program. It has already been confirmed that two of the nine postcodes are eligible for SHEV holders, that is Koo Wee Rup and Lang Lang. We await news from the Department of Home Affairs on Council's application to opt in SHEV program in the remaining seven postcodes.
- A Refugee Week event is also held by Council to welcome our refugee communities and celebrate their contributions to our cultural and economic prosperity.

The offshore detention of refugees is the current Federal Government's policy and the condemnation of this policy would need to be formally resolved by our Council. At this point in time this matter has not been formally resolved by the Council.

The Mayor asked Mrs Hynes if she wished to ask a supplementary question.

Mrs Hynes asked if Council was agreeable to either erecting signs on Council properties in support of refugees or moving a formal motion to condemn the Federal Government

The Mayor advised that he would take this matter up with his fellow Councillors.

Meeting closed at 8.50pm

Minutes Confirmed
Chairman