



# **KNOX CITY COUNCIL**

## **AGENDA**

Ordinary Meeting of Council

To be held at the

Civic Centre

511 Burwood Highway

Wantirna South

On

Tuesday 22 November 2016

## **KNOX CITY COUNCIL**

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

**ON**

**TUESDAY 22 NOVEMBER 2016 AT 7.00PM**

### **BUSINESS:**

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TONY DOYLE  
CHIEF EXECUTIVE OFFICER

**5. REPORTS BY COUNCILLORS**

**5.1 Committees & Delegates**

**5.2 Ward Issues**

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

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

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

**RECOMMENDATION**

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

**REPORT**

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

| <b>Application Type</b> |             | <b>No</b> |
|-------------------------|-------------|-----------|
| Building & Works:       | Residential | 11        |
|                         | Other       | 5         |
| Units                   |             | 24        |
| Tree Removal/Pruning    |             | 19        |
| Subdivision             |             | 18        |
| Change of use           |             | 5         |
| Medical Facility        |             | 2         |
| Single Dwelling         |             | 2         |
| Child Care Facility     |             | 1         |
| Parking Dispensation    |             | 1         |
| Signage                 |             | 1         |
| <b>TOTAL</b>            |             | <b>89</b> |

**Report Prepared By:** *Manager – City Planning & Building (Paul Dickie)*

**Report Authorised By:** *Director – City Development (Angelo Kourambas)*

**Knox City Council**  
**Planning Applications Decided by Responsible Officer**

1 October – 31 October 2016

| Ward  | No/Type   | Address   | Description   | Decision                         |
|-------|-----------|---|---|----------------------------------|
| Baird | 2016/9102 | 22/12 Edina Road<br>FERNTREE GULLY<br>VIC 3156    | Remove windows &<br>replace with doors  | 6/10/2016 Approved               |
| Baird | 2016/6409 | 15 Murene Court<br>BORONIA VIC 3155               | Development of the<br>land for a double storey<br>dwelling forward of the<br>existing building,<br>conversion of the<br>existing building into a<br>dwelling and vegetation<br>removal                    | 12/10/2016 Approved              |
| Baird | 2016/6169 | 745 Burwood Highway<br>FERNTREE GULLY<br>VIC 3156 | Change of Use -<br>Remedial massage<br>and reduction of car<br>parking  | 12/10/2016 Notice of<br>Decision |
| Baird | 2016/6407 | 2 Florida Drive<br>FERNTREE GULLY<br>VIC 3156     | Development of 2 (<br>two) dwellings  | 14/10/2016 Approved              |
| Baird | 2016/6096 | 6 Valerie Street<br>BORONIA VIC 3155              | The construction of<br>three (3) double storey<br>dwellings on the lot  | 14/10/2016 Notice of<br>Decision |
| Baird | 2016/9110 | 11/17 Western Road<br>BORONIA VIC 3155            | Car parking<br>dispensation   | 14/10/2016 Refused               |
| Baird | 2016/6605 | 3 Penrith Street<br>BORONIA VIC 3155              | 2 Lot subdivision<br>(Approved Unit Site)   | 14/10/2016 Approved              |
| Baird | 2016/6445 | 48 Piperita Road<br>FERNTREE GULLY<br>VIC 3156    | Development of the<br>land for two (2) double<br>storey dwellings   | 20/10/2016 Approved              |
| Baird | 2016/6416 | 3 Sykes Avenue<br>FERNTREE GULLY<br>VIC 3156      | Development of the<br>land for two (2) single<br>storey dwellings   | 21/10/2016 Notice of<br>Decision |
| Baird | 2016/6327 | 3/19 Ramage Street<br>BAYSWATER VIC<br>3153       | Change of Use - Motor<br>Vehicle/ Car Sales   | 21/10/2016 Approved              |
| Baird | 2016/6339 | 69 Helen Road<br>FERNTREE GULLY<br>VIC 3156       | The construction of a<br>double storey dwelling<br>to the rear of the<br>existing dwelling  | 24/10/2016 Notice of<br>Decision |
| Baird | 2016/6314 | 58 Woodvale Road<br>BORONIA VIC 3155              | Develop the land for<br>the construction of four<br>(4) dwellings,<br>comprising of three (3)<br>double storey dwellings<br>and one (1) single<br>storey dwelling and<br>associated vegetation<br>removal | 24/10/2016 Refused               |

| Ward     | No/Type   | Address  | Description  | Decision            |
|----------|-----------|--|--|---------------------|
| Baird    | 2016/6641 | 71 Commercial Road<br>FERNTREE GULLY<br>VIC 3156 | 3 Lot subdivision<br>(Approved Unit Site)  | 27/10/2016 Approved |
| Chandler | 2016/6670 | 112 Albert Avenue<br>BORONIA VIC 3155            | Remove two (2) trees<br>(Eucalyptus<br>sideroxylon &<br>Eucalyptus botryoides)<br>and prune one (1)<br>Eucalyptus saligna.             | 4/10/2016 Approved  |
| Chandler | 2016/6596 | 23 Underwood Road<br>BORONIA VIC 3155            | Construction of a<br>garage  | 11/10/2016 Approved |
| Chandler | 2016/6114 | 30 St Elmo Avenue<br>FERNTREE GULLY<br>VIC 3156  | The construction of a<br>single storey dwelling<br>to the rear of the<br>existing dwelling and<br>removal of vegetation                | 12/10/2016 Refused  |
| Chandler | 2016/6690 | 18 Judith Avenue<br>BORONIA VIC 3155             | Vegetation removal &<br>pruning  | 13/10/2016 Approved |
| Chandler | 2016/6684 | 10 Thelma Avenue<br>BORONIA VIC 3155             | Buildings and works<br>(Carport & verandah)  | 13/10/2016 Approved |
| Chandler | 2016/6709 | 1061 Mountain<br>Highway<br>BORONIA VIC 3155     | Removal and pruning<br>of trees for security<br>camera clearance   | 14/10/2016 Approved |
| Chandler | 2016/6612 | 7 Rosella Avenue<br>BORONIA VIC 3155             | 10 Lot subdivision<br>(Approved Apartment<br>Building)   | 18/10/2016 Approved |
| Chandler | 2016/9112 | 24 Marland Road<br>BORONIA VIC 3155              | Removal of 1<br>Eucalyptus obliqua tree  | 19/10/2016 Approved |
| Chandler | 2016/6462 | 41-43 Boronia Road<br>BORONIA VIC 3155           | Develop the land for an<br>extension to the<br>existing medical centre<br>and alter access to a<br>road in a Road Zone,<br>Category 1. | 21/10/2016 Approved |
| Chandler | 2016/9115 | 2 Lockwoods Road<br>BORONIA VIC 3155             | Remove 1 Eucalyptus<br>tree  | 26/10/2016 Approved |
| Chandler | 2016/6765 | 11 Stuart Street<br>THE BASIN VIC<br>3154        | Removal of two (2)<br>Eucalyptus obliqua<br>trees  | 26/10/2016 Approved |
| Chandler | 2016/9116 | 25 Royalden Close<br>BORONIA VIC 3155            | Pruning of one (1)<br>Eucalyptus obliqua tree  | 27/10/2016 Approved |
| Chandler | 2016/9117 | 23 Royalden Close<br>BORONIA VIC 3155            | Removal of one (1)<br>Syzygium paniculatum<br>tree   | 27/10/2016 Approved |
| Chandler | 2016/6633 | 19 Wedmore Road<br>BORONIA VIC 3155              | 3 Lot subdivision<br>(Approved Unit Site)  | 27/10/2016 Approved |



| Ward     | No/Type   | Address   | Description  | Decision                      |
|----------|-----------|---|--|-------------------------------|
| Chandler | 2015/6881 | 19 Allandale Road<br>BORONIA VIC 3155                                 | The construction of six (6) double storey dwellings and waiver of visitor car parking space pursuant to Clause 52.06 (Car Parking) of the Knox Planning Scheme | 27/10/2016 Notice of Decision |
| Chandler | 2016/6767 | 1264 Mountain Highway<br>THE BASIN VIC 3154                           | The removal of five (5) Populus alba (White Poplar) trees  | 27/10/2016 Approved           |
| Chandler | 2016/6687 | 24 Rothan Avenue<br>BORONIA VIC 3155                                  | Buildings and works (construction of a verandah)   | 28/10/2016 Approved           |
| Chandler | 2016/9119 | 8 Peron Court<br>BORONIA VIC 3155                                     | Remove one Banksia marginata tree  | 28/10/2016 Approved           |
| Collier  | 2016/6256 | 62 Brentwood Drive<br>WANTIRNA VIC 3152                               | Removal of Reserve Status on Reserve No 2 on LP 96422  | 4/10/2016 Notice of Decision  |
| Collier  | 2016/9107 | 19 Nottingham Square<br>WANTIRNA VIC 3152                             | Buildings and Works (construction of two (2) verandahs)  | 12/10/2016 Approved           |
| Collier  | 2015/6966 | 2-3, 6-8 Ainsdale Avenue & 262 Mountain Highway,<br>WANTIRNA VIC 3152 | Development Plan in accordance with Development Plan Overlay, Schedule 11 (DPO11)  | 13/10/2016 Approved           |
| Collier  | 2016/6456 | 28 Clarence Road<br>WANTIRNA VIC 3152                                 | Development of the land for three (3) double storey dwellings  | 13/10/2016 Notice of Decision |
| Collier  | 2016/6611 | 203 Mountain Highway<br>WANTIRNA VIC 3152                             | The construction of a carport  | 21/10/2016 Approved           |
| Dinsdale | 2016/9106 | 1/39 Dixon Court<br>BORONIA VIC 3155                                  | Canopy reduction of 1 tree   | 12/10/2016 Approved           |
| Dinsdale | 2016/6217 | 10-12 Elm Street<br>BAYSWATER VIC 3153                                | The construction of seventeen (17) double storey townhouses on the land  | 12/10/2016 Notice of Decision |
| Dinsdale | 2016/6643 | 66 Phyllis Street<br>BAYSWATER VIC 3153                               | Construction of deck additions and verandah  | 13/10/2016 Approved           |
| Dinsdale | 2016/6246 | 2 Derby Road<br>BORONIA VIC 3155                                      | Development of the land for two (2) single storey dwellings  | 14/10/2016 Approved           |
| Dinsdale | 2016/6330 | 23 St Clair Road<br>WANTIRNA SOUTH VIC 3152                           | Development of the land for two (2) double storey dwellings  | 18/10/2016 Notice of Decision |
| Dinsdale | 2016/6620 | 103 Stud Road<br>BAYSWATER VIC 3153                                   | 2 Lot subdivision (Existing Dwellings)   | 18/10/2016 Approved           |
| Dinsdale | 2016/6129 | 13 Kirrawee Avenue<br>WANTIRNA SOUTH VIC 3152                         | The construction of two (2) double storey dwellings on the land.   | 18/10/2016 Approved           |

| Ward     | No/Type   | Address  | Description  | Decision                      |
|----------|-----------|--|--|-------------------------------|
| Dinsdale | 2016/6174 | 41 High Street<br>BAYSWATER VIC<br>3153                  | The construction of seven (7) dwellings on the land (six (6) three storey and one (1) double storey) | 18/10/2016 Notice of Decision |
| Dobson   | 2016/6569 | 7 Hatherly Grove<br>FERNTREE GULLY<br>VIC 3156           | Buildings and works to construct a deck  | 10/10/2016 Approved           |
| Dobson   | 2016/6636 | 157 Glenfern Road<br>UPPER FERNTREE<br>GULLY VIC 3156    | Buildings and Works (Construction of a Farm Shed)  | 11/10/2016 Approved           |
| Dobson   | 2016/9105 | 15 Alfred Street<br>UPPER FERNTREE<br>GULLY VIC 3156     | Remove 1 Eucalyptus robusta tree   | 12/10/2016 Approved           |
| Dobson   | 2016/6692 | 27 St Elmo Avenue<br>FERNTREE GULLY<br>VIC 3156          | Pruning of two (2) Eucalyptus obliqua trees (habitat pruning of the dead Eucalyptus obliqua)         | 12/10/2016 Approved           |
| Dobson   | 2016/6519 | 1 Broadview Terrace<br>LYSTERFIELD VIC<br>3156           | Use and develop the land for the construction of one dwelling  | 12/10/2016 Approved           |
| Dobson   | 2016/9108 | 62 Forest Road<br>FERNTREE GULLY<br>VIC 3156             | Remove one (1) Eucalyptus gonicalyx tree   | 13/10/2016 Approved           |
| Dobson   | 2016/9109 | 31 The Crescent<br>FERNTREE GULLY<br>VIC 3156            | Removal of one (1) Eucalyptus pseudoglobulus tree  | 13/10/2016 Approved           |
| Dobson   | 2016/6158 | 10 Dorian Avenue<br>FERNTREE GULLY<br>VIC 3156           | 2 Lot Subdivision and vegetation removal   | 14/10/2016 Approved           |
| Dobson   | 2016/6159 | 10 Forest Road<br>FERNTREE GULLY<br>VIC 3156             | 2 Lot Subdivision and Removal of Vegetation  | 14/10/2016 Approved           |
| Dobson   | 2016/9104 | 5 Clematis Avenue<br>FERNTREE GULLY<br>VIC 3156          | Removal of one (1) Grevillea robusta tree  | 17/10/2016 Approved           |
| Dobson   | 2016/6669 | 15 Johns Street<br>UPPER FERNTREE<br>GULLY VIC 3156      | Removal of Pittosporum eugenoides Variegatum and Syzygium paniculatum                                | 17/10/2016 Approved           |
| Dobson   | 2016/6202 | 161 Glenfern Road<br>UPPER FERNTREE<br>GULLY VIC 3156    | Use and develop the land for the construction of a dwelling and associated tennis court              | 19/10/2016 Approved           |
| Dobson   | 2016/6566 | 4A Lords Court<br>LYSTERFIELD VIC<br>3156                | Development of the land for a single dwelling  | 20/10/2016 Approved           |
| Dobson   | 2016/6576 | 56 Old Belgrave Road<br>UPPER FERNTREE<br>GULLY VIC 3156 | Buildings and works (new shed and carport)   | 20/10/2016 Approved           |

| Ward    | No/Type   | Address   | Description   | Decision                      |
|---------|-----------|---|---|-------------------------------|
| Dobson  | 2016/6496 | 22 Hillcrest Avenue<br>FERNTREE GULLY<br>VIC 3156   | Use the land for a home occupation (psychology practice) and the display of advertising signage | 21/10/2016 Approved           |
| Dobson  | 2016/6682 | 169 Glenfern Road<br>UPPER FERNTREE GULLY VIC 3156  | Buildings and Works (Construction of a shed)  | 25/10/2016 Approved           |
| Dobson  | 2016/9114 | 5 The Glen<br>FERNTREE GULLY<br>VIC 3156            | Pruning of 1 Eucalyptus leucoxydon tree   | 25/10/2016 Approved           |
| Dobson  | 2016/6647 | 977 Burwood Highway<br>FERNTREE GULLY<br>VIC 3156   | Business Identification Signage   | 27/10/2016 Approved           |
| Friberg | 2016/6161 | 431 Scoresby Road<br>FERNTREE GULLY<br>VIC 3156     | 23 Lot Subdivision (Approved Unit Development)  | 4/10/2016 Approved            |
| Friberg | 2016/6302 | 28 Ross Street<br>FERNTREE GULLY<br>VIC 3156        | 3 Lot Subdivision (Unit Site)   | 7/10/2016 Approved            |
| Friberg | 2016/6471 | 5 Lloyd Street<br>KNOXFIELD VIC 3180                | Development of a single storey dwelling to the rear of the existing dwelling                    | 12/10/2016 Approved           |
| Friberg | 2016/6584 | 68 Kevin Avenue<br>FERNTREE GULLY<br>VIC 3156       | 3 Lot subdivision (Approved Unit Site)  | 12/10/2016 Approved           |
| Friberg | 2016/6184 | 12-14 Adele Avenue<br>FERNTREE GULLY<br>VIC 3156    | 14 Lot Subdivision (Approved Unit Development)  | 14/10/2016 Approved           |
| Friberg | 2016/6619 | 4 Pejaro Court<br>KNOXFIELD VIC 3180                | 2 Lot subdivision (Approved Unit Site)  | 18/10/2016 Approved           |
| Friberg | 2016/6666 | 2/7 Samantha Court<br>KNOXFIELD VIC 3180            | Internal alterations including construction of a mezzanine level                                | 20/10/2016 Approved           |
| Scott   | 2016/6007 | 23 Blind Creek Lane<br>WANTIRNA SOUTH<br>VIC 3152   | Construction of a second dwelling on the land.  | 10/10/2016 Notice of Decision |
| Scott   | 2016/6030 | 29 Sylphide Way<br>WANTIRNA SOUTH<br>VIC 3152       | The construction of two (2) double storey dwellings on the land                                 | 10/10/2016 Notice of Decision |
| Scott   | 2016/6610 | 525 Stud Road<br>WANTIRNA SOUTH<br>VIC 3152         | Development of nine (9) double storey dwellings and reduction in visitor carparking to zero     | 12/10/2016 Approved           |
| Scott   | 2016/6621 | 85 David Street North<br>KNOXFIELD VIC 3180         | 3 Lot subdivision (Approved Unit Site)  | 18/10/2016 Approved           |
| Scott   | 2016/6486 | 1332 High Street Road<br>WANTIRNA SOUTH<br>VIC 3152 | Use the land for a restricted recreation facility (gym) and the display of advertising signage  | 21/10/2016 Notice of Decision |

| Ward      | No/Type   | Address   | Description  | Decision                      |
|-----------|-----------|---|--|-------------------------------|
| Scott     | 2016/6554 | 5 Giselle Avenue<br>WANTIRNA SOUTH<br>VIC 3152    | Development of the land for a double storey dwelling to the rear of the existing dwelling  | 21/10/2016 Approved           |
| Scott     | 2016/9113 | 70 Anne Road<br>KNOXFIELD VIC<br>3180             | Removal of one Eucalyptus cephalocarpa tree.   | 26/10/2016 Approved           |
| Scott     | 2016/6693 | 510 Burwood Highway<br>WANTIRNA SOUTH<br>VIC 3152 | Use of the land for an education centre (primary & secondary school) & place of assembly   | 26/10/2016 Approved           |
| Scott     | 2016/6589 | 404 Burwood Highway<br>WANTIRNA SOUTH<br>VIC 3152 | 87 Lot subdivision Stage 3 (Approved Development)  | 31/10/2016 Approved           |
| Taylor    | 2016/6761 | 1273 Wellington Road<br>LYSTERFIELD VIC<br>3156   | Building and works (emergency exit door and stairs)  | 25/10/2016 Approved           |
| Tirhatuan | 2016/6531 | 2/4 Macro Court<br>ROWVILLE VIC 3178              | Change of Use - Indoor Recreation Facility (Personal Training)   | 4/10/2016 Approved            |
| Tirhatuan | 2016/6019 | 1030 Wellington Road<br>ROWVILLE VIC 3178         | 18 Lot Subdivision (Approved Unit Development)   | 7/10/2016 Approved            |
| Tirhatuan | 2016/6190 | 31 Bridgewater Way<br>ROWVILLE VIC 3178           | 2 Lot Subdivision (approved unit development)  | 12/10/2016 Approved           |
| Tirhatuan | 2016/6454 | 1060 Stud Road<br>ROWVILLE VIC 3178               | The construction of a four (4) storey residential aged care facility with associated car parking and landscaping and alteration of access to a road in a Road Zone Category 1 and reduction in the requirements of Clause 52.34 (Bicycle Facilities) | 13/10/2016 Approved           |
| Tirhatuan | 2016/6459 | 8 Fifth Avenue<br>ROWVILLE VIC 3178               | The construction of a double storey dwelling to the rear of existing dwelling  | 13/10/2016 Notice of Decision |
| Tirhatuan | 2016/6585 | 1305 Ferntree Gully Road<br>SCORESBY VIC<br>3179  | 2 Lot subdivision (Approved Unit Site)   | 13/10/2016 Approved           |
| Tirhatuan | 2016/6299 | 1028 Wellington Road<br>ROWVILLE VIC 3178         | Change of Use - Child Care Centre, associated buildings and works, and alterations to the Access of a Category 1 Road  | 18/10/2016 Notice of Decision |

| Ward      | No/Type   | Address                                    | Description  | Decision                      |
|-----------|-----------|--|--|-------------------------------|
| Tirhatuan | 2015/6651 | 1100 Stud Road<br>ROWVILLE VIC 3178        | The construction of a three (3) storey apartment building containing fifteen (15) dwellings  | 19/10/2016 Refused            |
| Tirhatuan | 2016/6230 | Lot 3<br>Nortons Lane<br>SCORESBY VIC 3179 | Buildings and works (to deepen existing depressions to create refuge pools and planting vegetation) for native fish and vegetation removal | 20/10/2016 Approved           |
| Tirhatuan | 2016/6361 | 18 Rosehill Street<br>SCORESBY VIC 3179    | Construction of a double storey dwelling to the side of the existing dwelling  | 24/10/2016 Notice of Decision |

**Total: 89**

**BAIRD WARD****6.2 THE CONSTRUCTION OF A SIX (6) STOREY BUILDING CONTAINING 52 DWELLINGS, THREE (3) SHOPS AND A MEDICAL CENTRE; AND REDUCTION IN CAR PARKING AT 31 – 39 ERICA AVENUE, BORONIA (APPLICATION NO. P/2016/6199)****1. SUMMARY:**

|                              |   |
|------------------------------|---|
| <b>Land:</b>                 | 31 – 39 Erica Avenue, Boronia   |
| <b>Applicant:</b>            | Peter Brown Architects Pty Ltd  |
| <b>Proposed Development:</b> | The construction of a six (6) storey building containing 52 dwellings, three (3) shops and a medical centre; and reduction in car parking |
| <b>Existing Land Use:</b>    | Commercial / shops  |
| <b>Area/Density:</b>         | 2303m <sup>2</sup> , 1:44m <sup>2</sup>   |
| <b>Zoning:</b>               | Mixed Use Zone  |
| <b>Overlays:</b>             | Design & Development Overlay – Schedule 7   |
| <b>Local Policy:</b>         | Municipal Strategic Statement (MSS)<br>Boronia Major Activity Centre Policy   |
| <b>Application Received:</b> | 18 March 2016   |
| <b>Number of Objections:</b> | Twenty-two (22)   |
| <b>PCC Meeting:</b>          | N/A   |

**Assessment:**

*It is considered that the proposed development will not provide an appropriate balance between the need for additional housing and commercial tenancies within an established urban area, the amenity of occupants and adjoining residents, and a scaled approach to development.*

*The proposal fails to comply with the purpose of the Mixed Use Zone. It is also inconsistent with the objectives of Clause 22.06 (Boronia Major Activity Centre Local Policy) and the Design and Development Overlay – Schedule 7.*

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

## **6.2 31 - 39 Erica Avenue, Boronia (cont'd)**

### **2. BACKGROUND**

#### **2.1 Subject Site and Surrounds**

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

- The site is located on the western side of Erica Avenue, Boronia. The site is 2303 square metres in size and is relatively flat.
- The site currently contains a two storey brick building with single storey extension to the north-western corner of the building used for a gymnasium. A concrete footpath is located along the eastern (front) and southern boundary of the land, with a car park located on the northern side of the building. The site is devoid of vegetation.
- Access to the site is via crossover to Erica Avenue, located towards the northern end of the site.
- The area forms part of the Boronia Major Activity Centre and contains a mixture of commercial and residential use and development. More specifically, the site has the following interfaces:
  - North: Two residential properties, both containing a single storey dwelling and associated outbuildings. These dwellings front Glenista Avenue.
  - East: Boronia Train Station
  - South: VicTrack land used and developed for a car park as well as a three-storey townhouse development.
  - West: Development containing three-storey townhouses.

#### **2.2 The Proposal**

(Refer to attached plans at Appendix B)

The applicant proposes the construction of a six (6) storey building containing 52 dwellings, three (3) shops and a medical centre; as well as a reduction in the car parking requirements.

#### **Built Form**

It is proposed to construct a six (6) storey building (not including basement level) that will reach a maximum height of 19.05 metres. The northern portion of the development will reach four (4) storeys and a maximum height of 12.5 metres.

## **6.2 31 - 39 Erica Avenue, Boronia (cont'd)**

A 3-storey wall is proposed to the Erica Avenue frontage and contains a number of balconies; fourth storey terraces are located behind the parapet. The building mass recesses significantly at the third floor storey, with further recession at fourth and fifth floor level.

The development adopts a contemporary flat-roof architectural style, presenting glazed shopfronts at the ground floor with first and second floors constructed with precast textured concrete panels accented by brightly contrasting painted panels of red and yellow. The floors above are presented as a distinct 'cap' painted with a dark grey finish. Balconies and planter boxes are expressed in timber look cladding.

### Dwellings

Fifty-two (52) dwellings are proposed within levels 1 – 5 of the building. The dwellings are of various sizes with balconies as private open space.

Three (3) of the apartments will contain 1 bedroom, forty-two (42) of the apartments will contain 2 bedrooms and seven (7) of the apartments will contain 3 bedrooms.

### Medical Centre

The Medical Centre is proposed at ground floor level of the building and will have frontage to Erica Avenue. Car parking associated with the medical centre is proposed to the rear of the building. Access into the medical centre from the rear car park will be through a hallway and door.

The centre will generally operate by appointment but will also respond to casual emergencies.

There are to be a maximum of four (4) practitioners operating from the site. With the reception area it is expected that at peak hours, a total of five (5) staff members will operate onsite. There would be an average of four (4) patients under consultation at any one time with a further four (4) in the waiting room.

Proposed hours of operation would be 8.00 am to 6.00 pm, Monday to Friday and 9.00 am till Noon on Saturday.

### Shops

Three (3) shops are also proposed at ground floor level; these range in size from 153 square metres – 229 square metres and front Erica Avenue.



## 6.2 31 - 39 Erica Avenue, Boronia (cont'd)

### Access and Car Parking

The development has been proposed with eighty-four (84) car parking spaces onsite.

Clause 52.06 (Car Parking) of the Knox Planning Scheme requires the provision of 103 car parking spaces onsite and as such, the applicant has applied for a reduction in the car parking spaces required onsite. See table below for breakdown of parking requirements:

| Land Use             | Parking Requirement | Proposed Provision | Shortfall in parking |
|----------------------|---------------------|--------------------|----------------------|
| Residential          | 59 spaces           | 59 spaces          | Nil                  |
| Residential visitors | 10 spaces           | 8 spaces           | 2 spaces             |
| Medical Centre       | 14 spaces           | 11 spaces          | 3 spaces             |
| Shop                 | 20 spaces           | 6 spaces           | 14 spaces            |
| Total                | 103 spaces          | 84 spaces          | 19 spaces            |

Access to the site is proposed via a double crossover and driveway to the northern end of the Erica Avenue frontage. This has direct access to the basement car park as well as at-grade car parking for the commercial component of the development. Another crossover and driveway is proposed to the southern end of the Erica Avenue however; this is proposed to be used to exit the site only.

## **3. CONSULTATION**

### **3.1 Advertising**

The application was advertised by way of mail notices to adjoining and nearby property owners and occupiers, and notices erected on the site. Council received twenty-two (22) objections to the proposal. The primary concerns expressed can be summarised as follows:

#### Car Parking and Traffic

- *Council's Traffic Engineers have not raised concerns with the overall car parking provision or ability for the street network to accommodate additional traffic generated from the development.*

## 6.2 31 - 39 Erica Avenue, Boronia (cont'd)

Compliance with Design and Development Overlay – Schedule 7 / Boronia Structure Plan

- *It is considered that the proposal does not comply with the Design and Development Overlay – Schedule 7 and Clause 22.06 (Boronia Major Activity Centre Local Policy). This will be discussed further in Section 4.2.2.*

Impact on Neighbourhood Character

- *It is considered that the proposal does not comply with the Design and Development Overlay – Schedule 7 and Clause 22.06 (Boronia Major Activity Centre Local Policy). This will be discussed further in Section 4.2.2.*

Waste and Infrastructure

- *A Waste Management Plan has been submitted with the application and Council's Waste Team consider this satisfactory.*
- *Council's Stormwater Team have not raised concerns with the proposed development and impact on existing infrastructure.*

Overlooking and Overshadowing

- *The standards of Clause 55 (Two or more dwellings on a lot and residential buildings) do not apply to an application to construct or extend a development of five or more storeys, excluding a basement. With that being said, when using these standards as a guide, the proposal would comply with overlooking and overshadowing requirements based on the upper storey setbacks from the northern and western boundaries.*

Impact on views to Dandenong Foothills

- *It is considered that the proposed development will impact on views and vistas to the Dandenong Foothills. This will be discussed further in Section 4.2.2.*

Noise (construction & use)

- *The development would not be expected to emit noise beyond that of other mixed use developments.*
- *While it is acknowledged there will be some noise generated from the site during construction, a condition of any permit issued will ensure this is limited. In addition to this, construction will need to be carried out in accordance with relevant Environment Protection Authority (EPA) guidelines.*

## 6.2 31 - 39 Erica Avenue, Boronia (cont'd)

Application for Aldi at 1 – 13 Erica Avenue

- *While Council is aware of the proposed rezoning of the land at 1 – 23 Erica and associated Aldi store at 1 – 13 Erica Avenue, each of these matters will be considered on their individual merits.*

Accessibility

- *Lifts have been proposed within the building however; it is noted that no dwellings are proposed at ground floor level.*
- *A report demonstrating that the development is accessible to people with limited mobility could be required as a condition of permit, should a permit be issued.*

Pedestrian safety

- *Council's Traffic Engineers have raised some concern in relation to internal footpath and pram crossings and have noted these should be constructed to satisfy the Disability Discrimination Act (DDA).*

Numerous shops in the area already empty

- *This is not a relevant planning consideration.*

Fire escape locations

- *This is not a relevant planning consideration and would be considered by the relevant building surveyor should a permit be issued.*

### 3.2 Referrals

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

Traffic Engineer

- *103 car parking spaces required and 84 provided onsite, therefore there is a shortfall of 19 spaces.*
- *In order to address the shortfall of 19 spaces, the applicant's traffic consultant has undertaken an empirical assessment on the reduction of car parking and on-street parking survey for availability. This has identified sufficient car parking spaces to accommodate the shortfall of car parking spaces and we do not object to this approach.*

**6.2 31 - 39 Erica Avenue, Boronia (cont'd)**

- *It is acknowledged there is a lack of all day parking around Boronia Activity Centre. As such, it is suggested that a total of six car parking spaces is to be allocated for staff parking, two spaces per shop.*
- *The new crossover to the north is close to the existing crossover at 41 Erica Avenue. The crossover is within 2.4m of the neighbouring crossover, and consideration should be given to construct a double crossover.*
- *A number of conditions in relation to car parking widths, signage, appropriate sight lines and replacement of existing indented angled car parking space to Council standards.*
- *Bicycle spaces to be provided in accordance with Knox Planning Scheme.*
- *All internal footpaths and pram crossings should be constructed to satisfy the Disability Discrimination Act (DDA).*
- *Construction Management Plan required.*

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

**Drainage Engineer**

- *Inadequate overland flow path through the property is shown. The applicant must demonstrate how overland flow for the 100 year ARI will be appropriately managed to Council's satisfaction - details must be included in the engineering stormwater design plans.*

*Officer Comment: This can be addressed through conditions of any permit issued.*

**Assets**

- *Standard conditions of permit.*

**City Futures**

- *Objects to the issuing of a planning permit.*

## 6.2 31 - 39 Erica Avenue, Boronia (cont'd)

- *The development does not comply with the 3 and 4 storey height limits applicable to the site. Council should again seek urban design advice to review the justification provided to support a significant variation to height limits for the site and to determine whether the proposal is of 'outstanding architectural quality and design'.*
- *The site is located within a key view to the Dandenong Ranges from Tormore Reserve as identified Map 1 to DDO7. The proponent does not clearly demonstrate the impacts to views from within the view range for assessment by Council.*

### Urban Design

- *From our independent appraisal the site can accommodate a significant building which will have a tangible presence in the Boronia Major Activity Centre. Whilst the site does not occupy a conventional 'landmark' position, its visibility to Boronia Train Station suggests the opportunity for a potentially higher form whilst necessitating a building that is 'designed to be viewed.'*
- *The development has evolved significantly however; it still requires refinement to warrant a projection above the preferred height limits specified in the DDO7.*

*Officer Comment: It is considered that the design concerns cannot be addressed through conditions of permit. Therefore the current design is an inappropriate design outcome and will result in poor internal amenity proposed for future residents. It should also be noted that the design is not considered to be outstanding architectural quality that would warrant a variation to the maximum heights outlined in the Design and Development Overlay – Schedule 7.*

### Sustainability

- *A Sustainable Design Assessment is to be submitted to and approved by Council prior to the commencement of works.*

*Officer Comment: This can be addressed as a condition of permit, should a permit be issued.*

### Health

*Conditions in relation to:*

- *Food Act 1984 requirements;*
- *Waste disposal;*

## 6.2 31 - 39 Erica Avenue, Boronia (cont'd)

- *Tobacco Act 1987 requirements;*
- *Noise emission control*

### Building

- *No objection and no conditions.*

### Vic Track

- *No objection and no conditions.*

## **4. DISCUSSION**

### **4.1 Zoning and Overlays**

#### **4.1.1 Zone**

The land is located within a Mixed Use Zone. The purpose of the zone is to provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality and encourage development that responds to the existing or preferred neighbourhood character of the area.

A permit is required for the use of the site for a medical centre and shop, as well as to construct a building or construct or carry out works for two or dwellings on the site.

*It is considered that the proposed use and development does not provide for development that compliments the mixed-use function of the locality while responding to the existing and preferred neighbourhood character of the area. This will be discussed further in Section 4.2.2 of this report.*

*Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider the Design Guidelines for Higher Density Residential Development (Department of Sustainability and Environment 2004) for a development of five or more storeys, excluding a basement. This will be discussed further in Section 4.4 of this report.*

#### **4.1.2 Overlays**

The site is located within the Design and Development Overlay 7 (DDO7) relating to the Boronia Structure Plan Area. Within the DDO7, a planning permit is required to construct a building or construct or carry out works.

**6.2 31 - 39 Erica Avenue, Boronia (cont'd)**

## Design Objectives

The following comments are provided in response to the Design objectives listed for the DDO7 overlay area.

- *The development takes advantage of underutilised land along the railway line where higher scale development can be built however; based on the proposed design response; this will not be done without negative streetscape and amenity impacts.*
- *It considered that the proposal has the potential to impact on views towards the Dandenong Ranges National Park from current and future public places on the western ridgeline of the Structure Plan area, particularly the key views from Tormore Reserve and from Boronia Village.*
- *The design response provides for limited landscaping opportunities onsite, and therefore does not visually offset the increase in building height through substantial canopy planting of indigenous trees along nature strips, between buildings or the site's street frontage.*
- *The development does not provide for an outstanding level of architectural quality, incorporating materials and finishes reflective of the indigenous character of the area and achieving an outstanding rating of ecologically sustainable design principles. Council's Urban Designers have recommended a number of changes to facades and materials to help integrate the development into the area.*
- *The proposal fails to provide for an interface between the public realm and new development which has regard to the human scale and perceived safety of these environments through active edges and opportunities for passive surveillance. The Erica Avenue frontage contains glazed shop fronts at ground floor level which will provide for surveillance of the street however; the proposed scale of development is considered to be a dominant element when viewed from the public realm; particularly with this frontage being constructed with a 3 storey hard edge to the frontage.*
- *The proposal does not provide for quality design outcomes and 'inviting' environments for all members of the community as hard edges have been proposed to the frontage of the development, with no opportunity for landscaping to help soften the development.*

## 6.2 31 - 39 Erica Avenue, Boronia (cont'd)

### Building Heights

- New development should not exceed the maximum building height shown on map 1 to the Schedule (for all areas other than those shown as 9 metres).
- A permit may be granted to vary the maximum building height shown on map 1 to the Schedule (for all areas other than those shown as 9 metres).

Map 1 to the Schedule to the overlay specifies a building height of 14 metres / 4 storeys for this site; with the northern portion of the land being in an area with a building height of 11 metres / 3 storeys. The variation in the height requirements for this site is to allow for a graduated built form towards adjoining (northern) residential area.

It is proposed to construct a six (6) storey building (not including basement level) that will reach a maximum height of 19.05 metres with the northern portion of the development reaching four (4) storeys and a maximum height of 12.5 metres; therefore exceeding the height requirements specified within the DDO7.

- *The proposal does not comply with the specified Building Height and a variation due to slope, architectural features, outstanding design or impact on views is not justified.*
- *In particular the proposal fails to:*
  - *Provide an appropriate transition between adjoining development and zones, particularly to the north and west which contains residential development. While it is acknowledged upper storeys have been recessed and northern portion of the development reduced in height, the proposed built form will be a dominating and overbearing built form when viewed from adjoining land, with no opportunities for the provision of meaningful landscaping to help integrate the development into the area.*
  - *Provide for building materials and colours that are sympathetic to the area or help break up the built form when viewed from adjoining land.*
  - *Maintain views toward the Dandenong Ranges National Park from current and future public places on the western ridgeline of the Structure Plan area, particularly the key views from Tormore Reserve and from Boronia Village.*



**6.2 31 - 39 Erica Avenue, Boronia (cont'd)**

- *Visually offset the increase in building height through substantial canopy planting of indigenous trees along nature strips, between buildings and the site's street frontage due to the limited landscaping opportunities proposed.*

## Design Standards

- *In addition to the objectives of and height requirements of the overlay, the application has been assessed against the design standards and determined to be unsatisfactory.*

## Colours &amp; Materials:

- *Council's Urban Designers have recommended a number of improvements to the external appearance / finishes of the development to provide for contrast, colour, texture and variation to the built form as current plans provide for blank walls and limited variation in materials and textures.*

## Landscape Design:

- *Landscaping opportunities are limited throughout the development, with small landscape strips to the rear and side boundaries. A small communal open space has been proposed in the centre of the development however; this will be above the proposed shops and therefore significant vegetation cannot be planted in this area.*
- *The proposal does not maximise opportunities to strengthen landscape themes and do not incorporate substantial canopy planting within the development and public realm.*

In response to the requirements of the DDO7, the following is submitted:

- *The proposed six-storey built form with a maximum building height of 19.05 metres does not satisfy the maximum height requirement of the applicable precinct in the Schedule to the overlay and does not exemplify development of an outstanding architectural design to warrant a variation in the height requirements.*
- *The proposed built form does not meet the requirements and decision guidelines of the DDO7 or reflect the existing or preferred character of the area.*

## 6.2 31 - 39 Erica Avenue, Boronia (cont'd)

### 4.2 Policy Consideration

#### 4.2.1 State Planning Policy Framework

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

Key Policies:

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

- *As previously discussed, the proposed design response does not sufficiently respect its surrounding context, represent high quality urban design, or result in high levels of amenity for future residents.*
- *The proposal does not provide for a high standard of visual appearance or make a positive contribution to the public realm. The height of the development will protrude well above the roofline of existing buildings within the area and will be visible from a number of vantage points.*

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

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

## 6.2 31 - 39 Erica Avenue, Boronia (cont'd)

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

- *The proposal includes commercial tenancies at ground floor level with residential dwellings to be constructed above. While it is acknowledged these commercial tenancies and medical centre will support economic development in the wider Boronia area, the scale of the development is not sympathetic the character of the area and surrounding development as discussed throughout this report.*

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

- *As previously mentioned, while it is considered that the proposal may support the role and function of the Boronia Activity Centre, the scale of the development is not appropriate within the sites context.*
- *It is considered that the development will not provide for net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities.*

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

- *The site is located 40 metres walking distance from Boronia Train Station and bus interchange which is serviced by Bus Routes No. 737, 745B, 753, 755, 691 and 690.*
- *Boronia Station is part of the Belgrave train line which travels directly through the eastern suburbs to Melbourne's CBD and operates Monday to Saturday, 4.30am to 1.30am at various intervals and Sunday 6.00am to 12.00 am at various intervals. The Belgrave line is subject to the new 24 hours train initiative on Friday and Saturday nights.*

## 6.2 31 - 39 Erica Avenue, Boronia (cont'd)

- *Route No. 690 from Croydon Station to Boronia Station via Kilsyth operates at various intervals from 5.49am to 9.26pm Monday to Friday, Saturday from 7.41am to 9.30pm, and Sunday from 9.00am to 9.26pm.*
- *Route No. 691 operates between Waverley Garden Shopping Centre and Boronia Railway Station between 5.22am and 9:59pm Monday to Friday, between 7.29am and 8pm Saturdays and Sundays at various intervals.*
- *Route No. 737 from Croydon Station to Glen Waverley via Knox City and Monash University operates at various intervals from 6.03am to 9.52pm Monday to Friday, Saturday from 6.10am to 9.52pm, and from 8.12am to 9.49pm on Sunday.*
- *Route No. 745B from Bayswater to Boronia operates two services between 2.45pm and 6.40pm Monday to Friday.*
- *Route No. 753 provides direct access between the Glen Waverley and Bayswater activity centres, and operates between 5:51am and 9:10pm Monday to Friday, between 7:37am and 9:25pm on Saturdays, and between 9:14am and 9pm on Sundays at various intervals.*
- *Route No. 755 from Bayswater to Knox City via The Basin, Boronia, Ferntree Gully operates between 6:07am and 9:19pm Monday to Friday, between 8:16am and 9:21pm Saturdays, and between 9:19am and 9:24pm on Sundays at various intervals.*

### 4.2.2 Local Planning Policy Framework

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

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

## 6.2 31 - 39 Erica Avenue, Boronia (cont'd)

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

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

- *The subject site is located within an Activity Centre and Mixed Use Zone however; it also has interfaces with land used and developed for residential purposes. The proposed buildings are visually dominating and will not interact satisfactorily with the surrounding neighbourhood.*
- *The proposal is considered to be inconsistent with Clause 22.06 – Boronia Major Activity Centre Local Policy and does not provide for a design of exceptional quality that would justify variation to the height requirements for this area. This will be discussed further in Clause 22.06 – Boronia Major Activity Centre Local Policy and Design and Development Overlay – Schedule 7 assessment.*
- *The application was referred to Council's Urban Designer for comment who raised a number of concerns with the architectural merit and proposed urban design response.*

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

## 6.2 31 - 39 Erica Avenue, Boronia (cont'd)

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

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

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

- *The proposed development can contribute to the diversity of housing in Knox within the context of the changing household types described in Council's policies.*

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

- *The proposed built form will have a significant impact on the streetscape. The presentation to Erica Avenue and adjoining land lacks visual interest and articulation. The proposal does not provide for a high standard of visual appearance or respond appropriately to the sites context.*
- *The development has not been designed to take advantage of northern sunlight or incorporate Water Sensitive Urban Design (WSUD) features; which should be accommodated within a development of this nature / scale.*
- *The proposed development should provide a high level of accessibility as it forms part of the Boronia Major Activity Centre; this has not been demonstrated in this application.*

## 6.2 31 - 39 Erica Avenue, Boronia (cont'd)

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

- *As previously mentioned the proposal does not allow for sufficient and appropriate landscaping to support the preferred character of the area and integrate the development into the area.*

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

- *The proposed development can contribute to the diversity of housing in Knox within the context of the changing household types described in the MSS.*

### Clause 21.07 – Economic Development

The Economic Development theme relates to industrial, business and retailing activity, and provides a strong focus on Activity Centres within Knox. Boronia Activity Centre has been identified as a Major Activity Centre, which serves a smaller catchment than the principal activity centre and provide scope for investment and change in retail, office, service and residential activities.

The following objectives are applicable:

Objective 2 for Economic Objectives and Strategies is to ensure that the image and character of Knox remain as an attractive place to do business.

- *The applicant proposes a commercial component however; the development does not reflect the preferred scale of development within the Boronia Major Activity Centre.*
- *The development does not allow for sufficient and appropriate landscaping to support the preferred character of the area and help integrate the development into the area.*

Objective 6 is to ensure a hierarchy of viable, accessible activity centres with a greater range of complementary activities for domestic, business, leisure and social life with improved public transport services.

## 6.2 31 - 39 Erica Avenue, Boronia (cont'd)

- *The proposal provides for a range of uses onsite within close proximity to public transport services.*

Objective 7 is to encourage development of more viable mixes of land uses within activity centres.

- *The applicant proposes a commercial component however; the development does not reflect the scale of development within the Boronia Major Activity Centre.*

Objective 8 is to ensure activity centres are attractive and safe settings for pedestrians and make shops and services more accessible for local residents and workers.

- *The proposal is visually dominating, will not interact with the surrounding neighbourhood, and will detract from a pedestrian-friendly environment. In addition to this, there is a lack of a pedestrian linkage to / within the site and a landmarked pedestrian entry to the residential component of the development.*
- *It is acknowledged the Erica Avenue frontage contains glazed shop fronts at ground floor level which will provide for surveillance of the street.*

### Clause 22.06 – Boronia Major Activity Centre Policy

This policy applies to all land in the Boronia Major Activity Centre, being land affected by Schedule 7 of the Design and Development Overlay.

Only the land use activity objectives and land use framework are applicable to this proposal.

The land use and activity objectives are:

- To implement the land use and development vision for Boronia based on the Boronia Structure Plan.
- To enhance the Boronia Major Activity Centre as a gateway to, and a destination at, the foothills of the Dandenong Ranges.
- To define a series of identifiable precincts and promote development within these precincts.



## 6.2 31 - 39 Erica Avenue, Boronia (cont'd)

- To ensure that the centre is defined by a mix of complementary land uses providing a great place to live, and a thriving hub of activity for commerce and all aspects of community life.

Land Use Framework:

It is policy to:

- Ensure land use and development is consistent with the Land Use Framework Plan as shown on Figure 1 which forms part of the clause.
- Ensure residential development reflects the Dispersed Infill Residential, which includes locations which adjoin open spaces and reserves and are within convenient walking distance of the Boronia commercial environs and the Principal Public Transport Network.
- *It is considered that the proposal has not been designed to sensitively respond to Boronia's unique setting and viewlines towards the Dandenong Ranges. Insufficient information has been submitted to ensure these views will not be affected by the height of the proposal.*
- *The proposal does not provide for a design of exceptional quality that would justify variation to the height requirements for this area as further refinement is required in relation to street presentation, architectural expression, dwelling amenity and provision of communal facilities.*
- *The applicant proposes a mixture of uses onsite.*

## 4.3 Particular Provisions

### Clause 52.06 – Car Parking

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

Pursuant to this Clause, the development requires the provision of 103 car parking spaces onsite and as such, the applicant has applied for a reduction in the car parking spaces required onsite. See table below for breakdown of parking requirements:

**6.2 31 - 39 Erica Avenue, Boronia (cont'd)**

| Land Use             | Parking Rates   | Areas/<br>Patrons              | Parking Requirement | Proposed Provision | Shortfall in parking |
|----------------------|---|--------------------------------|---------------------|--------------------|----------------------|
| Residential          | 1 space for 2 bed<br>2 spaces for 3+ bed              | 45 x 1 or 2 beds<br>7 x 3+beds | 59 spaces           | 59 spaces          | Nil                  |
| Residential visitors | 1 space for 5 dwellings                               | 52 dwellings                   | 10 spaces           | 8 spaces           | 2 spaces             |
| Medical Centre       | 5 spaces for 1 <sup>st</sup><br>3 spaces for the rest | 4 practitioners                | 14 spaces           | 11 spaces          | 3 spaces             |
| Shop                 | 4 spaces per 100m <sup>2</sup>                        | 509m <sup>2</sup>              | 20 spaces           | 6 spaces           | 14 spaces            |
| Total                |   |                                | 103 spaces          | 84 spaces          | 19 spaces            |

- *In order to address the shortfall of 19 spaces, the applicant's traffic consultant has undertaken an empirical assessment on the reduction of car parking and on-street parking survey for availability. This has identified sufficient car parking spaces to accommodate the shortfall of car parking spaces and Council's Traffic Engineers do not object to this approach.*
- *With the site directly across the Boronia train station, bus interchange and in close proximity to Boronia Village Shopping Centre, it is expected that there will be combined trips generated between visitors, patrons to the medical centre and shops. Council also recognises that there are realistic opportunities to use alternative transport to access the site. Together, with a reasonable level of on-street parking availability, the provision of car parking is considered as satisfactory.*
- *It is acknowledged there is a lack of all day parking around Boronia Activity Centre. As such, Council Traffic Engineers have noted there must be some staff parking within the ground floor carpark for the shops.*
- *Council's Traffic Engineers have not raised concerns with the ability for the street network to accommodate additional traffic generated from the development.*

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

## **6.2 31 - 39 Erica Avenue, Boronia (cont'd)**

Design Standard 1: Accessways – *Can Comply. A condition of any permit issued would require that the letter boxes have a maximum height of 900mm and that meter boxes are outside the driveway sightline splay area.*

Design Standard 2: Car Parking Spaces – *Can comply. A condition of any permit issued will require some car spaces to be increased in length and visitor spaces to be line marked, sign posted and identifiable.*

Design Standard 3: Gradients – *Complies.*

Design Standard 4: Mechanical Parking – *Not applicable.*

Design Standard 5: Urban Design – *Complies.*

Design Standard 6: Safety – *Can comply. Should a permit be issued, conditions of permit would be require appropriate signage at entry and exit points.*

Design Standard 7: Landscaping – *Complies.*

### Clause 52.34 – Bicycle Facilities

A new use must not commence until the required bicycle facilities and associated signed have been provided on the land.

- *A total of 16 bicycle parking spaces for residents and 1 visitor space for the medical centre are required. Therefore a total of 17 bicycle spaces are required. These do not appear to have been accommodated onsite.*
- *The bicycle spaces for residents must be provided either in a bicycle locker or at a bicycle rail in a lockable compound located in a common area within the building.*
- *A condition of any permit issued would require provision of bicycle facilities in accordance with Table 1 to Clause 52.34-3.*

## **4.4 Guidelines for Higher Density Residential Development (2004)**

The guidelines within this document promote well designed high density housing with Activity Centres when considering the context of the site and surrounds, building design and envelope, layout and design and open space and landscape design.

## 6.2 31 - 39 Erica Avenue, Boronia (cont'd)

The guidelines are structured around six elements of design consideration, each of which contains design objectives and a corresponding set of design suggestions. An assessment has been made against each of the relevant elements.

### Element 1- Urban Context

*Does not comply – As previously discussed, the proposed urban design response does not sufficiently respect its surrounding context, represent high quality urban design, or result in high levels of amenity for future residents.*

*The scale, height and massing of the proposed development does not reflect the existing or preferred character of the area. The proposal does not provide for a design of exceptional quality that would justify variation to the height requirements for this area as further refinement is required in relation to street presentation, architectural expression, dwelling amenity and provision of communal facilities. In addition to this, insufficient space has been provided to appropriately 'screen' these facades.*

*As such it is considered that the proposal does not achieve this element.*

### Element 2 – Building Envelope

*Does not comply – The application proposes a six (6) storey building (not including basement level) that will reach a maximum height of 19.05 metres with the northern portion of the development reaching four (4) storeys and a maximum height of 12.5 metres; this significantly exceeds the 4 storey / 14 metres and 3 storey / 11 metres (respectively).*

*The proposal displays strong level of non-compliance with the Design and Development Overlay – Schedule 7 and Clause 22.06 and is not a design of exceptional quality that would justify variation to the height requirements.*

*Council's Urban Design referral includes a number of suggested improvements in relation to street presentation, architectural expression, dwelling amenity and provision of communal facilities however; these are not appropriate to be addressed through conditions of permit.*

### Element 3 –Street Pattern and Streetscape Quality

*Does not comply – The development does not allow for sufficient and appropriate landscaping to support the preferred character of the area.*

## **6.2 31 - 39 Erica Avenue, Boronia (cont'd)**

*While it is acknowledged the Erica Avenue frontage contains glazed shop fronts at ground floor level which will provide for surveillance of the street, the proposed scale of development is considered to be a dominant element when viewed from the public realm; particularly with this frontage being constructed with a 3 storey hard edge to the frontage.*

*The proposal does not provide for a high standard of visual appearance or make a positive contribution to the public realm as discussed throughout this report.*

### Element 4 – Circulation and Services

*Can comply subject to conditions on any permit to issue as discussed above at Section 4.3 of this report.*

### Element 5 – Building Layout and Design

*Does not comply – While it is acknowledged the proposed development provides for a range of two and three bedroom dwellings, and will provide flexibility for future occupants; the buildings will not provide a good standard of natural lighting and ventilation to all internal common property areas. The building is not of high architectural quality and will not promote visual interest.*

### Element 6 – Open Space and Landscape Design

*Complies – The proposal does provide for communal / shared private open space in the centre of the site however; this is only approximately 40 square metres in size and will be overshadowed for the entire day therefore; limiting the usability of this area.*

*The proposed development provides for private balconies to each dwelling, which have been designed to integrate into the overall building design and façade composition.*

## **4.5 General Decision Guidelines**

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

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

**6.2 31 - 39 Erica Avenue, Boronia (cont'd)****5. CONCLUSION**

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

- *Overall, it is considered the proposal does not satisfy the requirements of the State and Local Planning Policy Framework (including the Municipal Strategic Statement); the Zone and Overlay controls (including ResCode); and Council's Boronia Major Activity Centre Local Policy (Clause 22.06).*
- *The proposal is not a design of exceptional quality that would justify variation to the height requirements of the Design and Development Overlay – Schedule 7.*
- *The design and siting of the proposed development is not considered to be compatible with the preferred character of the area. The proposal will have a detrimental impact on the neighbourhood and landscape character of the area, as well as views to the Dandenong Ranges.*
- *The development does not provide an appropriate balance between the need for additional housing within an established urban area while ensuring the amenity of occupants and adjoining residents is not compromised.*
- *The proposal does not provide for a high standard of visual appearance or make a positive contribution to the public realm.*
- *The development does not allow for sufficient and appropriate landscaping to support the preferred character of the area and help integrate the development into the area.*

**6. CONFIDENTIALITY**

There are no confidentiality issues associated with this report.

**RECOMMENDATION**

**That Council issue a Notice of Decision to Refuse to Grant a Permit for the construction of a six (6) storey building containing 52 dwellings, three (3) shops and a medical centre; and reduction in car parking at 31 – 39 Erica Avenue, Boronia, based on the following grounds:**

**6.2 31 - 39 Erica Avenue, Boronia (cont'd)****Recommendation (cont'd)**

1. The proposal fails to satisfy relevant State Planning Policy Framework strategies and objectives, particularly Clause 15 (Built Environment and Heritage) and Clause 16 (Housing) of the Knox Planning Scheme.
2. The proposal fails to satisfy relevant Local Planning Policy Framework objectives and strategies, particularly Clause 15.01-1 (Urban Design), Clause 21.04 (Urban Design), Clause 21.05 (Housing) and Clause 22.06 (Boronia Major Activity Centre Local Policy) of the Knox Planning Scheme.
3. The proposal fails to comply with the purpose of the Mixed Use Zone (Clause 32.04) as it will not support the role, scale or function of the Boronia Activity Centre without impacting upon the existing and preferred character of the area.
4. The proposal is not a design of exceptional quality that would justify variation to the height requirements of the Design and Development Overlay – Schedule 7.
5. The proposal fails to comply with the design objectives and standards of the Design and Development Overlay – Schedule 7.
6. The proposed design response does not represent high quality urban design which reflects the preferred neighbourhood character, due to height, scale and siting of buildings and resultant impact on the amenity of adjoining residential properties.
7. The proposal does not satisfy the objectives of the Guidelines for Higher Density Residential Development (2004); more specifically:
  - Element 1 - Urban Context
  - Element 2 – Building Envelopes
  - Element 3 – Street Pattern and Streetscape Quality
  - Element 5 – Building Layout and Design
8. Insufficient space has been made available to provide for meaningful landscaping to integrate the development into the area and maintain the landscape character of the area.

**6.2 31 - 39 Erica Avenue, Boronia (cont'd)**

*Report Prepared By: Principal Planner - (Michelle Willis)*

*Report Authorised By: Director – City Development  
(Angelo Kourambas)*





### Knox City Council REPORT APPENDIX A

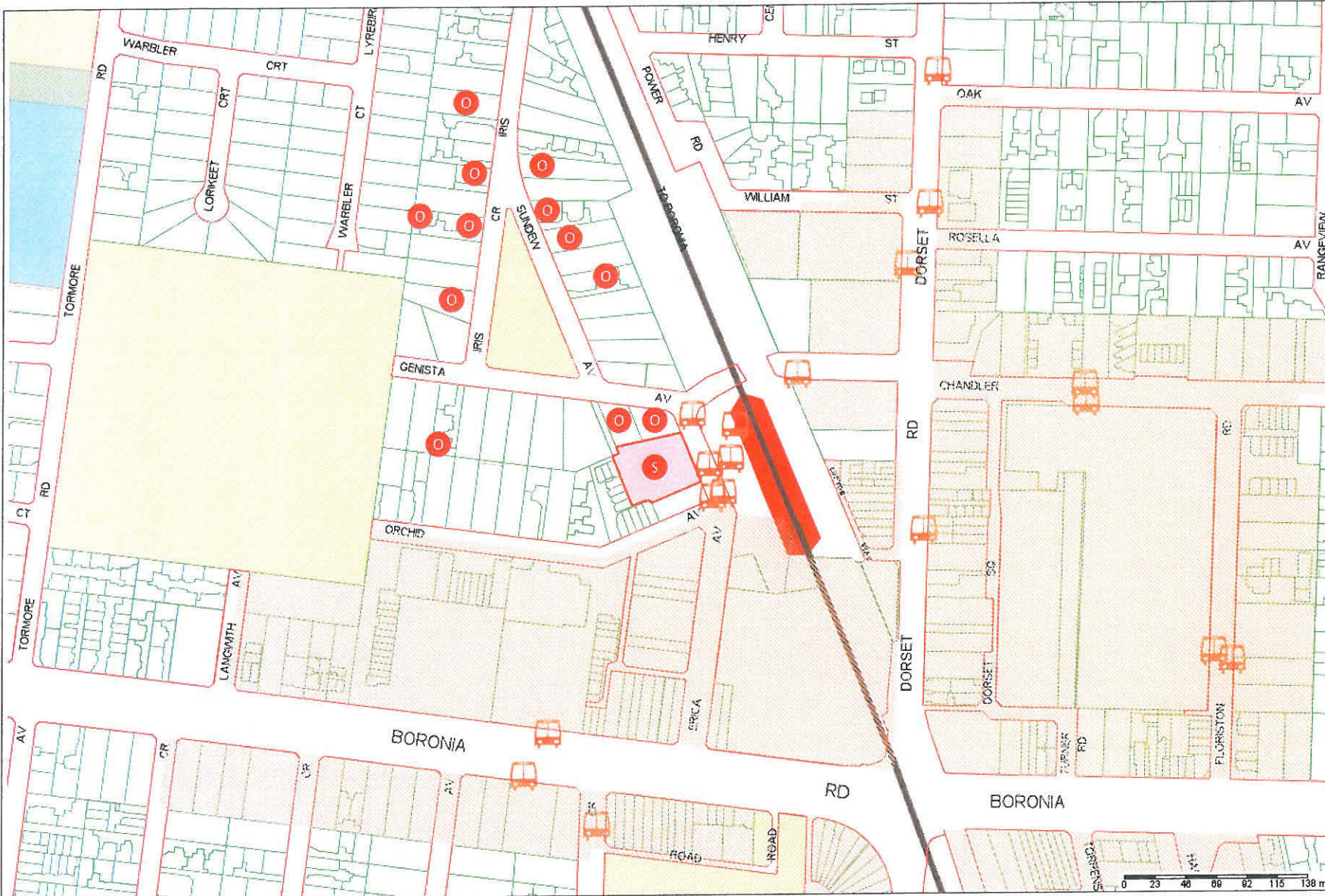
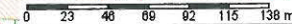
|                           |   |
|---------------------------|---|
| <b>Location</b>           | Melway 64 K9  |
| <b>Property Address</b>   | 31-39 Erica Avenue, BORONIA   |
| <b>Application Number</b> | P/2016/6199   |
| <b>Description</b>        | The construction of a six (6) storey building containing 52 dwellings, three (3) shops and a medical centre, and reduction in car parking |
| <b>Ward</b>               | Baird   |

#### LEGEND:

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



Scale: 1:3000



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

1. Whilst every endeavor has been made to ensure that the mapping information is current and accurate, no responsibility or liability is taken by Knox City Council or any of the above organizations in respect to inaccuracy, errors, omissions or for actions based on this information.
2. Planning information should be used only as a means of preliminary investigation. For accurate overlay information please obtain a Planning Certificate from the Department of Infrastructure.
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4. Drainage and flood extent information has been provided to Council on a yearly basis by Melbourne Water for indicative purposes only. Where the latest Melbourne Water drainage and flood extent mapping is critical, please contact Melbourne Water.



**Knox City Council**  
REPORT APPENDIX A

|                           |   |
|---------------------------|---|
| <b>Location</b>           | Melway 64 K9  |
| <b>Property Address</b>   | 31-39 Erica Avenue, BORONIA   |
| <b>Application Number</b> | P/2016/6199   |
| <b>Description</b>        | The construction of a six (6) storey building containing 52 dwellings, three (3) shops and a medical centre, and reduction in car parking |
| <b>Wardname</b>           | Baird   |

**LEGEND:**

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



Scale: 1:3000



**DISCLAIMER:**

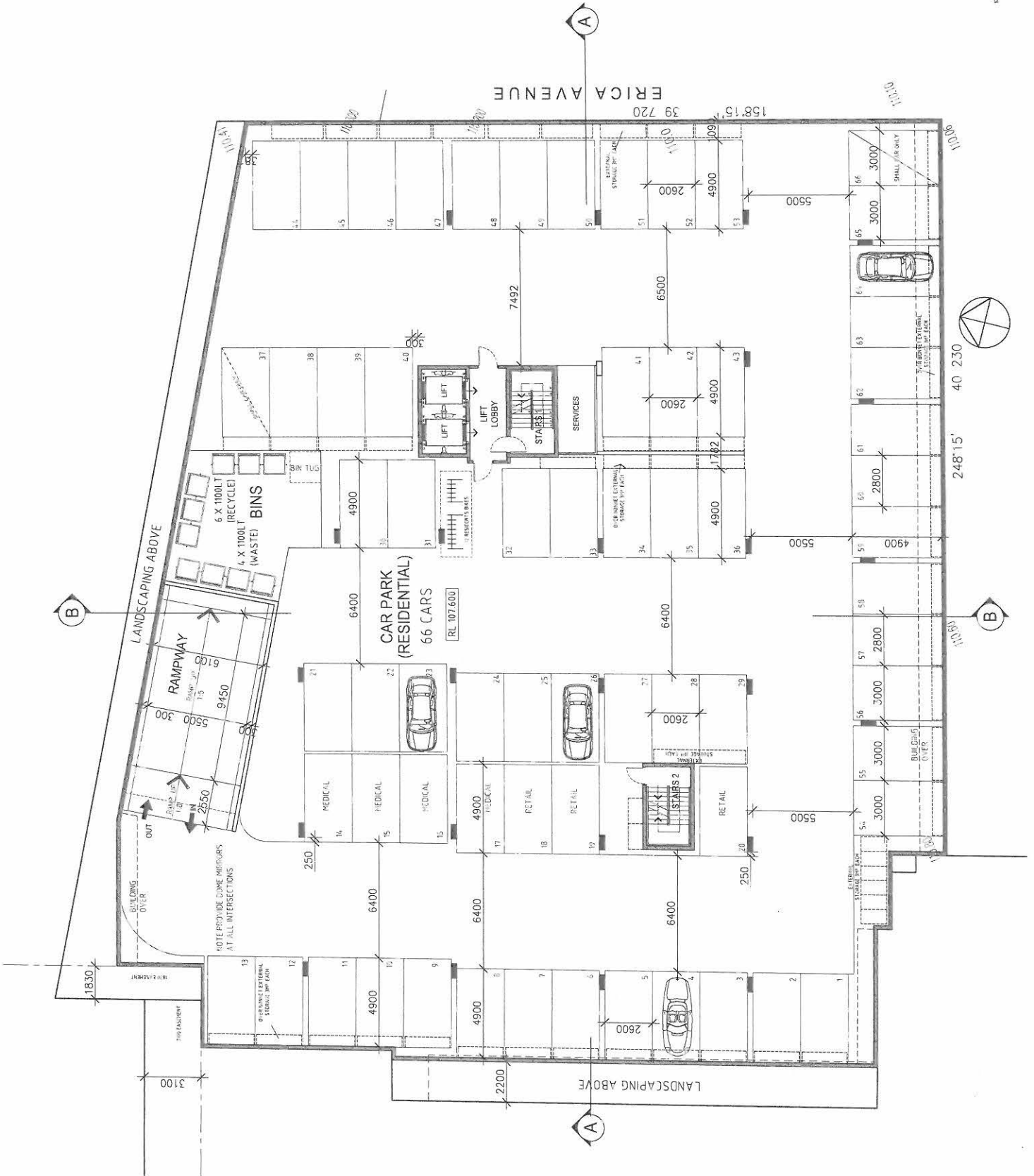
Roads and Title Boundaries - State of Victoria, Knox City Council  
Planning Scheme Information - DPCD, Knox City Council  
Aerial Photography - AAM (Flown January 2013 - unless otherwise stated)  
Melbourne Water Drainage Information - Melbourne Water

1. Whilst every endeavor has been made to ensure that the mapping information is current and accurate, no responsibility or liability is taken by Knox City Council or any of the above organizations in respect to inaccuracy, errors, omissions or for actions based on this information.
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4. Drainage and flood extent information has been provided to Council on a yearly basis by Melbourne Water for indicative purposes only. Where the latest Melbourne Water drainage and flood extent mapping is critical, please contact Melbourne Water.

31-39 ERICA AVENUE BORONIA APPENDIX B

RFI RESPONSE

|  |  |  |                |                   |
|--|--|--|----------------|-------------------|
| Project<br>31 - 39 ERICA AVENUE<br>BORONIA<br>52 DWELLING, SHOPS<br>AND MEDICAL CENTRE |  | Date<br>JULY 2016  |                | Revision No<br>01 |
| Title<br>BASEMENT PLAN   |  | Drawn<br>CC/JSSY   | Scale<br>1:100 |                   |
|  |  | Job No<br>1607   |                |                   |
|  |  | Drawing No<br>TP03   |                |                   |
|  |  | Peter L. Brown Architects Pty Ltd<br>8 Coor Rd, Warriston Qld 4603<br>Ph: (07)542 7864<br>Fax: (07)542 7507<br>E-mail: p.l.brown@pba.com.au<br>A.B.N. 65 072 416 287 |                |                   |



# 31-39 ERICA AVENUE BORONIA APPENDIX B

| Area         | Area          | Area          | Area          |
|--------------|---------------|---------------|---------------|
| Shed         | 100.00        | 100.00        | 100.00        |
| Landscaping  | 100.00        | 100.00        | 100.00        |
| Other        | 100.00        | 100.00        | 100.00        |
| <b>TOTAL</b> | <b>200.00</b> | <b>200.00</b> | <b>200.00</b> |

| Level        | Area          | Area          | Area          |
|--------------|---------------|---------------|---------------|
| Level 1      | 100.00        | 100.00        | 100.00        |
| Level 2      | 100.00        | 100.00        | 100.00        |
| Level 3      | 100.00        | 100.00        | 100.00        |
| <b>TOTAL</b> | <b>300.00</b> | <b>300.00</b> | <b>300.00</b> |

| Level        | Area          | Area          | Area          |
|--------------|---------------|---------------|---------------|
| Level 1      | 100.00        | 100.00        | 100.00        |
| Level 2      | 100.00        | 100.00        | 100.00        |
| Level 3      | 100.00        | 100.00        | 100.00        |
| <b>TOTAL</b> | <b>300.00</b> | <b>300.00</b> | <b>300.00</b> |

| Level        | Area          | Area          | Area          |
|--------------|---------------|---------------|---------------|
| Level 1      | 100.00        | 100.00        | 100.00        |
| Level 2      | 100.00        | 100.00        | 100.00        |
| Level 3      | 100.00        | 100.00        | 100.00        |
| <b>TOTAL</b> | <b>300.00</b> | <b>300.00</b> | <b>300.00</b> |

| Level        | Area          | Area          | Area          |
|--------------|---------------|---------------|---------------|
| Level 1      | 100.00        | 100.00        | 100.00        |
| Level 2      | 100.00        | 100.00        | 100.00        |
| Level 3      | 100.00        | 100.00        | 100.00        |
| <b>TOTAL</b> | <b>300.00</b> | <b>300.00</b> | <b>300.00</b> |

| Level        | Area          | Area          | Area          |
|--------------|---------------|---------------|---------------|
| Level 1      | 100.00        | 100.00        | 100.00        |
| Level 2      | 100.00        | 100.00        | 100.00        |
| Level 3      | 100.00        | 100.00        | 100.00        |
| <b>TOTAL</b> | <b>300.00</b> | <b>300.00</b> | <b>300.00</b> |

| Level        | Area          | Area          | Area          |
|--------------|---------------|---------------|---------------|
| Level 1      | 100.00        | 100.00        | 100.00        |
| Level 2      | 100.00        | 100.00        | 100.00        |
| Level 3      | 100.00        | 100.00        | 100.00        |
| <b>TOTAL</b> | <b>300.00</b> | <b>300.00</b> | <b>300.00</b> |

| Level        | Area          | Area          | Area          |
|--------------|---------------|---------------|---------------|
| Level 1      | 100.00        | 100.00        | 100.00        |
| Level 2      | 100.00        | 100.00        | 100.00        |
| Level 3      | 100.00        | 100.00        | 100.00        |
| <b>TOTAL</b> | <b>300.00</b> | <b>300.00</b> | <b>300.00</b> |

| Level        | Area          | Area          | Area          |
|--------------|---------------|---------------|---------------|
| Level 1      | 100.00        | 100.00        | 100.00        |
| Level 2      | 100.00        | 100.00        | 100.00        |
| Level 3      | 100.00        | 100.00        | 100.00        |
| <b>TOTAL</b> | <b>300.00</b> | <b>300.00</b> | <b>300.00</b> |

| Level        | Area          | Area          | Area          |
|--------------|---------------|---------------|---------------|
| Level 1      | 100.00        | 100.00        | 100.00        |
| Level 2      | 100.00        | 100.00        | 100.00        |
| Level 3      | 100.00        | 100.00        | 100.00        |
| <b>TOTAL</b> | <b>300.00</b> | <b>300.00</b> | <b>300.00</b> |

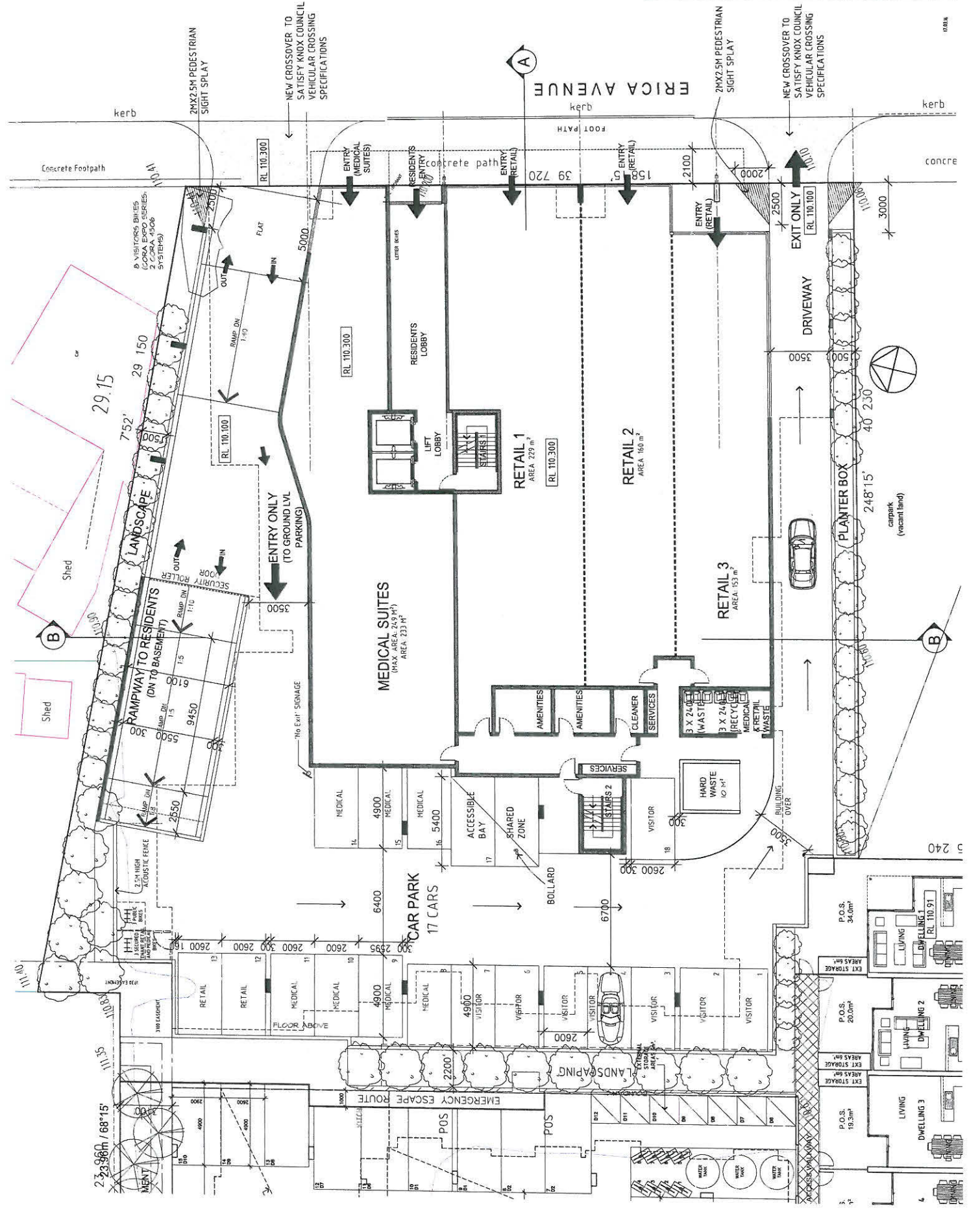
**RF RESPONSE**

Project: 31 - 39 ERICA AVENUE BORONIA  
 52 DWELLING, SHOPS AND MEDICAL CENTRE

Title: GROUND FLOOR PLAN

Drawn: CC/CSY Date: JULY 2016  
 Job No: 1607 Scale: 1:100  
 Drawing No: TP04 Revision No: 01

Prepared by: P. Brown Architects Pty. Ltd.  
 8 Crown Pt. Heatham East. Vic. 3133  
 Ph: (03) 9382 7968 Fax: (03) 9382 7907  
 E-mail: p.abraham@pa.com.au  
 A.S.N. 185 000 418 237

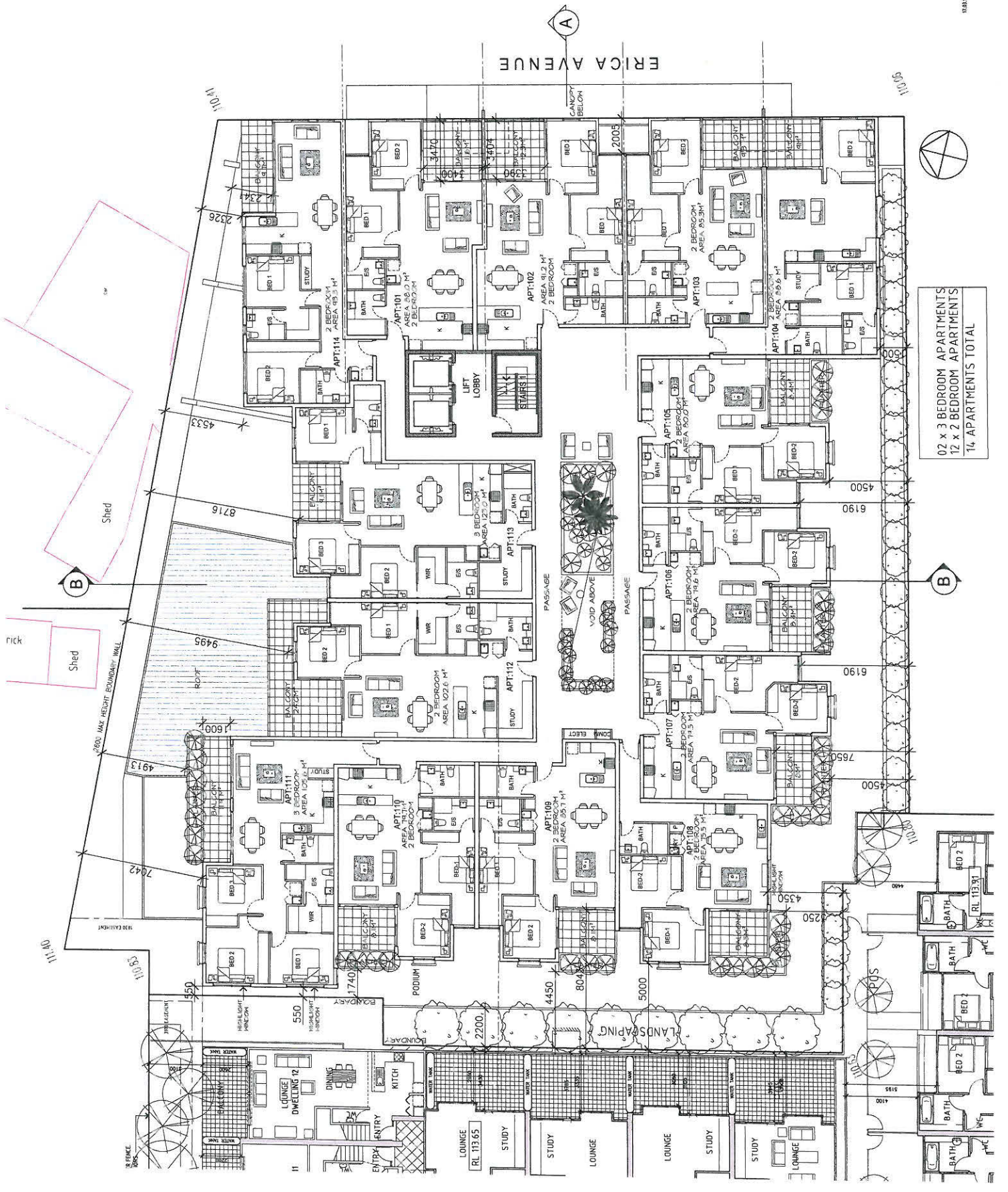


1/2016

# 31-39 ERICA AVENUE BORONIA APPENDIX B

## RF RESPONSE

|  |            |   |             |
|--|------------|---|-------------|
| Project  |            | 31 - 39 ERICA AVENUE<br>BORONIA<br>S2 DWELLING, SHOPS<br>AND MEDICAL CENTRE |             |
| Title  |            | LEVEL 1<br>FLOOR PLAN   |             |
| Drawn  | Date       | Scale   | Revision No |
| CC   | JULY 2016  | 1:100   | 01          |
| Job No   | Drawing No |   | Revision No |
| 1607   | TP05       |   | 01          |
| Peter L. Brown Architects Pty. Ltd.<br>8 Davis St. Hawthorn East. VIC 3123<br>Ph: (03)9882 2966<br>Fax: (03)9882 2907<br>E-mail: p.l.brown@p.l.brown.com.au<br>A.B.N. 85 076 416 337 |            |   |             |



02 x 3 BEDROOM APARTMENTS  
12 x 2 BEDROOM APARTMENTS  
1/4 APARTMENTS TOTAL

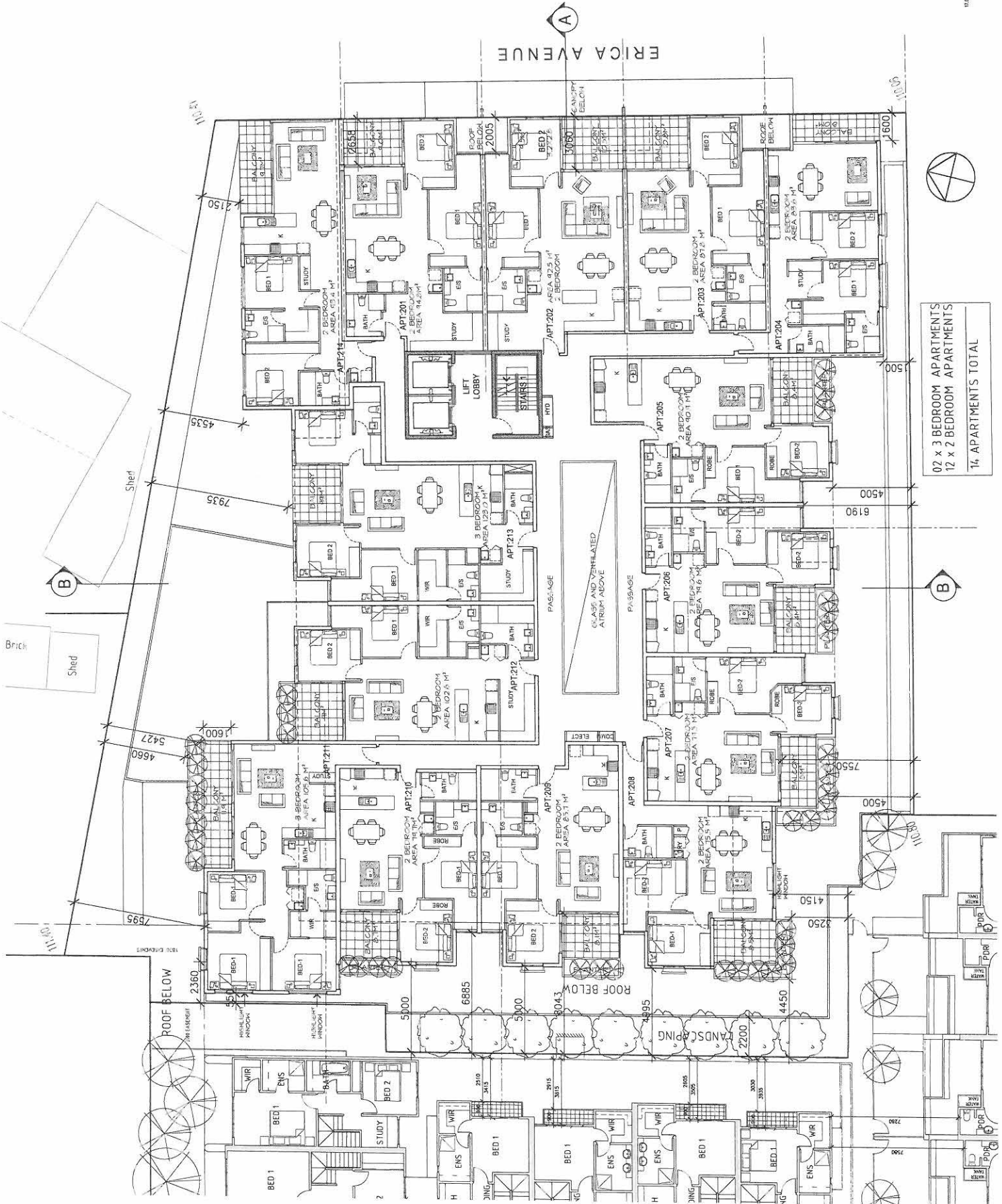
# 31-39 ERICA AVENUE BORONIA APPENDIX B

## RFI RESPONSE

|   |                |                    |                   |
|---|----------------|--------------------|-------------------|
| Project<br>31 - 39 ERICA AVENUE<br>BORONIA<br>52 DWELLING + SHOPS<br>AND MEDICAL CENTRE |                | Date<br>JULY 2016  | Revision No<br>01 |
| Title<br>LEVELS 2<br>FLOOR PLAN   |                | Scale<br>1:100     |                   |
| Drawn<br>C/S/SY   | Job No<br>1607 | Drawing No<br>TP06 |                   |

Peter L. Brown Architects Pty. Ltd.  
 9 Evans St. Heidelberg Vic. 3072  
 Ph: (03) 9478 7700  
 Fax: (03) 9478 7707  
 E-mail: info@peterbrown.com.au  
 A.S.N. 15 075 418 207

17/013



02 x 3 BEDROOM APARTMENTS  
 12 x 2 BEDROOM APARTMENTS  
 14 APARTMENTS TOTAL

# 31-39 ERICA AVENUE BORONIA APPENDIX B

## RF RESPONSE

|  |                |                    |                    |
|--|----------------|--------------------|--------------------|
| Project<br>31 - 39 ERICA AVENUE<br>BORONIA<br>52 DWELLING, SHOPS<br>AND MEDICAL CENTRE   |                | Date<br>JULY 2015  | Revision No.<br>01 |
| Title<br>LEVEL 3<br>FLOOR PLAN   |                | Scale<br>1:100     |                    |
| Drawn<br>CJ/SJSY   | Job No<br>1607 | Drawing No<br>TP07 |                    |
| Project L. Brown Architects Pty Ltd<br>8 Coors R. Walkers Court Melb 3203<br>Ph: (03)9882 7988<br>Fax: (03)9882 7907<br>E-mail: info@lba.com.au<br>A.B.N. 65 076 412 287 |                |                    |                    |

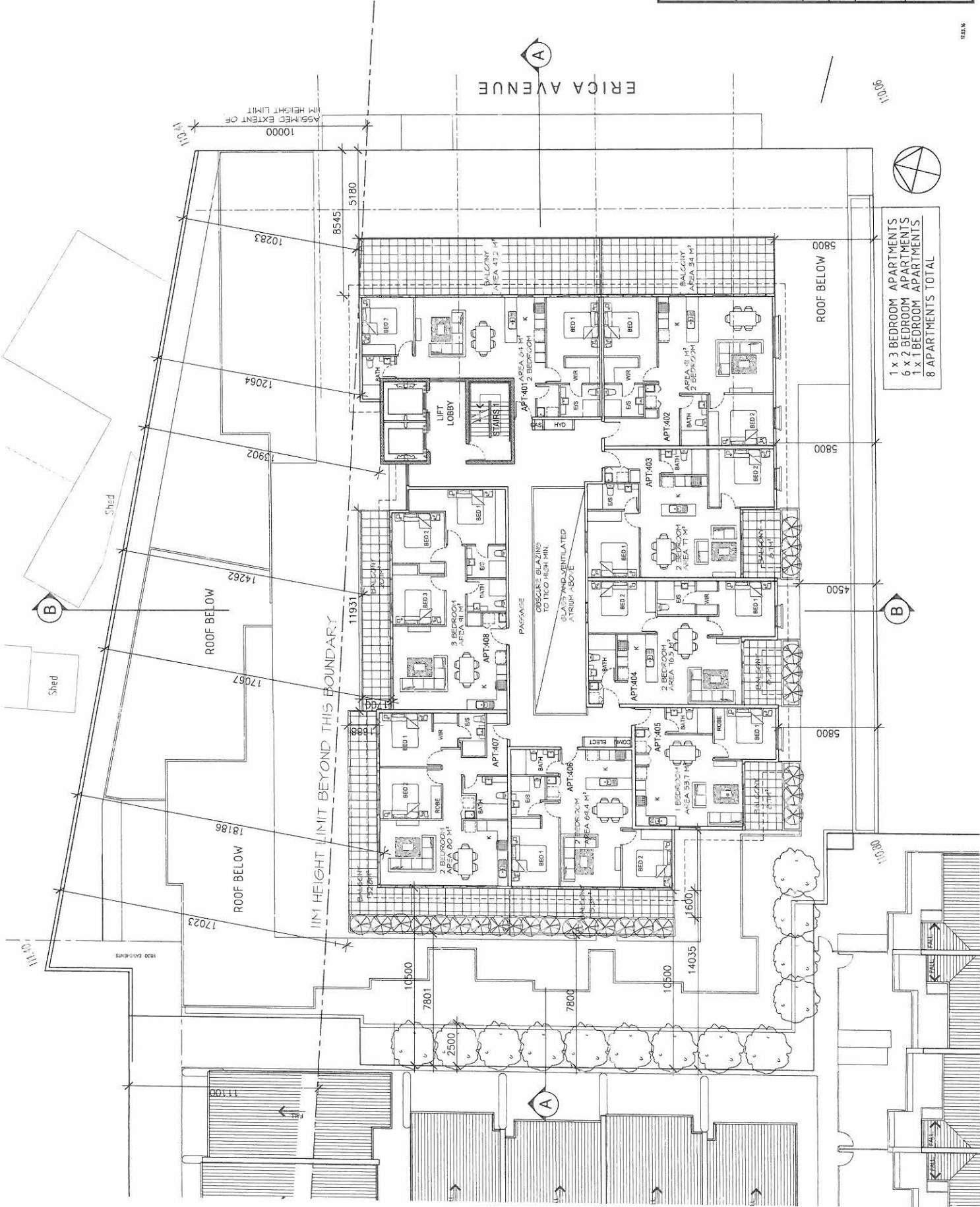


2 x 3 BEDROOM APARTMENTS  
 7 x 2 BEDROOM APARTMENTS  
 2 x 1 BEDROOM APARTMENTS  
 11 APARTMENTS TOTAL

# 31-39 ERICA AVENUE BORONIA APPENDIX B

RFRESPONSE

|  |                    |  |                   |
|--|--------------------|--|-------------------|
| Project<br>31 - 39 ERICA AVENUE<br>BORONIA<br>52 DWELLING, SHOPS<br>AND MEDICAL CENTRE |                    | Date<br>JULY 2016  | Revision No<br>01 |
| Drawn<br>CE/SSY  | Scale<br>1:500     | Title<br>LEVEL 4<br>FLOOR PLAN   |                   |
| Job No<br>1607   | Drawing No<br>TP08 | P. L. Brown Architects Pty. Ltd.<br>9 Corn St. Northcote Vic. 3070<br>Ph: (03)9482 7948<br>Fax: (03)9482 7927<br>E-mail: p.l.brown@p.l.brown.com.au<br>ABA: 65 076 416 197 |                   |



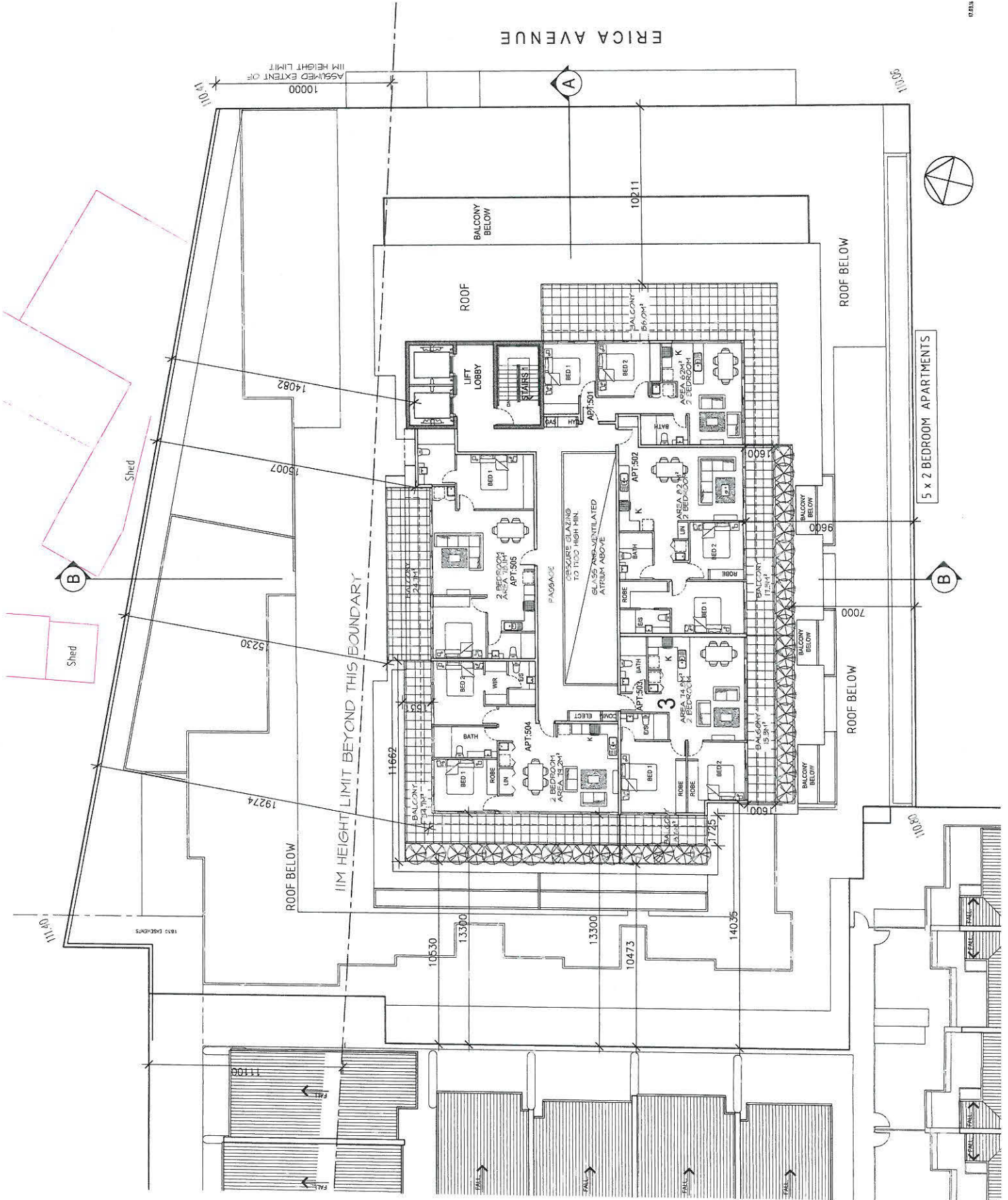
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 6 x 2 BEDROOM APARTMENTS  
 1 x 1 BEDROOM APARTMENTS  
 8 APARTMENTS TOTAL



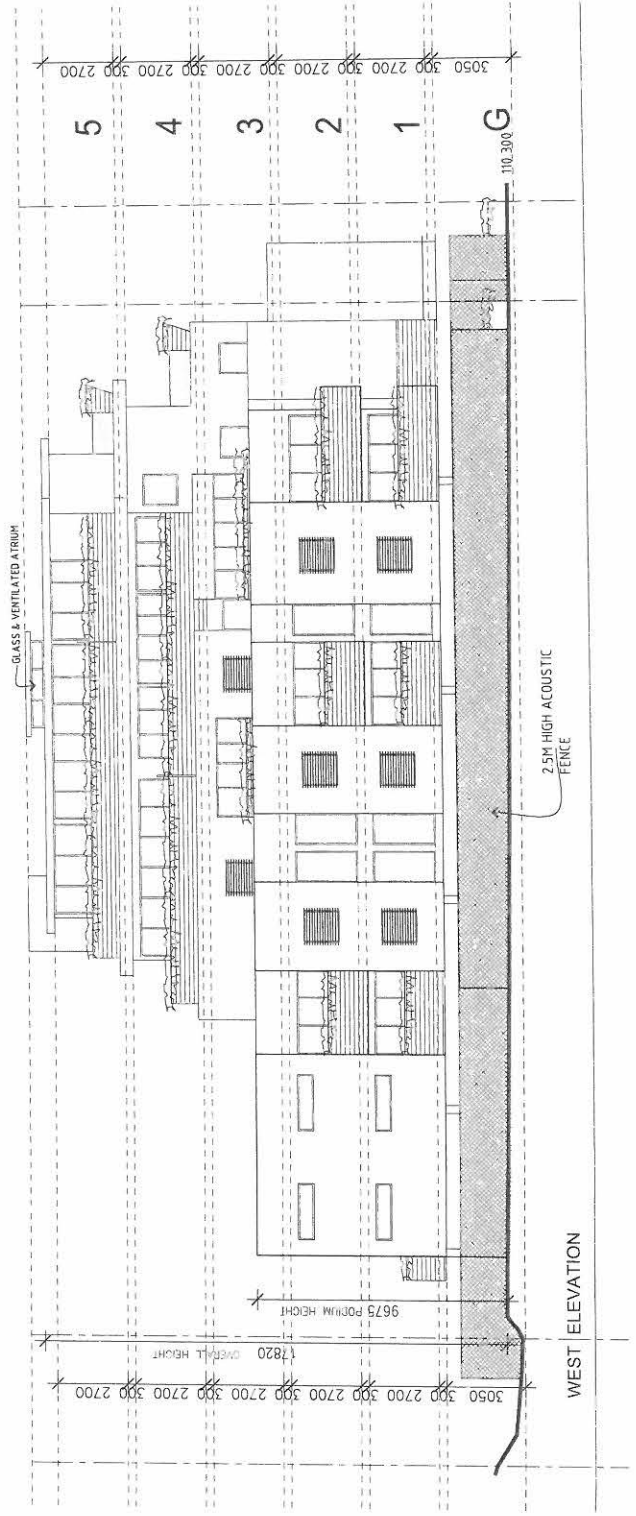
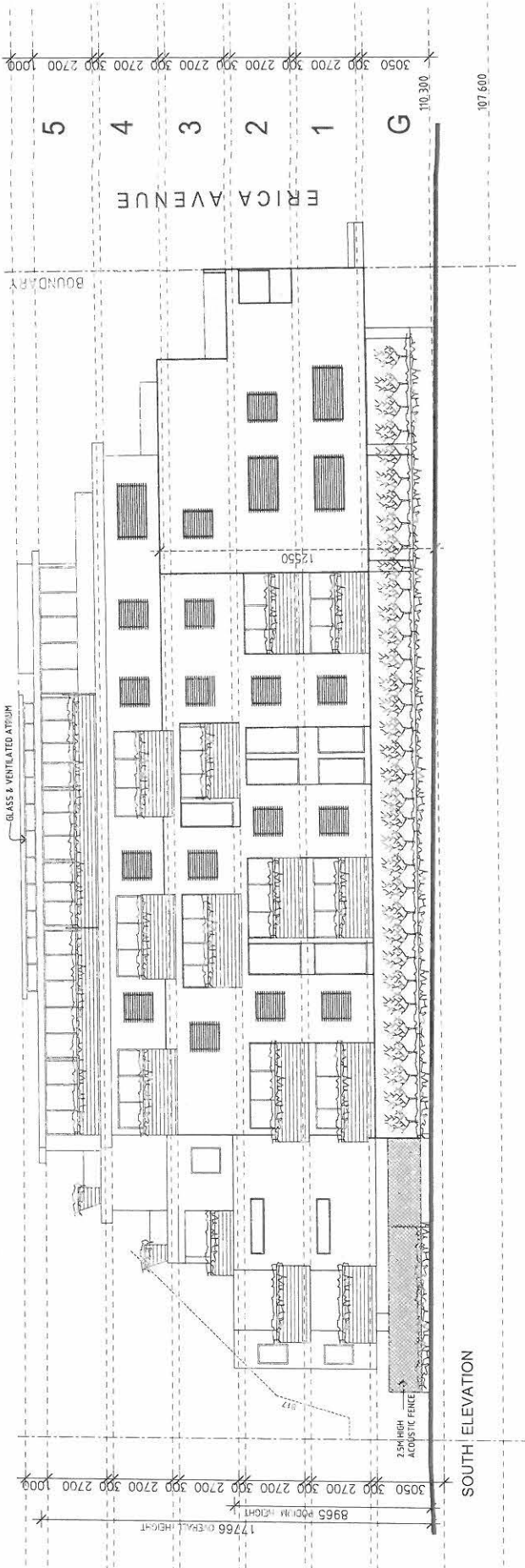
# 31-39 ERICA AVENUE BORONIA APPENDIX B

## RFI RESPONSE

|  |                |                    |                   |
|--|----------------|--------------------|-------------------|
| Project<br>31 - 39 ERICA AVENUE<br>BORONIA<br>52 DWELLING, SHOPS<br>AND MEDICAL CENTRE   |                | Date<br>JULY 2016  | Revision No<br>01 |
| Title<br>LEVEL 5<br>FLOOR PLAN   |                | Scale<br>1:100     |                   |
| Drawn<br>CC/SSJ  | Job No<br>1607 | Drawing No<br>TP09 |                   |
| Paper: L. Brown Architects Pty. Ltd.<br>5 Cross St. Hornsby NSW 1505-3133<br>Ph: (02) 9482 7966<br>Fax: (02) 9482 7907<br>E-mail: l.abbott@brown.com.au<br>A.S.N. 85 079 418 287 |                |                    |                   |



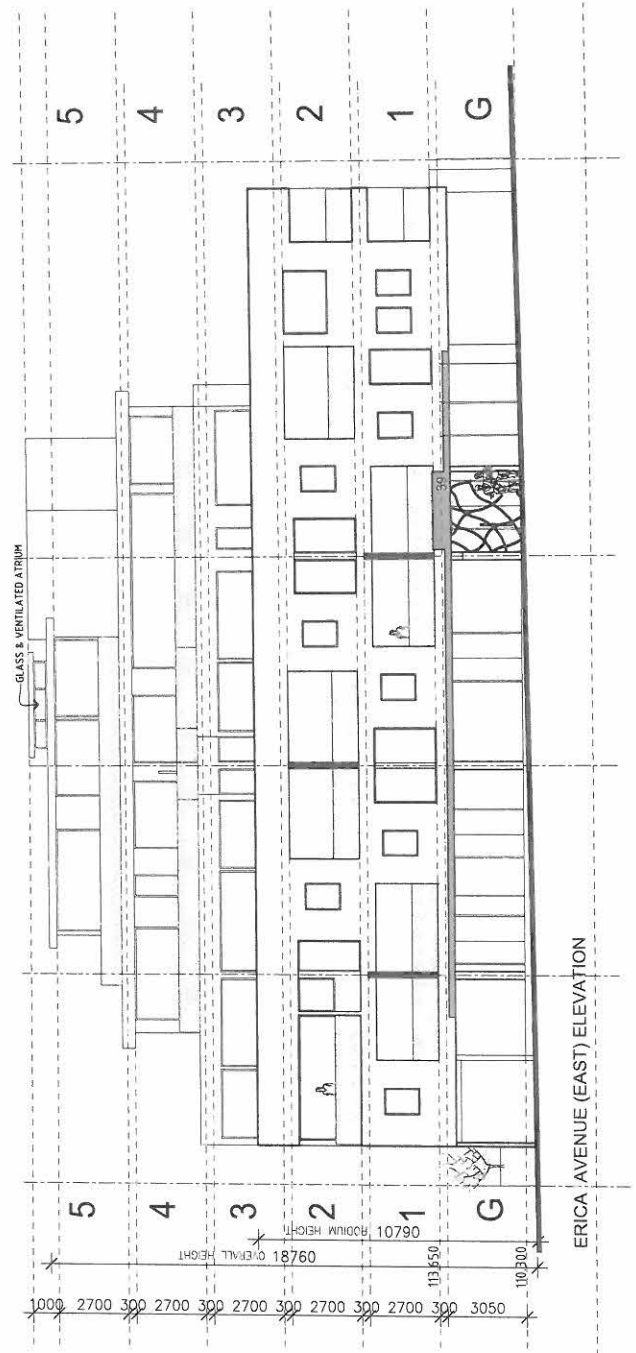
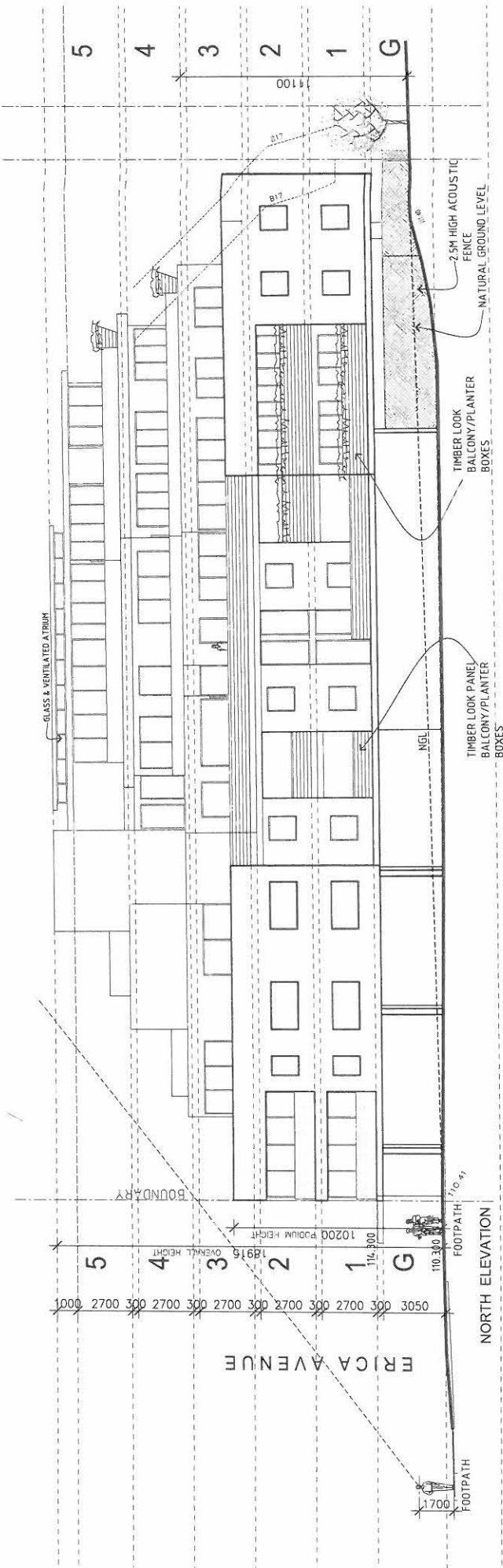
# 31-39 ERICA AVENUE BORONIA APPENDIX B



## RFI RESPONSE

|   |  |                    |  |                   |
|---|--|--------------------|--|-------------------|
| Project<br>31 - 39 ERICA AVENUE<br>BORONIA<br>53 DWELLING + SHOPS<br>AND MEDICAL CENTRE   |  | Date<br>JULY 2016  |  | Revision No<br>01 |
| Drawn<br>CC/SS/SY   |  | Scale<br>1:100     |  |                   |
| Job No<br>1607  |  | Drawing No<br>TP11 |  | 01                |
| Peter L. Erwin Architects Pty Ltd<br>4/100-102 Erwin Court, Northcote<br>VIC 3070<br>Tel: (03) 9462 2866<br>Email: p.l.erwin@peterl.com.au<br>A.B.N. 85 070 418 287 |  |                    |  |                   |

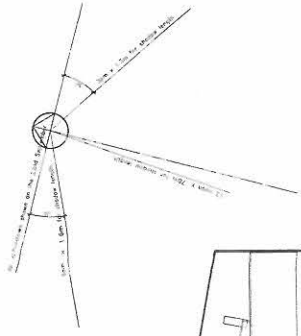
# 31-39 ERICA AVENUE BORONIA APPENDIX B



## RFI RESPONSE

|  |      |   |           |
|--|------|---|-----------|
| Project  |      | 31 - 39 ERICA AVENUE<br>BORONIA<br>53 DWELLING, SHOPS<br>AND MEDICAL CENTRE |           |
| Title  |      | ELEVATIONS NORTH & EAST   |           |
| Drawn  | CC   | Date  | JULY 2016 |
| Job No   | 1607 | Scale   | 1:100     |
| Drawing No   | TP12 | Revision No   | 01        |
| Peter L. Brown Architects Pty. Ltd.<br>8 Esme St. Marston East. Vic.3223<br>Ph: (03)9482 7968<br>Fax: (03)9482 7507<br>E-mail: info@pblbrown.com.au<br>A.B.N. 85 076 416 327 |      |   |           |

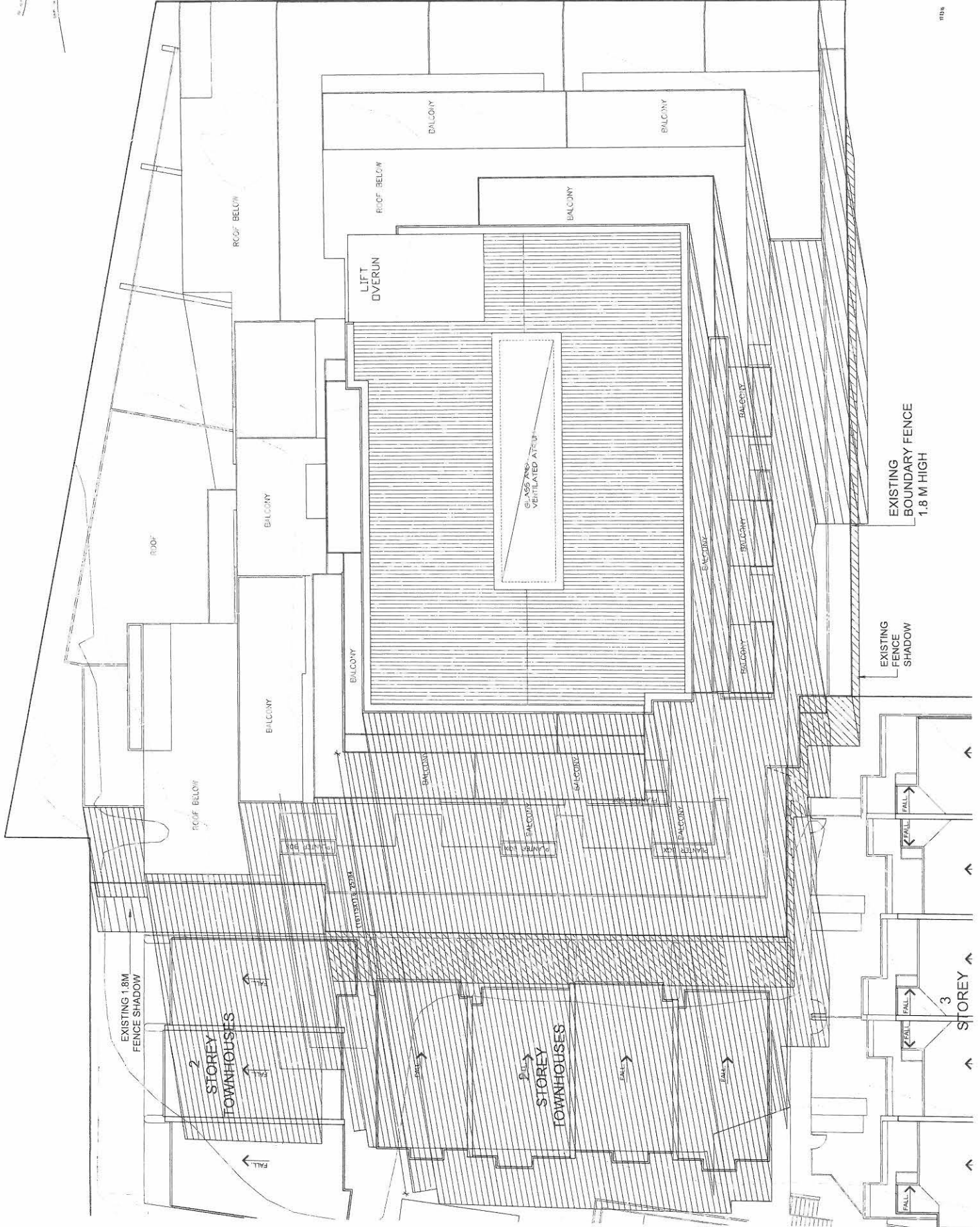
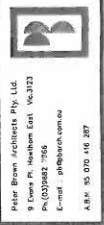
# 31-39 ERICA AVENUE BORONIA APPENDIX B



|              |   |
|--------------|---|
| Project      | 31 - 39 ERICA AVENUE<br>BORONIA<br>53 DWELLING, SHOPS<br>AND MEDICAL CENTRE |
| Title        | ROOF PLAN &<br>SHADOW DIAGRAM @ 9AM   |
| Drawn        | SSV   |
| Date         | JULY 2016   |
| Job No.      | 1607  |
| Scale        | 1:100 @ A1  |
| Drawing No.  | A16   |
| Revision No. | 01  |

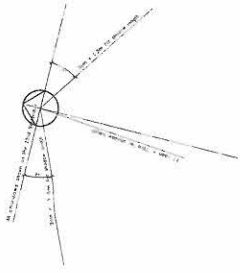
## R.F.I RESPONSE

|              |   |
|--------------|---|
| Project      | 31 - 39 ERICA AVENUE<br>BORONIA<br>53 DWELLING, SHOPS<br>AND MEDICAL CENTRE |
| Title        | ROOF PLAN &<br>SHADOW DIAGRAM @ 9AM   |
| Drawn        | SSV   |
| Date         | JULY 2016   |
| Job No.      | 1607  |
| Scale        | 1:100 @ A1  |
| Drawing No.  | A16   |
| Revision No. | 01  |



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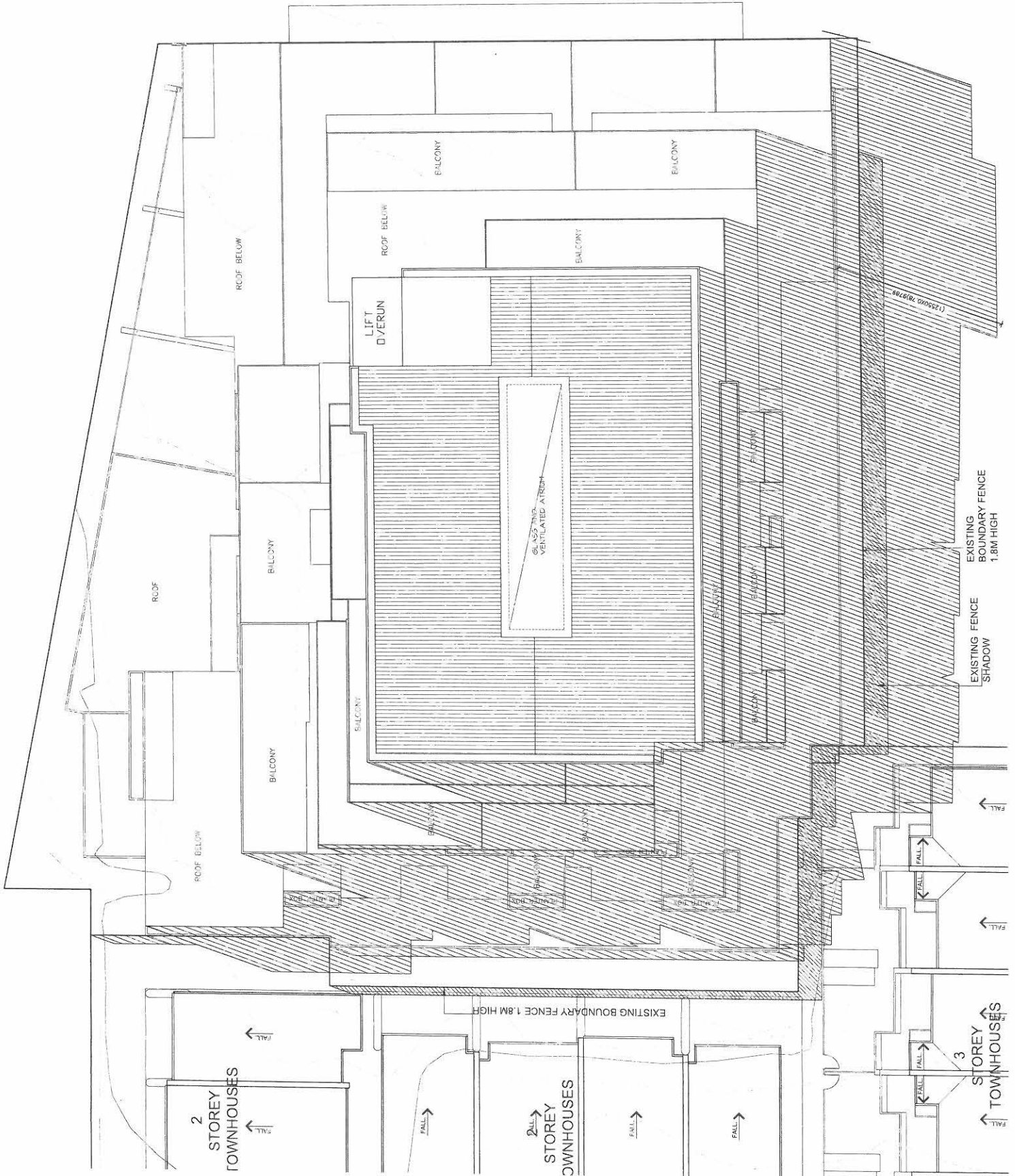
# 31-39 ERICA AVENUE BORONIA APPENDIX B



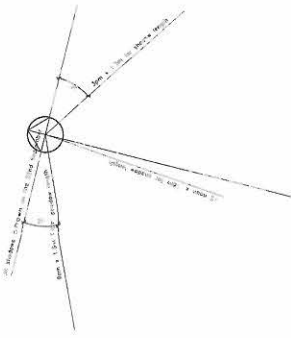
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## R.F.I. RESPONSE

|   |                          |   |                         |
|---|--------------------------|---|-------------------------|
| <b>Project</b><br>31 - 39 ERICA AVENUE<br>BORONIA<br>53 DWELLING, SHOPS<br>AND MEDICAL CENTRE |                          | <b>Title</b><br>SHADOW DIAGRAMS @ 12NOON  |                         |
| <b>Drawn</b><br>S.S.Y.  | <b>Date</b><br>JULY 2016 | <b>Scale</b><br>1:100 @ A1  | <b>Revision No</b><br>- |
| <b>Job No</b><br>1607   | <b>Drawing No</b><br>A17 | Peter Brown Architects Pty. Ltd.<br>4/100 Victoria Road, Boronia, Vic 3103<br>Ph: (03) 9488 7888<br>E-mail: pba@pba.com.au<br>A.B.N. 65 075 415 287 |                         |



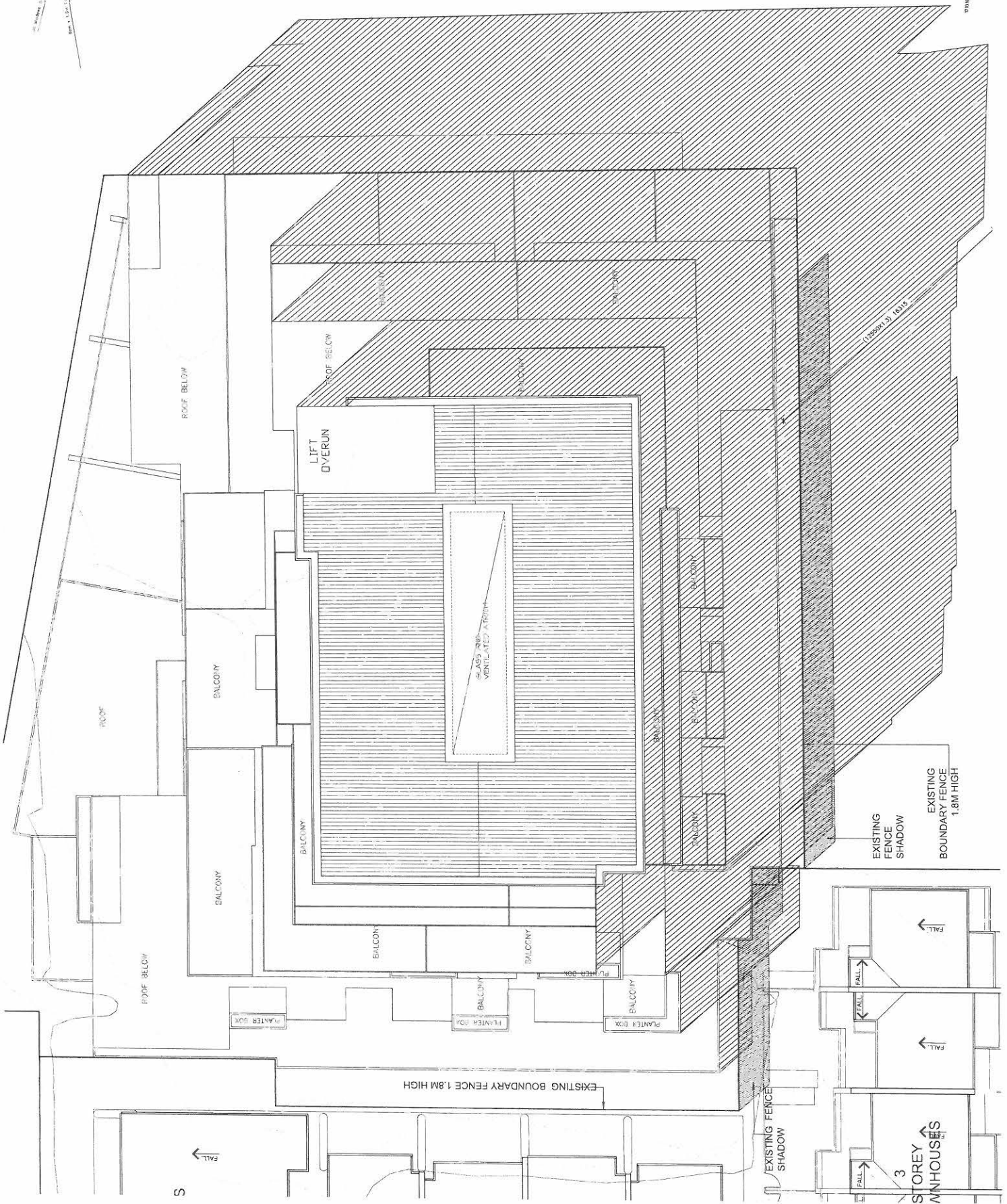
# 31-39 ERICA AVENUE BORONIA APPENDIX B



| REV | REVISION | DATE |
|-----|----------|------|
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## R.F.I RESPONSE

|   |                          |   |                         |
|---|--------------------------|---|-------------------------|
| <b>Project</b><br>31 - 39 ERICA AVENUE<br>BORONIA<br>53 DWELLING, SHOPS<br>AND MEDICAL CENTRE |                          | <b>Title</b><br>SHADOW DIAGRAMS @ 3PM   |                         |
| <b>Drawn</b><br>S.S.Y   | <b>Date</b><br>JULY 2016 | <b>Scale</b><br>1:100 @ A1  | <b>Revision No</b><br>- |
| <b>Job No</b><br>1607   | <b>Drawing No</b><br>A18 | Peter Brown Architects Pty Ltd<br>P. Cove St, Northon East VIC 3123<br>Ph: 039582 7866<br>E-mail: pba@pba.com.au<br>AEN: 93 076 416 297 |                         |



# 31-39 ERICA AVENUE BORONIA APPENDIX B



**A - OFF FORM CONCRETE**  
Dulux, CABOOSE, Paint Finish



**B - Dulux, RAKU, Paint Finish**



**C - Dulux, RED CLOWN, Paint Finish**



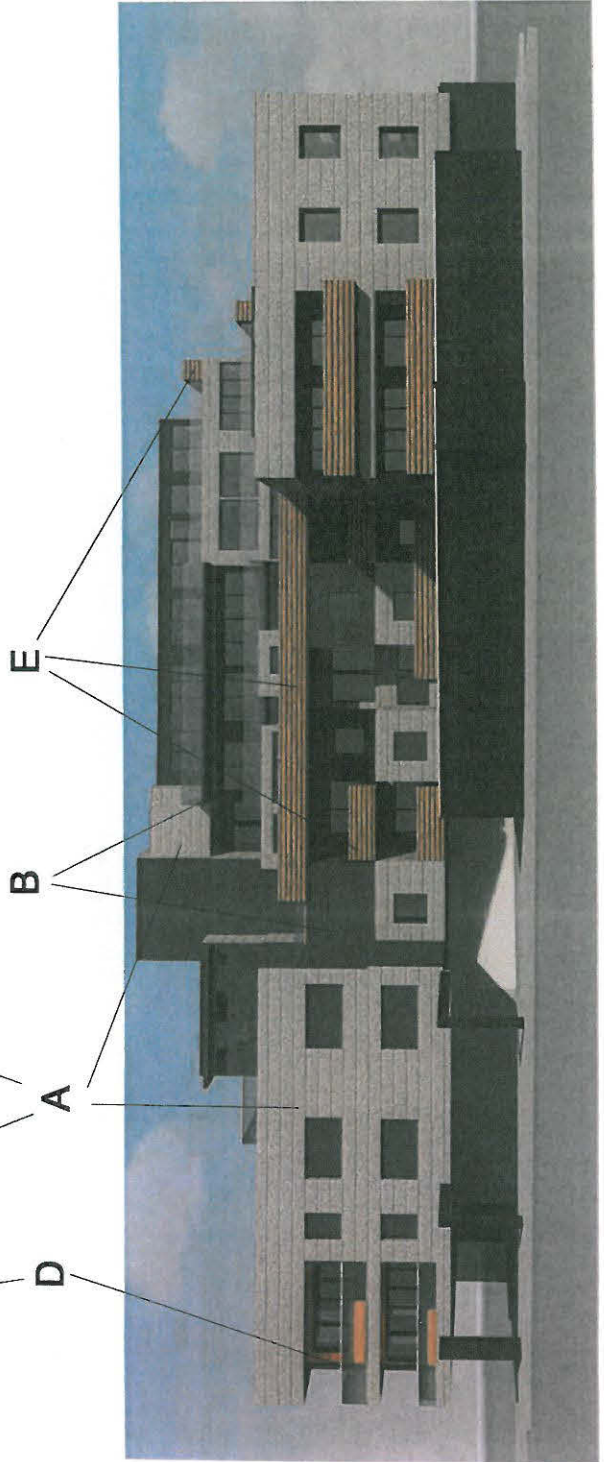
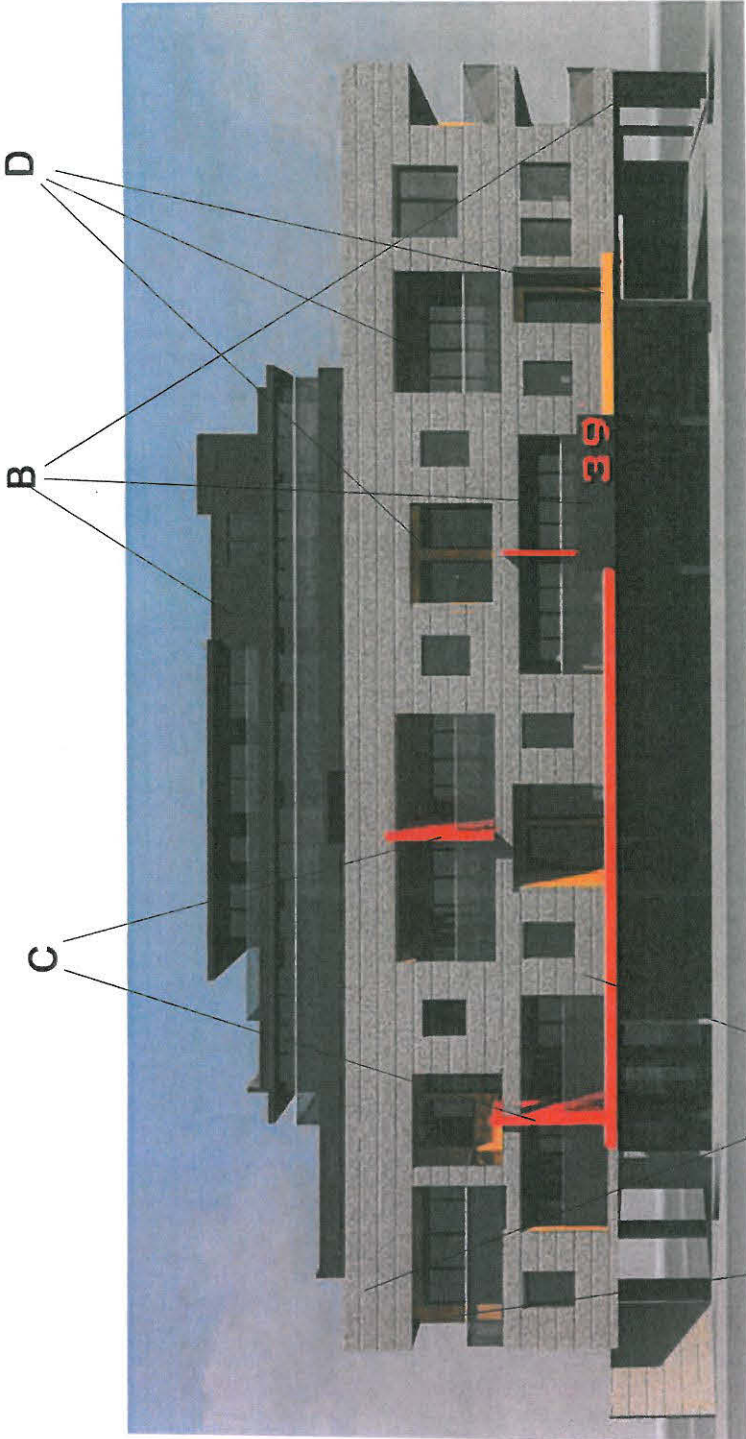
**D - Dulux, GOLDIE, Paint Finish**




**E - TIMBER LOOK CLADDING**



**F - Dulux, TITANIUM PEARL, POWDER COATING WINDOW FRAMES**



|   |                   |   |              |
|---|-------------------|---|--------------|
| Project<br><b>31-39 ERICA AVENUE,<br/>BORONIA</b>   |                   | Title<br><b>COLOUR SCHEDULE &amp;<br/>FINISHES</b>                                  |              |
| Drawn<br>KS   | Date<br>JULY 2016 | Scale   | Revision No. |
| Job No<br>1607  |                   |   |              |
| Drawing No<br><b>TP20</b>   |                   |  |              |
| Peter L. Brown Architects Pty. Ltd.<br>9 Corns. Pl. Hawtham Cmt. VIC 3123<br>Ph: (03)9482 7968<br>Fax: (03)9482 7307<br>E-mail: info@peterl.com.au<br>A.B.N. 65 672 116 297 |                   |   |              |

# 31-39 ERICA AVENUE BORONIA APPENDIX B



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ABN 85 070 416 287

**31-39 ERICA AVENUE  
BORONIA**  
3D VIEW 1 - BUILT FORM



# 31-39 ERICA AVENUE BORONIA APPENDIX B



**31-39 ERICA AVENUE  
BORONIA**  
3D VIEW 1 - TRUE VIEW



**Peter Brown Architects Pty Ltd**

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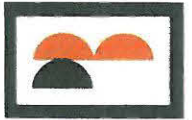
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# 31-39 ERICA AVENUE BORONIA APPENDIX B



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ABN 85 070 418 287

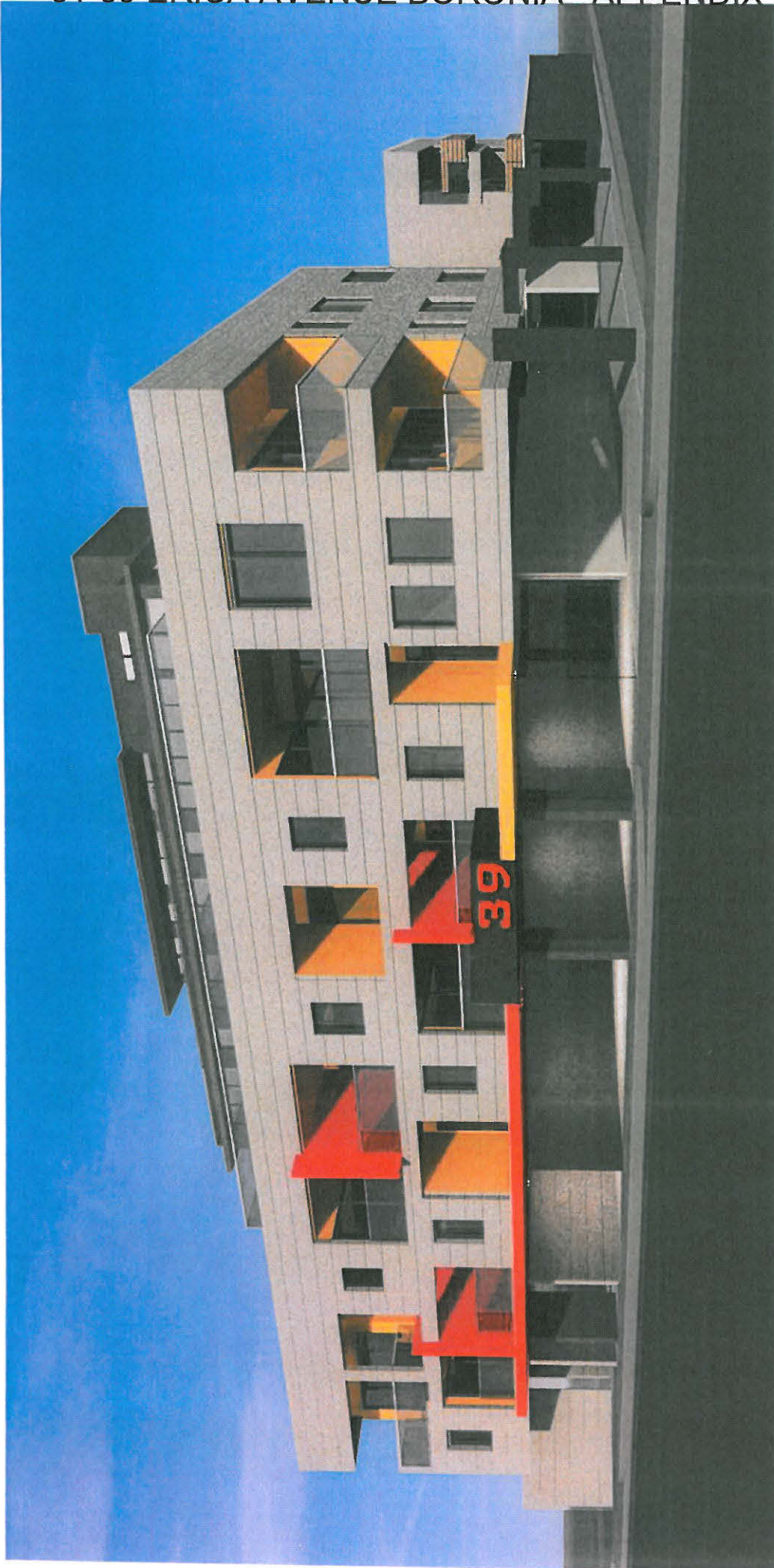
**31-39 ERICA AVENUE  
BORONIA**  
3D VIEW 2 - BUILT FORM



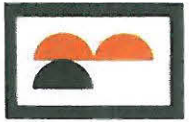
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ABN: 85 070 416 287

**31-39 ERICA AVENUE  
BORONIA**  
3D VIEW 2 - TRUE VIEW

# 31-39 ERICA AVENUE BORONIA APPENDIX B



31-39 ERICA AVENUE  
BORONIA  
VIEW FROM BUS INTERCHANGE



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## TIRHATUAN WARD

**6.3 APPLICATION FOR THE CONSTRUCTION OF SIX (6) TRIPLE STOREY DWELLINGS AND ALTERATION OF ACCESS TO A ROAD ZONE – CATEGORY 1 AT 649 STUD ROAD, SCORESBY (Application No. P/2016/6432)**

**1. SUMMARY:**

|                              |  |
|------------------------------|--|
| <b>Land:</b>                 | 649 Stud Road, Scoresby  |
| <b>Applicant:</b>            | Apex Building Design Studio  |
| <b>Proposed Development:</b> | The construction of six (6) triple storey dwellings and alteration of access to a Road Zone – Category 1   |
| <b>Existing Land Use:</b>    | Single dwelling  |
| <b>Area/Density:</b>         | 728sqm, 1:121sqm   |
| <b>Zoning:</b>               | Residential Growth Zone – Schedule 1   |
| <b>Overlays:</b>             | No overlays  |
| <b>Local Policy:</b>         | Municipal Strategic Statement (MSS)<br>Development in Residential Areas and Neighbourhood Character Policy |
| <b>Application Received:</b> | 23 June 2016   |
| <b>Number of Objections:</b> | Three (3) & one (1) letter of support  |
| <b>PCC Meeting:</b>          | Not applicable   |

**Assessment:**

*The development provides for an appropriate balance between the need for additional housing within an established residential area, the amenity of occupants and adjoining residents, and planting of new canopy vegetation.*

*The proposal complies with the Housing Policy, the Development in Residential Areas and Neighbourhood Character Policy, and ResCode.*

*The proposal complies with the Residential Growth Zone – Schedule 1.*

*Subject to modifications, it is considered that the proposal reasonably responds to State and Local Planning Policies. It is recommended that Council issue a Notice of Decision to issue a Planning Permit, subject to conditions.*

### **6.3 649 Stud Road, Scoresby (cont'd)**

#### **2. BACKGROUND**

##### **2.1 Subject Site and Surrounds**

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

- The subject site is located on the eastern side of Stud Road, Scoresby. The site contains a two storey brick dwelling and associated outbuildings. Minimal vegetation exists onsite, with some small shrubs existing to the boundaries. Access to the site is via an existing crossover and driveway to the northern boundary of the land.
- The site is not affected by any easements and no Covenants apply to the land.
- The subject site is located within an established residential area; containing a mixture of single and two storey dwellings. There are some examples of multi dwelling developments within the immediate area.

##### **2.2 The Proposal**

(Refer to attached plans at Appendix B)

It is proposed to remove the existing dwelling from the site and construct six (6) triple storey dwellings and alteration of access to a Road Zone – Category 1. Details are as follows:

- Dwellings 1 and 6 contain three (3) bedrooms, bathrooms and study and open living / dining / kitchen area. Dwelling 6 has also been proposed with a bedroom at ground floor level.
- Dwellings 2 – 4 contain two (2) bedrooms, bathrooms and open living / dining / kitchen area.
- The development proposes to use the existing crossover to Stud Road (service lane) to service the proposed development. Dwellings 1 and 6 have been proposed with a double garage, with the remainder of the dwellings being proposed with single garages. A visitor car parking space has been proposed to the east of Dwelling 6.
- Each dwelling is proposed with a minimum 15 square metre balcony, with a minimum width of 1.8 metres.

### **6.3 649 Stud Road, Scoresby (cont'd)**

- Dwellings will reach a maximum height of 9.7 metres and will be constructed of a mixture of render, lightweight cladding, timber cladding and colour bond roofing. Colours include light and dark greys and browns; and a white roof.
- All vegetation is proposed to be removed from the site and no front fence is proposed.

## **3. CONSULTATION**

### **3.1 Advertising**

The application was advertised by way of a sign on the site frontage and notices were sent to adjoining property owners and occupiers. Council received three (3) objections and one (1) letter of support to the application. These can be summarised as follows:

Access for those with limited mobility

- *Dwelling 6 has been proposed with a bedroom, bathroom and associated amenities at ground floor level to provide for a diversity in dwelling types and habitable rooms at ground floor level.*

Increased traffic / congestion

- *Council's Traffic Engineers have reviewed the planning application and have no objection to the amount of traffic generated from the development or resultant traffic congestion.*

Neighbourhood Character / Overdevelopment

- *The subject site is located within the Residential Growth Zone – Schedule 1, a greater range and increased densities of residential development are encouraged within these areas.*
- *The site is within an 'Activity Area' pursuant to Clause 22.07 – Development in Residential Areas and Neighbourhood Character where villa units, townhouses and apartments are encouraged. The proposed townhouses are consistent with this strategic objective.*

### 6.3 649 Stud Road, Scoresby (cont'd)

- *The maximum height of development allowable within the Residential Growth Zone – Schedule 1 is 13.5 metres; the proposed development reaches a maximum height of 9.7 metres. The proposed height is considered appropriate within this zone and some articulation and a mixture of materials have been proposed to help break up the built form when viewed from adjoining land.*
- *The proposed development is considered reasonable within this zone and the site's context. This will be discussed further in Section 4.2.2.*

#### Impact on outlook

- *The subject site is located within an area planned for change given the zoning and location of the Principal Public Transport Network.*

#### Overlooking

- *The proposal complies with Clause 55.04-6 (Overlooking) of the Knox Planning Scheme. Refer to Section 4.4 of report for assessment.*

#### Overshadowing

- *The proposal complies with Clause 55.04-5 (Overshadowing) of the Knox Planning Scheme. Refer to Section 4.4 of report for assessment.*

#### Residential and construction noise

- *The development would not be expected to emit noise beyond that of normal residential background noise.*
- *While it is acknowledged there will be some noise generated from the site during construction, a condition of any permit issued will ensure this is limited. In addition to this, construction will need to be carried out in accordance with relevant Environment Protection Authority (EPA) guidelines.*

#### Letter of support

- *The proposal will provide a range of affordable housing in an area of 6 schools within a 2km radius.*



### 6.3 649 Stud Road, Scoresby (cont'd)

- *Need more of these dense developments along our major roads like Stud Rd and Boronia Rd and the land should be utilized as much as possible.*

#### 3.2 Referrals

The application has been referred to internal departments for comment. No objection has been raised; the following is a summary of relevant advice:

##### VicRoads

- *No objection and no conditions.*

##### Traffic Engineer

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

##### Drainage Engineer

- *Standard conditions to be included on any permit issued.*
- *Inadequate overland flow path through the property is shown. The applicant must demonstrate how overland flow for the 100 year ARI will be appropriately managed to Council's satisfaction - details must be included in the engineering stormwater design plans.*

*Officer Comment: This can be addressed through conditions of any permit issued.*

##### Assets

- *No objection. Retention of existing crossover.*

##### Arborist

- *Vegetation onsite not significant and does not warrant retention.*
- *Neighbours vegetation will not be affected.*

##### Waste Management

- *Satisfied that the waste, recycling & hard waste collections can be undertaken kerbside on the nature strip frontage of the property on Stud Road, as there is sufficient space to accommodate the bins and is safer for passing traffic in the narrow service lane, than providing a housekeeping service.*

### 6.3 649 Stud Road, Scoresby (cont'd)

- *No Waste Management Plan required.*

#### Building

- *No objection.*

## **4. DISCUSSION**

### 4.1 Zoning and Overlays

#### 4.1.1 Zone

The subject site is located within the Residential Growth Zone. A permit is required for the construction two or more dwellings on the land pursuant to Clause 32.07-4 of the Residential Growth 1 Zone.

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

Schedule 1 of the Residential Growth Zone varies the ResCode requirements for B6 (Street setback) which requires the front wall of buildings to be setback as follows:

- If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.
- *Variation sought. Dwellings are proposed to be setback 6.3 metres, which is less than required. The proposed setback is considered reasonable as it meets the objective of the Street setback standard by ensuring setbacks of buildings respect the existing or preferred neighbourhood character and makes efficient use of the site.*

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

- *It is considered that the proposed development can accommodate the required canopy tree planting; subject to a condition of any permit issued.*

### 6.3 649 Stud Road, Scoresby (cont'd)

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

- An area of 40 square metres with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with minimum area of 25 square metres with a minimum dimension of 3 metres of secluded private open space with convenient access from a living room, or
- A balcony of 15 square metres with a minimum width of 1.8 metres and convenient access from a living room, or
- A roof-top area of 15 square metres with a minimum width of 2 metres and convenient access from a living room.
- *Each dwelling has been proposed with a balcony of 15 square metres with a minimum width of 1.8 metres and convenient access from a living room.*

#### Maximum building height

The maximum building height should not exceed 13.5 metres unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the height of the building should not exceed 14.5 metres.

- *The dwellings will reach a maximum height of 9.7 metres and as such, comply with this requirement. The height of the development will provide for an appropriate visual transition to the General Residential Zone; given development can be constructed a maximum height of 9 metres within the adjoining General Residential Zone.*

#### 4.1.2 Overlays

No overlays apply to the land.

### 6.3 649 Stud Road, Scoresby (cont'd)

#### 4.2 Policy Consideration

##### 4.2.1 State Planning Policy Framework

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

Key Policies:

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

- *It is considered that the proposed development will not detract from the character of the area. The design of the development generally reflects the built form, scale and modern finishes found in the area.*
- *Subject to modifications, the proposal provides for an increased density, with minimal adverse amenity impacts and is within reasonable distance of shops, services, and public transport on the Principal Public Transport Network.*

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

- *The proposal contributes to the consolidation of urban development through the provision of increased density with access to urban services and transport. Dwellings are orientated to the north to provide for passive solar access.*
- *A Sustainable Design Assessment (SDA) will be required via a condition of any permit issued. A condition of any permit issued will also require the development to be constructed in accordance with the approved SDA.*

### 6.3 649 Stud Road, Scoresby (cont'd)

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

- Neighbourhood character - *This is discussed at Section 4.2.2 of the report.*
- Housing choice – *The development provides for dwellings with smaller open space areas.*
- Integration with infrastructure – *The site is located in a fully serviced area. Drainage plans will be required as a condition of any permit issued.*
- Energy efficiency – *This has been discussed at Clause 15.02 (Sustainable Development).*
- Location – *The site is located within easy walking distance of public transport available along Stud Road.*

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

- *The site is located on Stud Road and forms part of the Principal Public Transport Network (PPTN).*
- *Smart Bus route 901 runs along Stud Road. The 901 service runs at various intervals between Frankston and Melbourne Airport from 5am to midnight on weekdays, from 6am to midnight on Saturdays, and from 7am to 6pm on Sundays.*
- *Bus Route 681 runs from Lysterfield to Knox City via Wantirna, Scoresby and Rowville (clockwise) at various intervals from 6:10am to 9:25pm weekdays, from 8:14am to 7:05pm Saturdays and 9:14am to 6:14pm Sundays.*
- *Bus Route 682 runs from Lysterfield to Knox City via Wantirna, Scoresby and Rowville (anti-clockwise) at various intervals from 6:14am to 10:15pm weekdays, from 8:10am to 7:45pm Saturdays and 9:10am to 5:58pm Sundays.*

### 6.3 649 Stud Road, Scoresby (cont'd)

- *Bus Route 754 runs from Rowville to Glen Waverley via Caulfield Grammar, Wheelers Hill at various intervals from 5:55am to 9:30pm weekdays, from 7:43am to 9:35pm Saturdays and 8:51am to 9:25pm Sundays.*

#### 4.2.2 Local Planning Policy Framework

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

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

- *The site is located in an established activity area close to urban services and open space areas. The development provides additional housing on an existing residential allotment where existing infrastructure will be utilised.*
- *A Sustainable Design Assessment will be required as a condition of any permit; and a condition of any permit issued will require the development to be constructed in accordance with this.*

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

- *The subject site is located within an Activity area and is considered to respect the preferred neighbourhood character of the area, and is consistent with the requirements of the MSS.*
- *An assessment against Council's Development in Residential Areas and Neighbourhood Character Policy (Clause 22.07) is below. The development complies with the landscaping requirements of the Residential Growth Zone – Schedule 1 and provides opportunities for meaningful landscaping.*

### 6.3 649 Stud Road, Scoresby (cont'd)

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

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

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

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

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

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

### 6.3 649 Stud Road, Scoresby (cont'd)

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

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

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

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

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

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

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

The desired future character of this area is to:

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

The key (relevant) design objectives are:

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



### 6.3 649 Stud Road, Scoresby (cont'd)

- *Landscaping can be accommodated within the front setback and within side and rear setbacks, in accordance with the schedule to the Residential Growth Zone.*

Retain existing canopy trees, wherever possible.

- *Vegetation that grows on the property does not merit retention because of poor structure and/or poor health. Compensatory replanting and landscaping will be required as a condition of any permit issued.*

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

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

Provide single crossovers for driveways.

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

Minimise the amount of paving in front yards and driveways.

- *As noted above, the development will utilise the existing single crossover to gain access to the site and a pedestrian path will be provided along the south boundary. This is considered reasonable.*

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

- *The first floor is not significantly setback from the ground floor level as the balconies cantilever the access way and minimal separation has been provided in built form. However it is considered the development provides a reasonable level of articulation and visual interest through varied materials and finishes to reduce bulk and mass. Therefore the design response is considered acceptable.*
- *The second floor level is significantly setback from the first floor level, particularly to rear (east) boundary of the land.*

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

### 6.3 649 Stud Road, Scoresby (cont'd)

- *All dwellings are provided with wide upper floor balconies. In particular, the balcony to Dwelling 1 fronts Stud Road to maximise passive surveillance, it is noted however that only part of its balcony faces Stud Road. The balconies to Dwellings 2-6 have been proposed to be screened to 1.7m above finish floor levels to prevent overlooking, however distant views would be possible.*
- *Ground floor windows have been included to provide a sense of passive surveillance along the south boundary.*

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

- *The development will provide residents with alternative forms of housing styles and sizes. The development provides two (2) three bedroom dwellings and four (4) two bedroom dwellings.*
- *The applicant has designed Dwelling 6 with a bedroom and ensuite at ground floor level however; a kitchen has not been proposed. A condition of any permit issued will require the provision of a kitchen or kitchenette to be provided at ground floor level of this dwelling to ensure the development meets the accessibility requirements of the planning scheme.*

Applications must also consider:

#### Accessible Design

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

#### Sustainable Design

- *The development incorporates passive solar design with north facing living areas and balconies.*

### 6.3 649 Stud Road, Scoresby (cont'd)

- *A condition of approval will require the submission of a Sustainable Design Assessment (SDA) to the satisfaction of the Responsible Authority.*

#### Architectural Design

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

#### Housing for Aged Persons

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

### 4.3 Particular Provisions

#### Clause 52.06 – Car Parking

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

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

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

- *Each three or more bedroom dwelling has been proposed with two car parking spaces, with each two bedroom dwelling being proposed with one car parking space.*
- *One (1) visitor car parking space has been provided in accordance with this requirement.*

### **6.3 649 Stud Road, Scoresby (cont'd)**

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

Design Standard 1: Accessways – *Can Comply. A condition of any permit issued would require that the letter boxes have a maximum height of 900mm and that meter boxes are outside the driveway sightline splay area.*

Design Standard 2: Car Parking Spaces – *Can comply. A condition of any permit issued will require visitor spaces to be line marked, sign posted and identifiable.*

Design Standard 3: Gradients – *Complies.*

Design Standard 4: Mechanical Parking – *Not applicable.*

Design Standard 5: Urban Design – *Complies.*

Design Standard 6: Safety – *Complies.*

Design Standard 7: Landscaping – *Complies.*

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

The proposal generally complies with the provisions of Clause 55 of the Knox Planning Scheme, an assessment of the key criteria; including any areas of non compliance are considered below:

#### Neighbourhood Character and Infrastructure

Neighbourhood Character – *Complies. Refer to assessment and recommended conditions above at Section 4.2.2.*

Residential Policy – *Complies.*

Dwelling Diversity – *Complies. A mixture of 2 – 3 bedroom dwellings have been proposed as well as at least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.*

Infrastructure – *Complies. A drainage plan will be a condition on any permit issued.*

Integration with the Street – *Complies.*

### **6.3 649 Stud Road, Scoresby (cont'd)**

#### Site Layout and Building Massing

Street Setback – *See RGZ1 assessment.*

Building Height – *Complies.*

Site Cover/permeability – *Complies.*

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

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

Landscaping – *Complies. A condition on any permit issued will require a landscape plan to the satisfaction of the Responsible Authority.*

Access – *Complies.*

Parking Location – *Complies.*

#### Amenity Impacts

Side and rear setbacks – *Complies.*

Walls on boundaries – *N/A.*

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

Overshadowing open space – *Complies.*

Overlooking – *Windows and balconies with the ability to overlook adjoining properties have been shown to be screened in accordance with this Standard. Should a permit be issued, a condition of any permit would require a notation that windows are to be screened with fixed obscure glazing (non-openable) to a height of 1.7 metres above finished floor level. The window may be clear and openable above 1.7 metres. Adhesive film must not be used.*

Internal views – *Can comply. It is unclear from submitted plans as to whether the proposal will comply. It appears there may be screens proposed between each balcony however; the height of these screens have not been specified.*

Noise – *Complies.*

### **6.3 649 Stud Road, Scoresby (cont'd)**

#### On-Site Amenity and Facilities

Accessibility – *Complies.*

Dwelling Entry – *Complies.*

Daylight to new windows – *Complies.*

Private Open Space – *See RGZ1 assessment.*

Solar access – *Complies.*

Storage – *Complies.*

#### Detailed Design

Detailed Design – *Complies.*

Front fence – *Complies.*

Common Property – *Complies.*

Site Services – *Complies.*

### **4.5 General Decision Guidelines**

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

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

## **5. CONCLUSION**

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

- *The development is consistent with State Policy, Clause 21.07 (Municipal Strategic Statement), and Clause 22.07 (Development in Residential Areas and Neighbourhood Character Policy) of the Knox Planning Scheme, subject to conditions.*
- *The proposal complies with the Residential Growth Zone - Schedule 1, subject to conditions.*

### **6.3 649 Stud Road, Scoresby (cont'd)**

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

## **6. CONFIDENTIALITY**

There are no confidentiality issues associated with this report.

## **RECOMMENDATION**

**That Council issue a Notice of Decision to Grant a Planning Permit for the construction of six (6) triple storey dwellings and alteration of access to a Road Zone – Category 1 at 649 Stud Road Scoresby subject to the following conditions:**

### **Amended Plans**

- 1. Prior to the commencement of any buildings or works, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with application but modified to show:**
  - 1.1 Dwelling 6 to be provided within a kitchen or kitchenette at ground floor level.**
  - 1.2 Windows shown to be screened to include notation 'to be screened with fixed obscure glazing (non-openable) to a height of 1.7 metres above finished floor level. The window may be clear and openable above 1.7 metres. Adhesive film must not be used'.**
  - 1.3 Proposal to comply with Clause 55.04-7 (Internal Views) of the Knox Planning Scheme.**
  - 1.4 Any changes required to satisfy Condition 2.5.**
  - 1.5 Visitor car parking spaces to be easily identifiable through the provision of line marking and signs.**

**6.3 649 Stud Road, Scoresby (cont'd)****Recommendation (cont'd)**

- 1.6 Letterboxes and all other structures (including meter boxes) shall be constructed to a maximum height of 900mm or relocated clear of a splayed area (2m x 2.5m) in accordance with AS2890.1, Clause 3.2.4 to ensure safe sight distances. Letterboxes shall face towards the street frontage.
- 1.7 Location and details of letterboxes and metre boxes.
- 1.8 Drainage plans in accordance with Condition 2 of this Permit and any necessary modifications.
- 1.9 Landscape plans in accordance with Condition 3 of this Permit and any necessary modifications.
- 1.10 A Sustainable Design Assessment in accordance with Condition 12.

To the satisfaction of the Responsible Authority.

**Drainage**

2. Prior to commencement of any buildings or works, three copies of drainage plans and computations must be submitted to and approved by the Responsible Authority. Construction of the drainage is to be in accordance with these plans. The plans must show the following:
  - 2.1 All stormwater drainage discharge from the site connected to a legal point of discharge.
  - 2.2 The internal drains of the dwellings to be independent of each other.
  - 2.3 An on-site detention system designed by a suitably qualified Civil Engineering Consultant to ensure no net increase in stormwater discharge from the proposed development.
  - 2.4 The on-site detention system to be installed in a suitable location for easy access and maintenance.
  - 2.5 A suitable overland flow path for the entire site to the satisfaction of the Responsible Authority. Details of the overland flow path are to be included on the plans.



**6.3 649 Stud Road, Scoresby (cont'd)****Recommendation (cont'd)**

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

**To the satisfaction of the Responsible Authority.**

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

**Landscaping**

- 4. Prior to the commencement of any buildings or works, a landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must show:**
- 4.1 A survey (including botanical names, height and width) of all existing vegetation to be retained and / or removed.**
  - 4.2 The identification and removal of all vegetation identified as an environmental weed in Knox (as outlined in Appendix 2 of Council's Landscape Guidelines for Planning Permits).**
  - 4.3 Buildings and trees (including botanical names, height and width) on neighbouring properties within three metres of the boundary.**
  - 4.4 Details of the surface finishes of pathways and driveways.**
  - 4.5 Details and location of all existing and proposed services including above and below ground lines, cables and pipes.**
  - 4.6 A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.**
  - 4.7 Landscaping and planting within all open areas of the site (including additional planting within open space areas of the existing dwelling/s).**

**6.3 649 Stud Road, Scoresby (cont'd)****Recommendation (cont'd)**

- 4.8 All vegetation to be removed.
- 4.9 The plans must also show the provision of at least 2 additional indigenous or native canopy trees chosen from Appendix 4 or 5 of Council's Landscape Guidelines for Planning Permits. These canopy trees must be a minimum two metres tall when planted and are to be in the front setback.

To the satisfaction of the Responsible Authority.

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

**General**

- 7. All development must be in accordance with the endorsed plans.
- 8. The layout of buildings and works as shown on the endorsed plans, must not be altered without the prior written consent of the Responsible Authority. This does not apply to:
  - 8.1 An open-sided pergola or verandah to a dwelling with a finished floor level not more than 800mm above ground level and a maximum building height of three metres above ground level; or
  - 8.2 A deck to a dwelling with a finished floor level not more than 800mm above ground level.

Where the total floor area of decks, pergolas and verandahs, for each dwelling does not exceed 16m<sup>2</sup>.

- 9. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
- 10. Prior to the occupation of the dwellings the development is to be completed in accordance with the endorsed plan/s to the satisfaction of the Responsible Authority.

**6.3 649 Stud Road, Scoresby (cont'd)****Recommendation (cont'd)**

11. All walls on the boundaries of adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority.

**Sustainable Design Assessment**

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

**Car Parking & Accessways**

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

To the satisfaction of the Responsible Authority.

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

**6.3 649 Stud Road, Scoresby (cont'd)****Recommendation (cont'd)**

16. Visitor spaces are to be accessible to visitors at all times and are to be line marked/paved and signed.

**Fencing**

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

**Amenity During Construction**

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

19.1 The appearance of building, works or materials on the land

19.2 Parking of motor vehicles

19.3 Transporting of materials or goods to or from the site

19.4 Hours of operation

19.5 Stockpiling of top soil or fill materials

19.6 Air borne dust emanating from the site

19.7 Noise

19.8 Rubbish and litter

19.9 Sediment runoff

19.10 Vibration

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

**6.3 649 Stud Road, Scoresby (cont'd)****Recommendation (cont'd)****Stormwater**

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

**Permit Expiry**

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

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

21.2 The development is not completed within four years of the date of this permit.

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

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

**NOTES**

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

- Applicant shall engage a certified Engineering Consultant to analyse the site's existing drainage to determine type and size of the Onsite Detention (OSD) system. This shall be designed in accordance with the Knox City Council (Responsible Authority) Stormwater Drainage Guidelines, (copy available on request), and approved drainage design methods specified in the current edition of Australian Rainfall and Runoff. It should be located preferably in a common area to the dwellings, and be easily accessible for maintenance.

### **6.3 649 Stud Road, Scoresby (cont'd)**

#### **Recommendation (cont'd)**

- Applicant is to direct all stormwater discharge from property is to be directed to the 450mm diameter Council Stormwater pipe near the south-west corner of the property as this represents the Legal Point of Discharge (LPD) for the property. Applicant is to verify this on site. Connect all stormwater discharge from the site to the LPD via an Onsite Detention (OSD) system. The internal drains for the dwellings are to be independent of each other.
- The total Permissible Site Discharge for the property including all dwellings is 3.5 L/s to the existing Council drainage system for a 20 year ARI event.
- The Applicant is required to use Australian Height Datum (AHD) to present levels in all future plans. Applicant must ensure that levels on the plan are accurate.
- Drainage works in the Road reserve or in the Council easement will require a road opening permit.
- Drainage system designed so as to avoid impact on any vegetation shown on the endorsed plans as being retained.
- Water Sensitive Urban Design (WSUD) should be addressed as part of this development, e.g. water storage tanks, swale drains, etc.

#### **Other Notes:**

- Road Opening Permit shall be required for any works within or affecting the road reserve.
- Council encourages the consideration of water storage tanks for all existing and proposed residential developments.
- A building permit must be obtained before development is commenced.
- Buildings are not allowed to be built over Council easements.
- The dwelling/s must achieve a minimum 6-Star Energy Rating.
- In accordance with Council policy, an 8.5% public open space contribution may apply in the event of the subdivision of the land.

**6.3 649 Stud Road, Scoresby (cont'd)****Recommendation (cont'd)**

- Dwelling numbers as shown on the endorsed plans do not necessarily indicate any future street numbers. Property (street) numbering shall be in accordance with Council's Property (Street) Numbering Policy. Information regarding this can be obtained from Council's Property and Revenue Services Department on 9298 8215.
- All letterboxes shall face towards the street frontage and if located adjacent to the driveway the letterboxes and any associated structures shall not be greater than 900mm in height.
- Internal public lighting shall be provided to the satisfaction of the relevant authority and in accordance with AS1158. This would generally be low height or bollard type lighting to avoid spill-over into adjacent properties. It may be sensor activated, to avoid all night running costs.
- Raised concrete slabs on the existing footpath fronting the site should be grounded.
- All litter and rubbish associated with the construction must be contained on site at all times.

**Report Prepared By:** *Principal Planner  
(Michelle Willis)*

**Report Authorised By:** *Director – City Development  
(Angelo Kourambas)*



### Knox City Council REPORT APPENDIX A

**Location**  
Melway 72 J5

**Property Address**  
649 Stud Road,  
SCORESBY

**Application Number**  
P/2016/6432

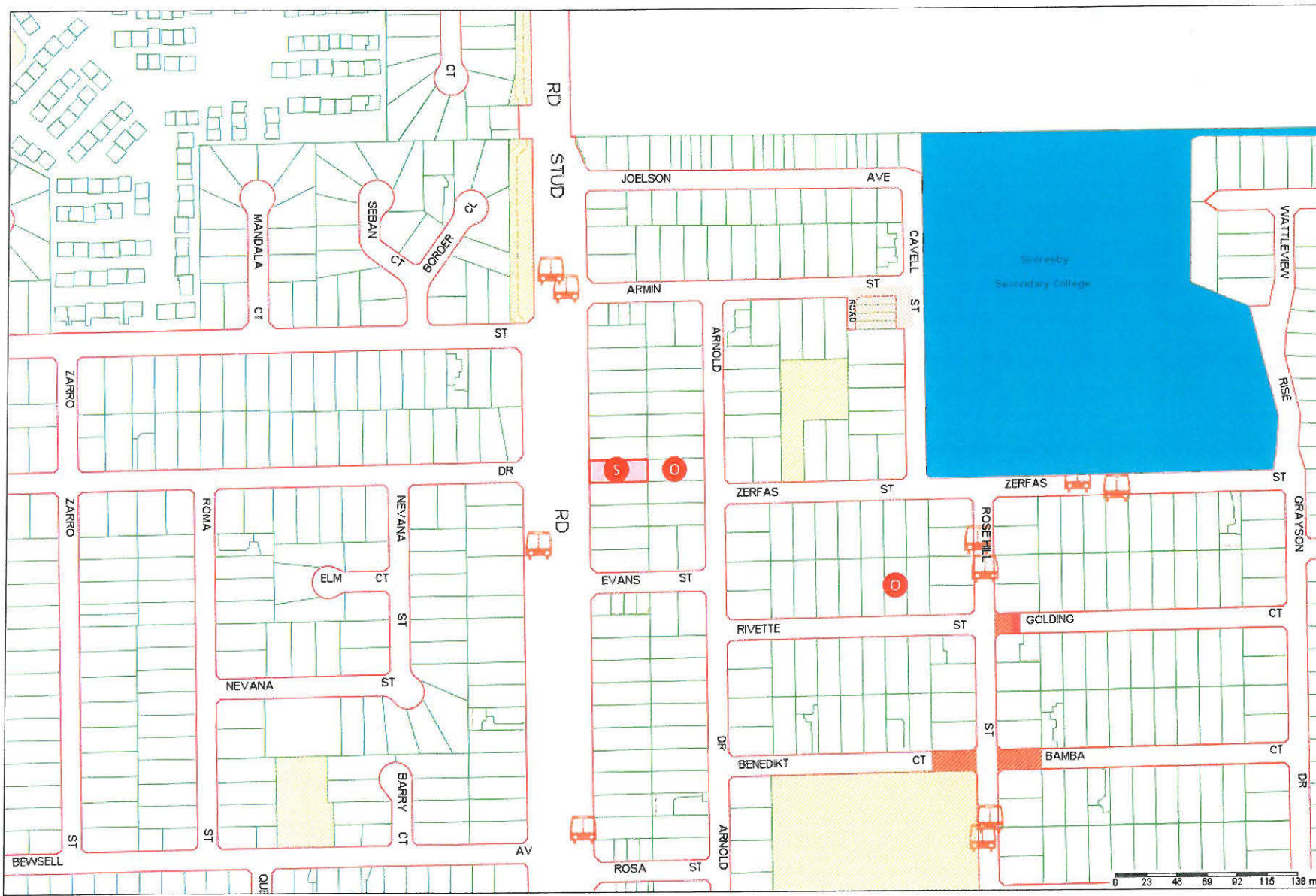
**Description**  
Construction of six (6) triple storey dwellings and alteration of access to a Road Zone Category 1

**Ward**  
Tirhatuan

#### LEGEND:

- Title Boundary
- Road Boundary
- City Boundary
- Bus Route
- Reserves
- Commercial Areas
- Tertiary Schools
- Primary Schools
- Secondary Schools
- P-12 School
- Bus Stop
- Objector
- Unit Development
- Subject Property
- Petition

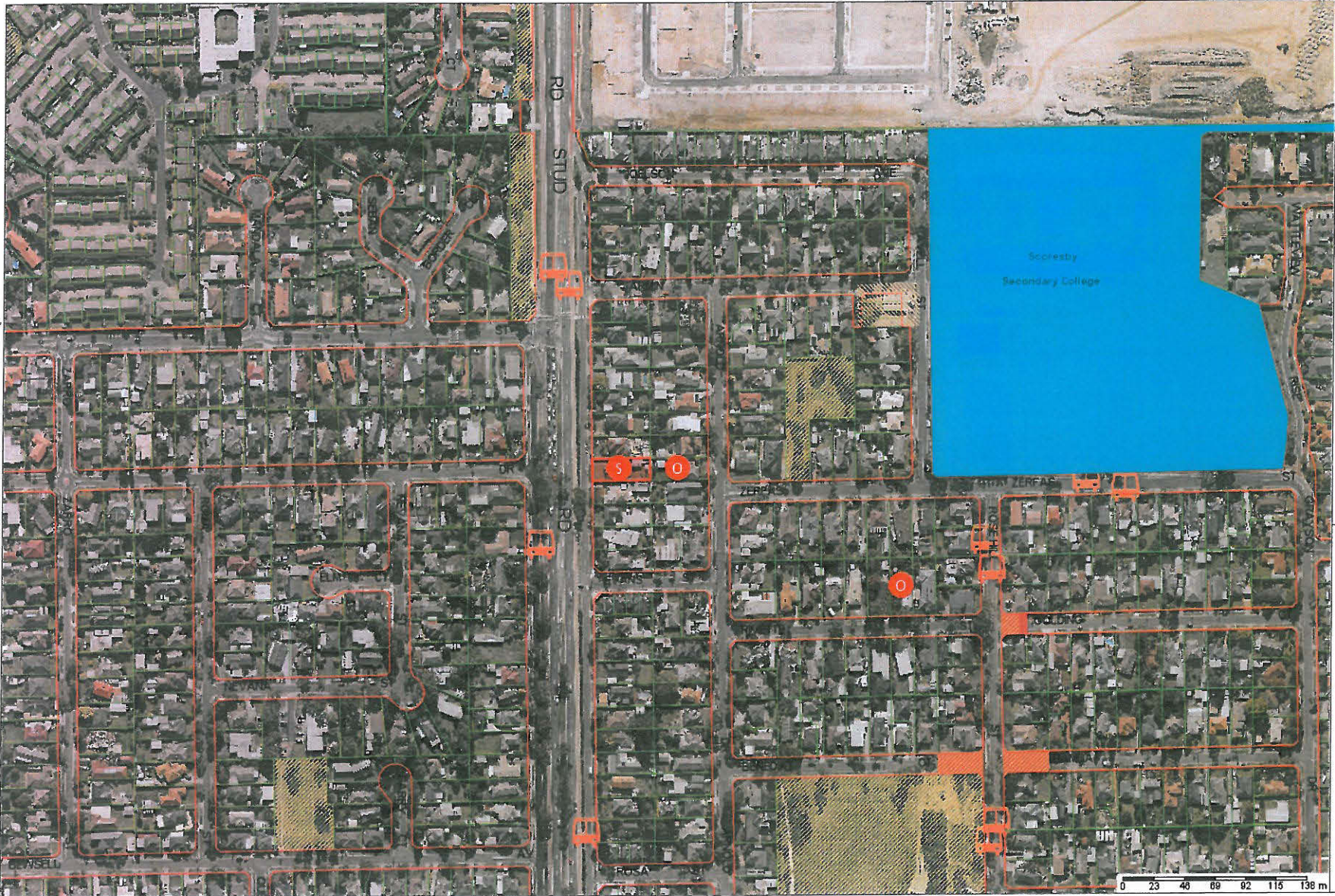
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**DISCLAIMER:**  
Roads and Title Boundaries - State of Victoria, Knox City Council  
Planning Scheme Information - DPCD, Knox City Council  
Aerial Photography - AAM (Flown January 2013 – unless otherwise stated)  
Melbourne Water Drainage Information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

1. Whilst every endeavor has been made to ensure that the mapping information is current and accurate, no responsibility or liability is taken by Knox City Council or any of the above organizations in respect to inaccuracy, errors, omissions or for actions based on this information.
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4. Drainage and flood extent information has been provided to Council on a yearly basis by Melbourne Water for indicative purposes only. Where the latest Melbourne Water drainage and flood extent mapping is critical, please contact Melbourne Water.





**Knox City Council**  
REPORT APPENDIX A

|                           |  |
|---------------------------|--|
| <b>Location</b>           | Melway 72 J5   |
| <b>Property Address</b>   | 649 Stud Road, SCORESBY  |
| <b>Application Number</b> | P/2016/6432  |
| <b>Description</b>        | Construction of six (6) triple storey dwellings and alteration of access to a Road Zone Category 1 |
| <b>Ward</b>               | Tirhatuan  |

**LEGEND:**

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

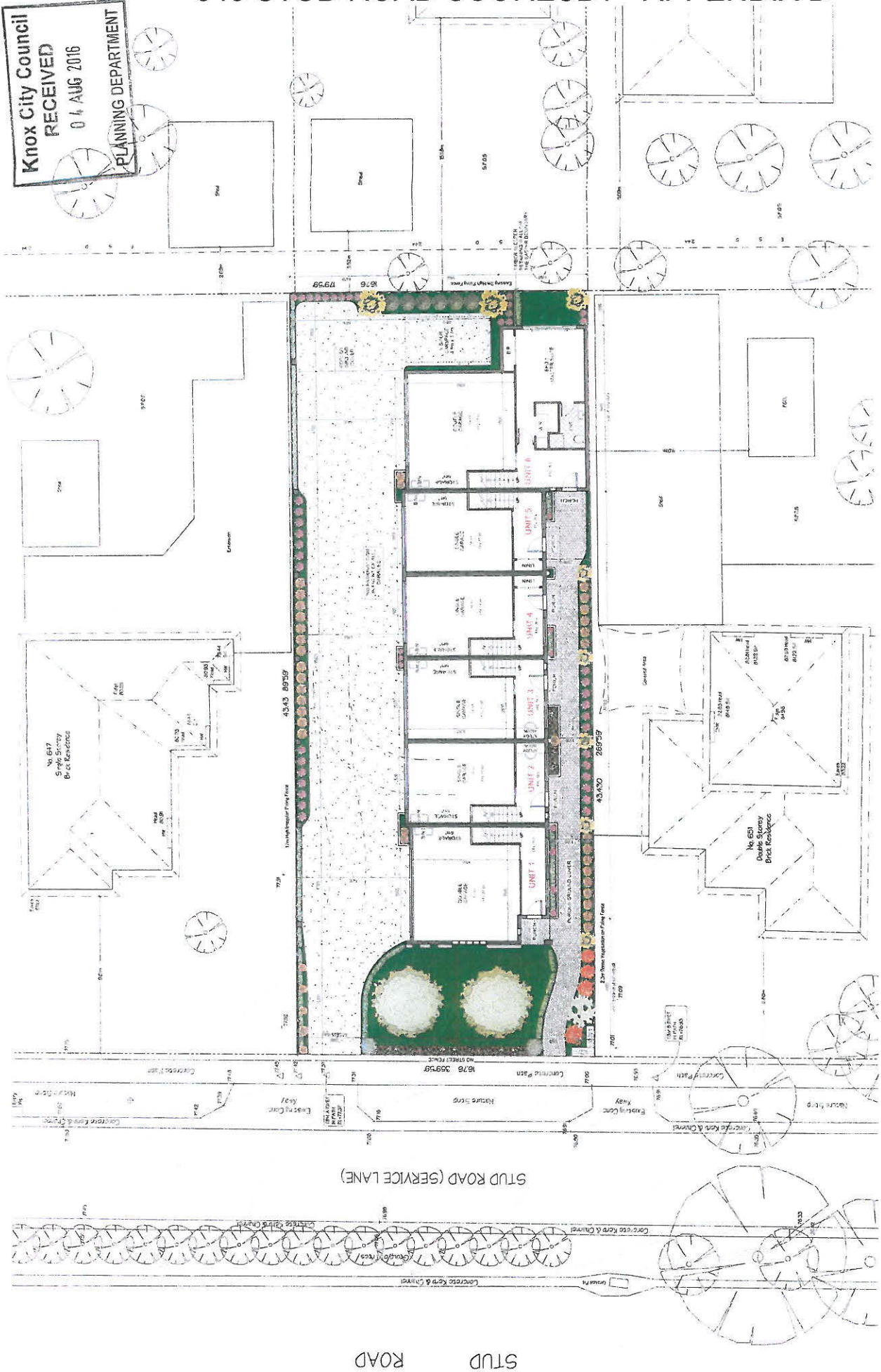
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# 649 STUD ROAD SCORESBY APPENDIX B

**Knox City Council  
RECEIVED  
04 AUG 2016  
PLANNING DEPARTMENT**



|          |            |
|----------|------------|
| DATE     | 01/08/2016 |
| REVISION | TP03       |
| SCALE    | 1:100      |
| PROJECT  | TP151026   |

**GROUND FLOOR PLAN**

Multi-Unit Development At  
649 Stud Road, Scoresby  
S.Roshan & N.Eghran

**TACTEL**  
INDUSTRIAL CREATIVE

| PROPOSED DWELLING | PROPOSED DWELLING 1 | PROPOSED DWELLING 2 | PROPOSED DWELLING 3 | PROPOSED DWELLING 4 | PROPOSED DWELLING 5 |
|-------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| FIRST FLOOR       | 77.6 m <sup>2</sup> | 50.0 m <sup>2</sup> | 47.6 m <sup>2</sup> | 47.6 m <sup>2</sup> | 47.6 m <sup>2</sup> |
| SECOND FLOOR      | 49.2 m <sup>2</sup> | 49.2 m <sup>2</sup> | 49.2 m <sup>2</sup> | 49.2 m <sup>2</sup> | 49.2 m <sup>2</sup> |
| BALCONY           | 32.2 m <sup>2</sup> | 15.0 m <sup>2</sup> | 15.0 m <sup>2</sup> | 15.0 m <sup>2</sup> | 15.0 m <sup>2</sup> |
| CAR PARKING       | 15.6 m <sup>2</sup> | 15.6 m <sup>2</sup> | 15.6 m <sup>2</sup> | 15.6 m <sup>2</sup> | 15.6 m <sup>2</sup> |
| STORAGE           | 15.6 m <sup>2</sup> | 15.6 m <sup>2</sup> | 15.6 m <sup>2</sup> | 15.6 m <sup>2</sup> | 15.6 m <sup>2</sup> |

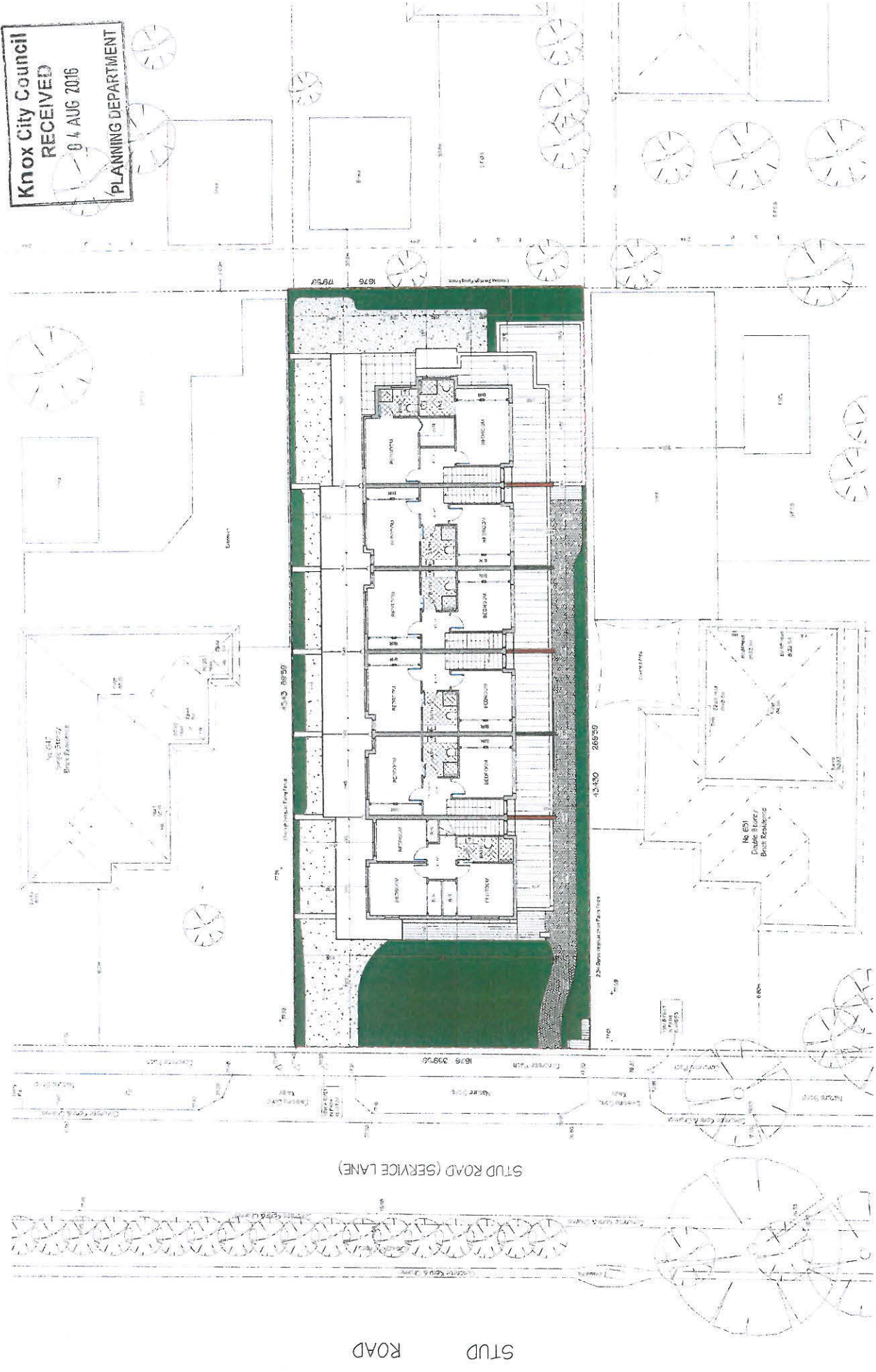
| Rev | Description   | Date       |
|-----|---|------------|
| A   | PRE-APPLICATION ISSUE                               | 26/10/2015 |
| B   | PLANNING PERMIT ISSUE                               | 08/06/2016 |
|     | AMENDMENTS AS PER COUNCIL LETTER DATED 14 JULY 2016 | 01/09/2016 |

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# 649 STUD ROAD SCORESBY APPENDIX B

**Knox City Council**  
**RECEIVED**  
 04 AUG 2016  
**PLANNING DEPARTMENT**



**SECOND FLOOR PLAN**

DATE: 01/08/2016  
 DRAWN BY: N.E.  
 SCALE: 1:100  
 PROJECT: TP05  
 SHEET: B

**Multi-Unit Development At  
 649 Stud Road, Scoresby  
 S. Roshan & N. Eghrari**

**TACTEL**  
 INNOVATIVE REALTY

| Rev | Description   | Date       |
|-----|---|------------|
| A   | PRE-APPLICATION ISSUE                               | 26/10/2015 |
| B   | PLANNING PERMIT ISSUE                               | 08/09/2016 |
|     | AMENDMENTS AS PER COUNCIL LETTER DATED 14 JULY 2016 | 07/06/2016 |

| STIFF AREA          | PROPOSED DWELLING 1 | PROPOSED DWELLING 2 | PROPOSED DWELLING 3 | PROPOSED DWELLING 4 | PROPOSED DWELLING 5 |
|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| 77.8 m <sup>2</sup> | 77.8 m <sup>2</sup> | 77.8 m <sup>2</sup> | 77.8 m <sup>2</sup> | 77.8 m <sup>2</sup> | 77.8 m <sup>2</sup> |
| 58.5 m <sup>2</sup> | 58.5 m <sup>2</sup> | 58.5 m <sup>2</sup> | 58.5 m <sup>2</sup> | 58.5 m <sup>2</sup> | 58.5 m <sup>2</sup> |
| 49.2 m <sup>2</sup> | 49.2 m <sup>2</sup> | 49.2 m <sup>2</sup> | 49.2 m <sup>2</sup> | 49.2 m <sup>2</sup> | 49.2 m <sup>2</sup> |
| 39.9 m <sup>2</sup> | 39.9 m <sup>2</sup> | 39.9 m <sup>2</sup> | 39.9 m <sup>2</sup> | 39.9 m <sup>2</sup> | 39.9 m <sup>2</sup> |
| 30.6 m <sup>2</sup> | 30.6 m <sup>2</sup> | 30.6 m <sup>2</sup> | 30.6 m <sup>2</sup> | 30.6 m <sup>2</sup> | 30.6 m <sup>2</sup> |
| 21.3 m <sup>2</sup> | 21.3 m <sup>2</sup> | 21.3 m <sup>2</sup> | 21.3 m <sup>2</sup> | 21.3 m <sup>2</sup> | 21.3 m <sup>2</sup> |
| 12.0 m <sup>2</sup> | 12.0 m <sup>2</sup> | 12.0 m <sup>2</sup> | 12.0 m <sup>2</sup> | 12.0 m <sup>2</sup> | 12.0 m <sup>2</sup> |
| 2.7 m <sup>2</sup>  | 2.7 m <sup>2</sup>  | 2.7 m <sup>2</sup>  | 2.7 m <sup>2</sup>  | 2.7 m <sup>2</sup>  | 2.7 m <sup>2</sup>  |

| PROPOSED DWELLING 1 | PROPOSED DWELLING 2 | PROPOSED DWELLING 3 | PROPOSED DWELLING 4 | PROPOSED DWELLING 5 |
|---------------------|---------------------|---------------------|---------------------|---------------------|
| FIRST FLOOR         | FIRST FLOOR         | FIRST FLOOR         | FIRST FLOOR         | FIRST FLOOR         |
| SECOND FLOOR        | SECOND FLOOR        | SECOND FLOOR        | SECOND FLOOR        | SECOND FLOOR        |
| BALCONY             | BALCONY             | BALCONY             | BALCONY             | BALCONY             |

| PROPOSED DWELLING 1 | PROPOSED DWELLING 2 | PROPOSED DWELLING 3 | PROPOSED DWELLING 4 | PROPOSED DWELLING 5 |
|---------------------|---------------------|---------------------|---------------------|---------------------|
| 95.0% GARAGE        | 95.0% GARAGE        | 95.0% GARAGE        | 95.0% GARAGE        | 95.0% GARAGE        |
| SHOULDER GARAGE     | SHOULDER GARAGE     | SHOULDER GARAGE     | SHOULDER GARAGE     | SHOULDER GARAGE     |
| 1.0% GARAGE         | 1.0% GARAGE         | 1.0% GARAGE         | 1.0% GARAGE         | 1.0% GARAGE         |
| STORAGE             | STORAGE             | STORAGE             | STORAGE             | STORAGE             |

# 649 STUD ROAD SCORESBY APPENDIX B

## COLOUR & MATERIAL SCHEDULE

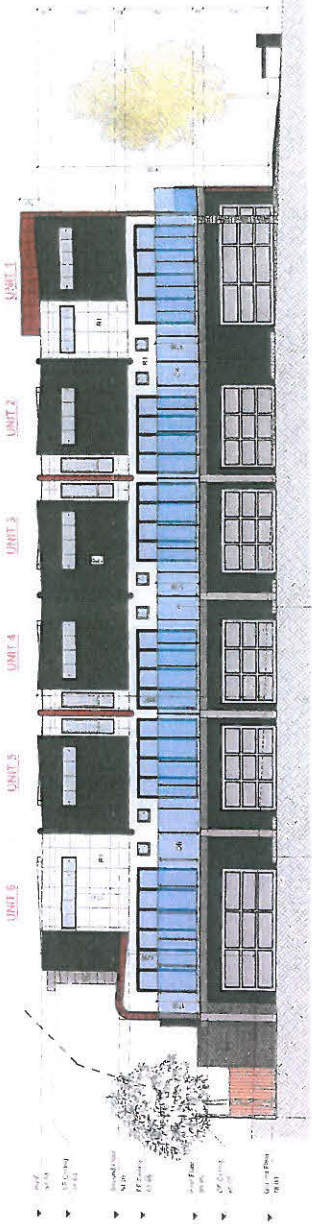
| MATERIAL  | REF. | COLOUR         |
|---|------|----------------|
| COLOURED CONCRETE (CLIPS)                               | ON   | [Color swatch] |
| PERICLE PAVING (CALCA GRANITE 3mm)                      | PV   | [Color swatch] |
| RENDER FINISH (OFF-WHITE)                               | RT   | [Color swatch] |
| RENDER FINISH (JET BLACK)                               | Z1   | [Color swatch] |
| METAL CLADDING (NATURAL COPPER)                         | M1   | [Color swatch] |
| METAL CLADDING ANODIZED LOOK (SATIN BROWN)              | M2   | [Color swatch] |
| SOYAN STRIA CLADDING (RUSTIC PROFILE 25mm RIBBLE)       | SC   | [Color swatch] |
| BRICK FINISH (POSSIL)                                   | BR   | [Color swatch] |
| LIVESTONE FINISH (WHITE OAK)                            | ST   | [Color swatch] |
| METAL ROOFING (KIP-LOCK)                                | RF   | [Color swatch] |
| TIMBER CLADDING (JARRAH OR SIMILAR)                     | T1   | [Color swatch] |
| BALUSTRADE WITH OBTUSURED GLAZING FOR BALCONY SCREENING | OF   | [Color swatch] |



SOUTH-WESTERN PERSPECTIVE



NORTH-WESTERN PERSPECTIVE



NORTH ELEVATION



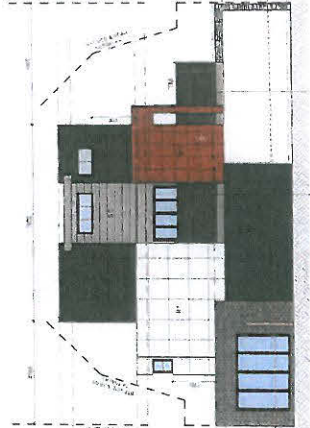
UNIT 1 (NORTH-FACING BALCONY WITH ACCESS FROM THE LIVING ROOM)



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH-EASTERN PERSPECTIVE



NORTH-WESTERN PERSPECTIVE

Knox City Council  
RECEIVED  
04 AUG 2016  
PLANNING DEPARTMENT

| Rev | Description   | Date       |
|-----|---|------------|
| A   | PLANNING PERMIT ISSUE                               | 08/06/2016 |
| B   | AMENDMENTS AS PER COUNCIL LETTER DATED 14 JULY 2016 | 01/08/2016 |

**TACTEL**  
INNOVATE CREATE

Multi-Unit Development At  
649 Stud Road, Scoresby  
S.Roshan & N.Eghrari

| ELEVATIONS     |            |
|----------------|------------|
| DATE           | 01/08/2016 |
| PROJECT NUMBER | TP151026   |
| SCALE          | 1:100      |
| CLIENT / GROUP | TP07       |
| REV            | B          |

# 649 STUD ROAD SCORESBY APPENDIX B

**Knox City Council**  
**RECEIVED**  
 04 AUG 2016  
**PLANNING DEPARTMENT**

STUD

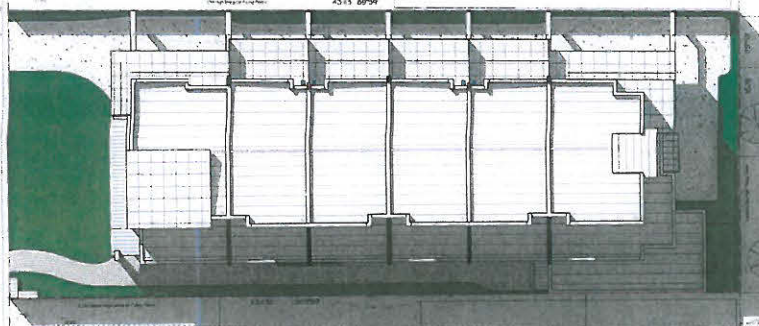
STUD ROAD (SERVICE LANE)

STUD ROAD

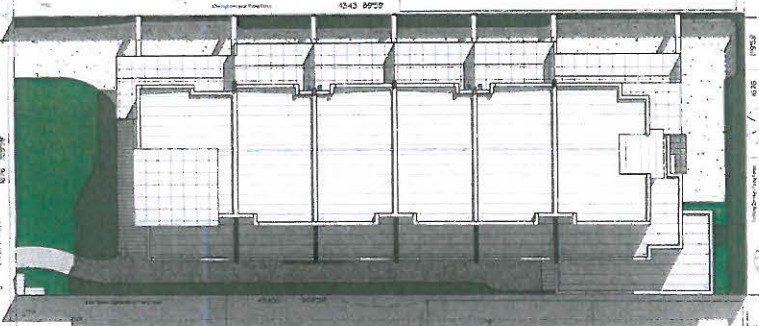
STUD ROAD (SERVICE LANE)

STUD ROAD

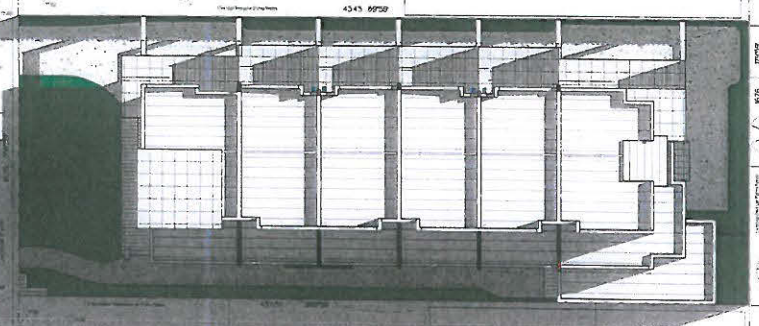
STUD ROAD (SERVICE LANE)



SHADOW DIAGRAM AT 3:00 pm



SHADOW DIAGRAM AT 12:00 noon



SHADOW DIAGRAM AT 9:00 am



## SHADOW DIAGRAMS

Multi-Unit Development At  
 649 Stud Road, Scoresby  
 S. Roshan & N. Eghrari

TP08

01/08/2016

1:150

PROJECT NUMBER  
 TP151026

**TACTEL**  
 INNOVATE. ENGAGE.

| Rev | Description   | Date       |
|-----|---|------------|
| A   | PLANNING PERMIT ISSUE                               | 06/03/2016 |
| B   | AMENDMENTS AS PER COUNCIL LETTER DATED 14 JULY 2016 | 01/09/2016 |

**DINSDALE WARD****6.4 APPLICATION FOR THE CONSTRUCTION TWO DOUBLE STOREY DWELLINGS AND FOUR THREE STOREY DWELLINGS (TOTAL OF SIX (6) DWELLINGS), ALTERATION OF ACCESS TO A ROAD ZONE CATEGORY 1 AND REDUCTION IN VISITOR CAR PARKING AT 183 STUD ROAD, WANTIRNA SOUTH, (P/2015/6847)****1. SUMMARY:**

|                               |   |
|-------------------------------|---|
| <b>Land:</b>                  | 183 Stud Road, Wantirna South   |
| <b>Applicant:</b>             | Siteline Building Design & Planning   |
| <b>Proposed Development:</b>  | The construction of two double storey dwellings and four three storey dwellings (total of six (6) dwellings), alteration of access to a Road Zone Category 1 and reduction in visitor car parking to zero |
| <b>Existing Land Use:</b>     | Single Dwelling   |
| <b>Area/Density:</b>          | 745 m <sup>2</sup> / 1:124m <sup>2</sup>  |
| <b>Zoning:</b>                | Residential Growth Zone - Schedule 1  |
| <b>Overlays:</b>              | Nil   |
| <b>Local Policy:</b>          | Municipal Strategic Statement (MSS)<br>Development in Residential Areas and<br>Neighbourhood Character Policy   |
| <b>Application Received:</b>  | 16 November 2015  |
| <b>Number of Submissions:</b> | 0   |
| <b>PCC Meeting:</b>           | Not applicable  |

**Assessment:**

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

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

*The proposal complies with the Residential Growth Zone - Schedule 1.*

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

## **6.4 183 Stud Rd, Wantirna South (cont'd)**

### **2. BACKGROUND**

#### **2.1 Subject Site and Surrounds**

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

- The subject site is regular in shape and located on the eastern side of Stud Road, Wantirna South. The site has a frontage of 17.07m and a depth of 43.66m, forming an overall area of 745m<sup>2</sup>. The site does not contain any easements and there are no covenants registered on the copy of title.
- The site currently contains a single storey brick dwelling with a tiled pitched roof, detached garage and a swimming pool. The existing dwelling is setback 13.6m from the frontage. Vehicular access to the site is gained via an existing crossover adjacent the south boundary.
- Adjoining properties to the north and south of the site lie within the Residential Growth Zone – Schedule 1, and the adjoining properties to the east of the site lie within the General Residential Zone – Schedule 2 and are used for residential purposes. There is evidence of multi-dwelling development within the surrounding area.
- It is noted that the adjoining property to the south (no. 181 Stud Road) is used as a medical centre.
- The site does not contain significant vegetation.

#### **2.2 The Proposal**

(Refer to attached plans at Appendix B)

It is proposed to remove the existing dwelling and construct two double storey dwellings and four three storey dwellings (total of six (6) dwellings) on the land, alter access to a Road Zone Category 1 and to reduce visitor car parking to zero. More specifically:

- Dwelling 1 will front Stud Road and will be setback 6m from the front boundary. Dwelling 1 will be 2 storeys and will contain two (2) bedrooms and is provided with a single garage. The entrance to Dwelling 1 will front Stud Road. A north facing balcony is provided on the first floor level with access from the kitchen/meals/living area.



#### **6.4 183 Stud Rd, Wantirna South (cont'd)**

Dwellings 2 and 5 will be 3 storeys and will contain two (2) bedrooms and a multi-purpose room (MPR) and is provided with a single garage. A north facing balcony is provided on the first floor level with access from the kitchen/meals/living area.

- Dwellings 3 and 4 will be 3 storeys and will contain three (3) bedrooms and are provided with a double garage. A north facing balcony is provided on the first floor level of both dwellings with access from the kitchen/meals/living area.
- Dwelling 6 will be 2 storeys and will contain two (2) bedrooms and is provided with a single garage. A north facing balcony is provided on the first floor level with access from the kitchen/living/dining room.
- All dwellings will be attached at ground floor level, first floor level and second floor level.
- The ground floor level will be setback 5.4m from the south boundary, 1.8m from the north boundary and 1.8m from the east (rear) boundary.
- The first floor will be setback 3.9m from the south boundary, 1.45m from the north boundary (measured from the balconies) and 1.0m from the east (rear) boundary (measured from the balconies).
- The second floor will be setback a minimum 3.9m from the south boundary, 3.0 m from the north boundary and 7.7m from the east (rear) boundary.
- The development will have a maximum height of 8.9m
- The proposed materials include: metallic composite cladding, cladding with render finish and shadow clad.
- A pedestrian footpath providing access to Dwellings 2 - 6 is provided along the north boundary.
- The existing crossover will be modified to provide vehicle access to all dwellings.

## 6.4 183 Stud Rd, Wantirna South (cont'd)

All vegetation is to be removed from the site to facilitate the development. A permit is not required for vegetation removal.

### **3. CONSULTATION**

#### **3.1 Advertising**

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

#### **3.2 Referrals**

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

##### VicRoads

- *VicRoads did not object to the proposal, subject to conditions which will be included in any permit issued.*

##### Traffic Engineer

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

##### Drainage Engineer

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

##### Arborist

- *None of the vegetation on site is significant.*
- *The proposed development will not impact on vegetation located on adjoining properties.*

##### Parks Services

- *Parks Services do not support the removal of the street tree. The modified crossover must be setback at least 3.0m from the street tree.*

##### Landscape Officer

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

## **6.4 183 Stud Rd, Wantirna South (cont'd)**

### Sustainable Design Officer

- *The Sustainable Design Assessment submitted with the application is satisfactory.*

### Waste

- *A Waste Management Plan (WMP) will be required detailing how bin-based, green waste and hard waste services are to be provided and collected from the site in accordance with Council's Waste Management in Multi-Unit Developments (MUDs) Policy and Procedure that applies to developments with 6 or more tenancies.*

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

## **4. DISCUSSION**

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

### **4.1 Zoning and Overlays**

#### **4.1.1 Zone**

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

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

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

If no building height is specified in a schedule to this zone, the maximum building height should not exceed 13.5 metres unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the height of the building should not exceed 14.5 metres.

#### 6.4 183 Stud Rd, Wantirna South (cont'd)

- *The maximum height of the dwellings is 8.9m which complies.*

Schedule 1 of the Residential Growth Zone varies the ResCode requirements for B6 (Street setback) which requires the front wall of buildings to be setback as follows:

- If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.
- *Variation sought. The development will have a minimum front setback of 6m, which is less than required. The proposed setback is considered reasonable as it meets the objective of the Street setback standard by ensuring setbacks of buildings respect the existing or preferred neighbourhood character and makes efficient use of the site.*

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

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

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

An area of 40 square metres with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with minimum area of 25 square metres with a minimum dimension of 3 metres of secluded private open space with convenient access from a living room, or

- A balcony of 15 square metres with a minimum width of 1.8 metres and convenient access from a living room, or
- A roof-top area of 15 square metres with a minimum width of 2 metres and convenient access from a living room.

## 6.4 183 Stud Rd, Wantirna South (cont'd)

- *Complies. All dwellings have been provided with 15m<sup>2</sup> balconies with a minimum width of 1.8m and convenient access from a living room.*

### 4.1.2 Overlays

The land is not affected by any overlays.

## 4.2 Policy Consideration

### 4.2.1 State Planning Policy Framework

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

Key Policies:

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

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

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

- *The proposal contributes to the consolidation of urban development through the provision of increased density within an existing residential area with good access to urban services and transport.*
- *The Sustainable Design Assessment submitted with the application is satisfactory.*

#### 6.4 183 Stud Rd, Wantirna South (cont'd)

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

- Neighbourhood character - *This is discussed in a later section of the report (Section 4.2.2).*
- Housing choice – *The development provides four (4) two bedroom dwellings and two (2) three bedroom dwellings, providing a range of housing choices.*
- Existing infrastructure – *The site is located within a fully serviced area.*
- Energy efficiency – *This has been discussed above under Clause 15.02.*
- Location – *The site is located within easy walking distance of public transport available along Stud Road.*

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

- *The site is located on Stud Road and forms part of the Principal Public Transport Network (PPTN).*
- *Smart Bus route 901 runs along Stud Road. The 901 service runs at various intervals between Frankston and Melbourne Airport from 5am to midnight on weekdays, from 6am to midnight on Saturdays, and from 7am to 6pm on Sundays.*
- *Bus route 664 also runs along Stud Road. The 664 runs at various intervals between Chirnside Park and Knox City via Croydon and Bayswater from 6.15am to 9.30pm weekdays, from 7am to 10.30pm Saturdays, and from 7.30am to 9.30pm Sundays.*
- *Bus route 745C also runs along Stud Road. The 745C service operates once a day between Bayswater and Wantirna Primary School. The service operates along Stud Road at approximately 4.18pm.*

## 6.4 183 Stud Rd, Wantirna South (cont'd)

### 4.2.2 Local Planning Policy Framework

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

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

- *The site is located in an established urban area close to urban services and open space areas, where existing infrastructure is readily available.*
- *The Sustainable Design Assessment submitted with the application is satisfactory.*

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

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

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

#### **6.4 183 Stud Rd, Wantirna South (cont'd)**

The subject site is located within an “Activity Area”, in which a greater range and increased densities of residential development are encouraged.

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

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

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

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

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

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

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

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



#### 6.4 183 Stud Rd, Wantirna South (cont'd)

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

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

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

The desired future character of this area is to:

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

The key (relevant) design objectives are:

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

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

Retain existing canopy trees, wherever possible.

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

#### 6.4 183 Stud Rd, Wantirna South (cont'd)

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

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

Provide single crossovers for driveways.

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

Minimise the amount of paving in front yards and driveways.

- *As noted above, the development will utilise a single crossover to gain access to the site and a pedestrian path will be provided along the north boundary.*

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

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

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

- *All dwellings are provided with wide upper floor balconies. In particular, the balcony to Dwelling 1 fronts Stud Road to maximise passive surveillance. The balconies to Dwellings 3-6 will be screened to 1.7m above finish floor levels to prevent overlooking, however distant views will be possible.*
- *Ground floor windows have been included to provide a sense of passive surveillance along the north boundary.*

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

#### **6.4 183 Stud Rd, Wantirna South (cont'd)**

- *The development will provide residents with alternative forms of housing styles and sizes. The development provides four (4) two bedroom dwellings and two (2) three bedroom dwellings, providing a range of housing choices.*
- *The applicant has designed Dwellings 1, 3, 4 and 6 with a bedroom and ensuite at ground floor level however; a kitchen has not been proposed. A condition of any permit issued will require the provision of a kitchen or kitchenette to be provided at the ground floor level of either Dwelling 1, 3, 4 or 6 to ensure the development meets the accessibility requirements of the planning scheme.*

Applications must also consider:

##### Accessible Design

- *The proposed development considers the need of people with limited mobility as a clear and accessible path from the street to each front door has been provided.*
- *As noted above, the applicant has designed Dwellings 1, 3, 4 and 6 with a bedroom and ensuite at ground floor level however; a kitchen has not been proposed. A condition of any permit issued will require the provision of a kitchen or kitchenette to be provided at the ground floor level of either Dwelling 1, 3, 4 or 6 to ensure the development meets the accessibility requirements of the planning scheme.*

##### Sustainable Design

- *The development incorporates passive solar design with north facing living areas and balconies.*
- *The Sustainable Design Assessment submitted with the application is satisfactory.*

##### Architectural Design

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

## 6.4 183 Stud Rd, Wantirna South (cont'd)

### Housing for Aged Persons

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

## 4.3 Particular Provisions

### Clause 52.06 – Car Parking

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

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

A permit may be granted to reduce or to waive the number of car spaces required by the table.

- *The proposal satisfies the car parking provision for each dwelling, with 2 car spaces provided for every three bedroom dwelling and one car space provided for every two bedroom dwelling.*
- *As noted above, it is proposed to reduce the visitor car parking to zero. Through the use of a single crossover and service road access, the development will preserve the provision of on-street parking for 2 vehicles. Further, local demand is offset by the public car park at the northern end of the Studfield Shopping Centre which is located approximately 18m south of the subject site. It is considered the service road and public car park can easily absorb the provision of one (1) car parking space, therefore the reduction in visitor car parking to zero is considered acceptable.*

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

Design Standard 1: Access ways – *Complies.*

#### **6.4 183 Stud Rd, Wantirna South (cont'd)**

Design Standard 2: Car Parking Spaces – *Can comply. A condition of approval will require the internal garage doors to Dwellings 2, 3, 4 and 5 to swing internally to the dwelling.*

Design Standard 3: Gradients – *Complies.*

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

Design Standard 5: Urban Design – *Complies.*

Design Standard 6: Safety – *Complies.*

Design Standard 7: Landscaping – *Complies.*

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

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

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

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

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

##### Neighbourhood Character and Infrastructure

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

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

Infrastructure – *Complies.*

Integration with the Street – *Complies.*

##### Site Layout and Building Massing

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

Building Height – *Complies.*

#### **6.4 183 Stud Rd, Wantirna South (cont'd)**

Site Cover/Permeability – *Complies.*

Energy Efficiency – *Complies. North facing living areas and balconies are provided and a condition of approval will require the development to be constructed in accordance with the approved Sustainable Design Assessment.*

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

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

Access – *Complies.*

Parking Location – *Complies.*

##### Amenity Impacts

Side and rear setbacks – *Does not comply, variation required. The proposed development encroaches marginally into the side and rear setbacks contained in Standard B17 of ResCode (on the north side of Dwellings 2 and 3). The extent of the encroachment ranges between 200mm-400mm and is located towards the front of the site. The area of non-compliance is demonstrated on the elevation plans included in Appendix B.*

*It is considered the non-compliance will not impact upon the amenity of the adjoining property to the north.*

*Further, the site is noted to be located within an 'Activity Area' which is supportive of increased residential density and maximisation of land development opportunities.*

Walls on boundaries – *Complies.*

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

North-facing windows – *Complies.*

Overshadowing open space – *Complies.*

Overlooking – *Generally complies, as discussed below:*

##### *Ground floor level*

- *No overlooking is expected as a new 1.9m high paling fence is proposed along the side and rear boundaries.*

**6.4 183 Stud Rd, Wantirna South (cont'd)***First floor level*

- *Most of the first floor windows have been screened to comply with Standard B22 of ResCode. However, there is opportunity for overlooking into adjoining secluded private open space areas and habitable room windows from the Balcony and Meals/Living area to Dwelling 1 and the Living area and Bedroom 2 to Dwelling 6. This will be addressed via conditions of any permit issued.*

*Second floor level*

- *All habitable room windows on the north elevation will be screened to 1.7m above FFL to comply with Standard B22 of ResCode.*
- *There are no windows on the east elevation.*
- *None of the habitable room windows on the south elevation are proposed to be screened as the adjoining property to the south (no. 181 Stud Road) is used for a medical centre. Therefore the development will not overlook into adjoining secluded private open space areas or habitable room windows.*

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

*Internal views – Complies.*

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

On-Site Amenity and Facilities

*Accessibility – Complies.*

*Daylight to new windows – Complies.*

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

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

*Storage – Complies.*

Detailed Design

*Design Detail – Complies.*

*Common Property – Complies.*

*Site Services – Complies.*

#### **6.4 183 Stud Rd, Wantirna South (cont'd)**

Front fence – *Complies, no front fence is proposed.*

#### **4.5 General Decision Guidelines**

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

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

### **5. CONCLUSION**

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

- *The development is consistent with State Policy, Clause 21.07 (Municipal Strategic Statement), and Clause 22.07 (Development in Residential Areas and Neighbourhood Character Policy) of the Knox Planning Scheme, subject to conditions.*
- *The proposal complies with the Residential Growth Zone - Schedule 1.*
- *The development is generally compliant with ResCode subject to conditions of any permit issued.*
- *The development provides an appropriate balance between policies that encourage increased housing densities along the Principal Public Transport Network (PPTN) and the amenity of adjoining properties.*

### **6. CONFIDENTIALITY**

There are no confidentiality issues associated with this report.

### **RECOMMENDATION**

**That Council issue a Planning Permit to develop the land for two double storey dwellings and four three storey dwellings (total of six (6) dwellings), alteration of access to a Road Zone Category 1 and reduction in visitor car parking to zero at 183 Stud Road, Wantirna South subject to the following conditions:**



**6.4 183 Stud Rd, Wantirna South (cont'd)****Recommendation (cont'd)****Amended plans**

- 1. Prior to the commencement of any buildings or works, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans prepared SiteLine Building Design and Planning but modified to show:**
  - 1.1 Annotation stating, 'all structures (including fences, letterboxes and meter boxes) shall be constructed to a maximum height of 900mm or relocated clear of a splayed area near the access way to ensure safe sight distances.' Letterboxes must front the street.**
  - 1.2 Dwelling 1, 3, 4 or 6 to be provided within a kitchen or kitchenette at the ground floor level.**
  - 1.3 Any changes required to comply with Condition 2.5.**
  - 1.4 Annotation stating "no parking" in front of all garages.**
  - 1.5 The modified crossover must be setback at least 3.0m from the street tree.**
  - 1.6 The internal garage doors to Dwellings 2, 3, 4 and 5 to swing internally to the dwelling.**
  - 1.7 The north side of the Balcony to Dwelling 1 screened in accordance with Standard B22 of ResCode.**
  - 1.8 The north facing Meals/Living area to Dwelling 1 screened in accordance with Standard B22 of ResCode.**
  - 1.9 The north facing Living area to Dwelling 6 screened in accordance with Standard B22 of ResCode.**
  - 1.10 The south facing Bedroom 2 window to Dwelling 6 screened in accordance with Standard B22 of ResCode.**

**6.4 183 Stud Rd, Wantirna South (cont'd)****Recommendation (cont'd)**

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

**1.12 Drainage Plans in accordance with Condition 2.**

**1.13 Landscape Plans in accordance with Condition 4.**

**1.14 Any changes to comply with VicRoads' Conditions 7-9.**

**1.15 A Waste Management Plan in accordance with Condition 11.**

**To the satisfaction of the Responsible Authority.**

**Drainage plans**

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

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

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

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

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

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

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

**To the satisfaction of the Responsible Authority.**

**6.4 183 Stud Rd, Wantirna South (cont'd)****Recommendation (cont'd)**

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

**Landscape plans**

4. Prior to the commencement of any buildings or works, a landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must show:
  - 4.1 A survey (including botanical names, height and width) of all existing vegetation to be retained and / or removed.
  - 4.2 The identification and removal of all vegetation identified as an environmental weed in Knox (as outlined in Appendix 2 of Council's Landscape Guidelines for Planning Permits).
  - 4.3 Buildings and trees (including botanical names, height and width) on neighbouring properties within three metres of the boundary.
  - 4.4 Details of the surface finishes of pathways and driveways.
  - 4.5 Details and location of all existing and proposed services including above and below ground lines, cables and pipes.
  - 4.6 A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
  - 4.7 Landscaping and planting within all open areas of the site (including additional planting within open space areas of the existing dwelling/s).

**6.4 183 Stud Rd, Wantirna South (cont'd)****Recommendation (cont'd)**

**4.8 The plans must also show the provision of at least 2 additional indigenous or native canopy trees chosen from Appendix 4 or 5 of Council's Landscape Guidelines for Planning Permits. These canopy trees must be a minimum two metres tall when planted and are to be in the front setback.**

**To the satisfaction of the Responsible Authority.**

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

**VicRoads Conditions**

- 7. The crossover and driveway are to be constructed to the satisfaction of the Responsible Authority and at no cost to the Roads Corporation prior to the commencement of the occupation of the buildings hereby approved.**
- 8. Prior to the occupation of the buildings hereby approved, the access lanes, driveways, crossovers and associated works must be provided and available for use and be:**
  - 8.1 Formed to such levels and drained so that they can be used in accordance with the plan.**
  - 8.2 Treated with an all-weather seal or some other durable surface.**
- 9. Driveways must be maintained in a fit and proper state so as not to compromise the ability of vehicles to enter and exit the site in a safe manner or compromise operational efficiency of the road or public safety (e.g. by spilling gravel onto the roadway).**

**Sustainable Design Assessment**

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

**6.4 183 Stud Rd, Wantirna South (cont'd)****Recommendation (cont'd)****Waste Management Plan**

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

**General**

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

**Car parking and Driveways**

17. Before the dwellings are occupied, driveways and car parking areas must be:
  - 17.1 Fully constructed to the minimum standard of 100mm reinforced concrete and available for use in accordance with the plans submitted to and approved by the Responsible Authority; and
  - 17.2 Formed to such levels and drained so that they can be used in accordance with the approved plan; and
  - 17.3 Treated with an all-weather seal or some other durable surface; and

**6.4 183 Stud Rd, Wantirna South (cont'd)****Recommendation (cont'd)**

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

**To the satisfaction of the Responsible Authority.**

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

**Fencing**

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

**Construction Amenity**

- 23. Upon commencement and until conclusion of the development, the developer shall ensure that the development does not adversely affect the amenity of the area in any way, including:**
  - 23.1 the appearance of building, works or materials on the land**
  - 23.2 parking of motor vehicles**
  - 23.3 transporting of materials or goods to or from the site**
  - 23.4 hours of operation**
  - 23.5 stockpiling of top soil or fill materials**
  - 23.6 air borne dust emanating from the site**
  - 23.7 noise**

**6.4 183 Stud Rd, Wantirna South (cont'd)****Recommendation (cont'd)**

**23.8 rubbish and litter**

**23.9 sediment runoff**

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

**Permit Expiry**

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

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

**24.2 The development is not completed within four years of the date of this permit.**

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

**NOTES**

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

- Applicant shall engage a certified Engineering Consultant to analyse the site's existing drainage to determine type and size of the Onsite Detention (OSD) system. This shall be designed in accordance with the Knox City Council (Responsible Authority) Stormwater Drainage Guidelines, (copy available on Council's website), and approved drainage design methods specified in the current edition of Australian Rainfall and Runoff. It should be located preferably in a common area to the dwellings, and be easily accessible for maintenance.
- The total Permissible Site Discharge for the property including all dwellings is 3.9L/s to the existing Council drainage system for a 5 year ARI event.

**6.4 183 Stud Rd, Wantirna South (cont'd)****Recommendation (cont'd)**

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

**Other Notes:**

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



**6.4 183 Stud Rd, Wantirna South (cont'd)**

*Report Prepared By: Senior Planner (Nancy Neil)*

*Report Authorised By: Director – City Development  
(Angelo Kourambas)*



**Knox City Council**  
**REPORT APPENDIX: A**

|                           |  |
|---------------------------|--|
| <b>Property - Address</b> | 183 Stud Road,<br>WANTIRNA SOUTH   |
| <b>Application Number</b> | P/2015/6847  |
| <b>Description</b>        | The construction of 2 double storey dwellings and 4 three storey dwellings (total of 6 dwellings), alteration of access to a Road Zone Category 1 and reduction in visitor car parking to zero |
| <b>Wardname</b>           | Dinsdale   |

**LEGEND:**

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

Scale: 1:3000



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

1. Whilst every endeavor has been made to ensure that the mapping information is current and accurate, no responsibility or liability is taken by Knox City Council or any of the above organizations in respect to inaccuracy, errors, omissions or for actions based on this information.
2. Planning information should be used only as a means of preliminary investigation. For accurate overlay information please obtain a Planning Certificate from the Department of Infrastructure.
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4. Drainage and flood extent information has been provided to Council on a yearly basis by Melbourne Water for indicative purposes only. Where the latest Melbourne Water drainage and flood extent mapping is critical, please contact Melbourne Water.



**Knox City Council**  
REPORT APPENDIX: A

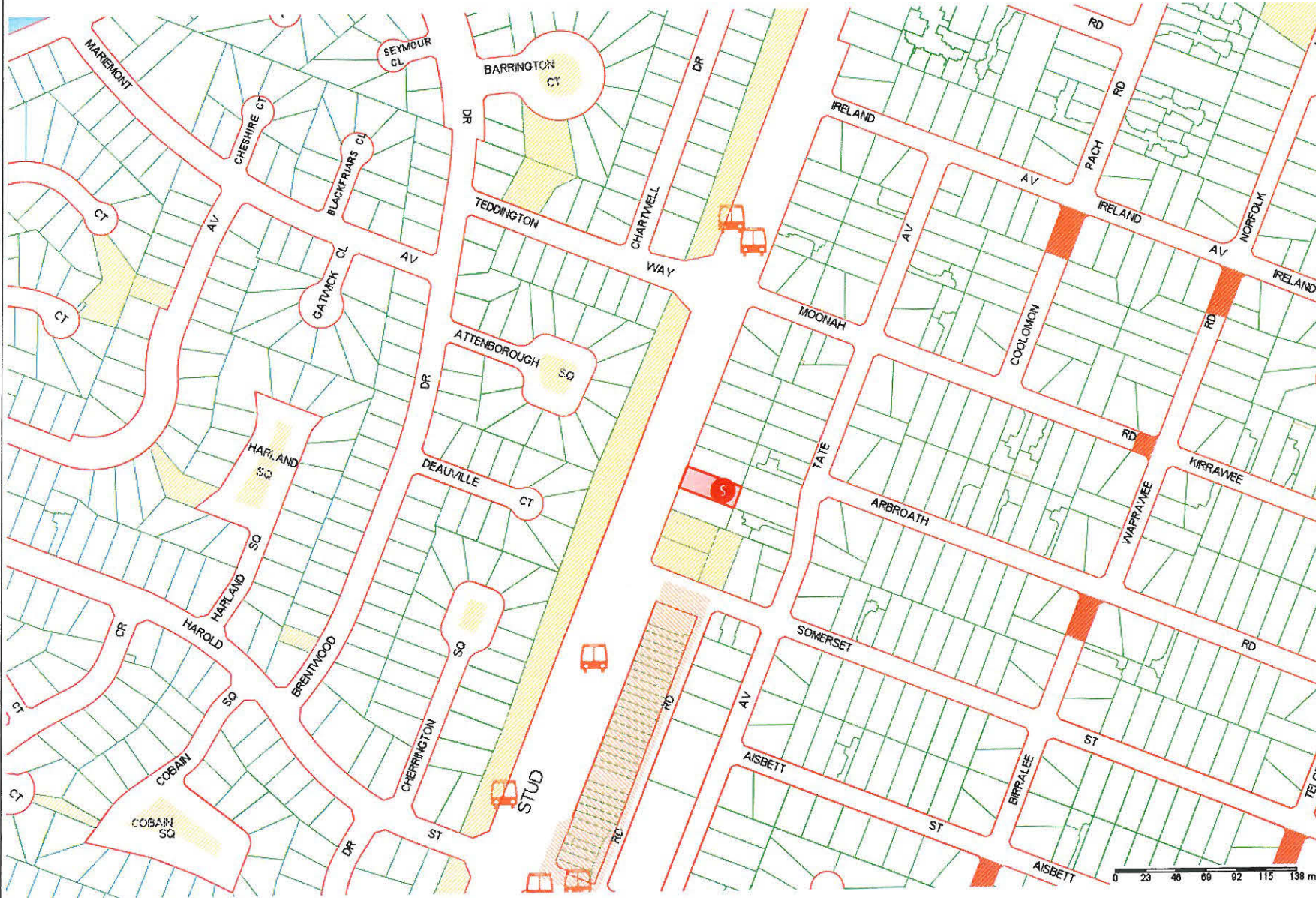
|                           |  |
|---------------------------|--|
| <b>Property - Address</b> | 183 Stud Road,<br>WANTIRNA<br>SOUTH  |
| <b>Application Number</b> | P/2015/6847  |
| <b>Description</b>        | The construction of 2 double storey dwellings and 4 three storey dwellings (total of 6 dwellings), alteration of access to a Road Zone Category 1 and reduction in visitor car parking to zero |
| <b>Wardname</b>           | Dinsdale   |

**LEGEND:**

- Title Boundary
- Road Boundaries
- City Boundary
- Bus Route
- Reserves
- Commercial Areas
- Tertiary Schools
- Primary Schools
- Secondary Schools
- P-12 School
- Bus Stops
- Objector
- Unit Development
- Subject Property
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Scale: 1:3000



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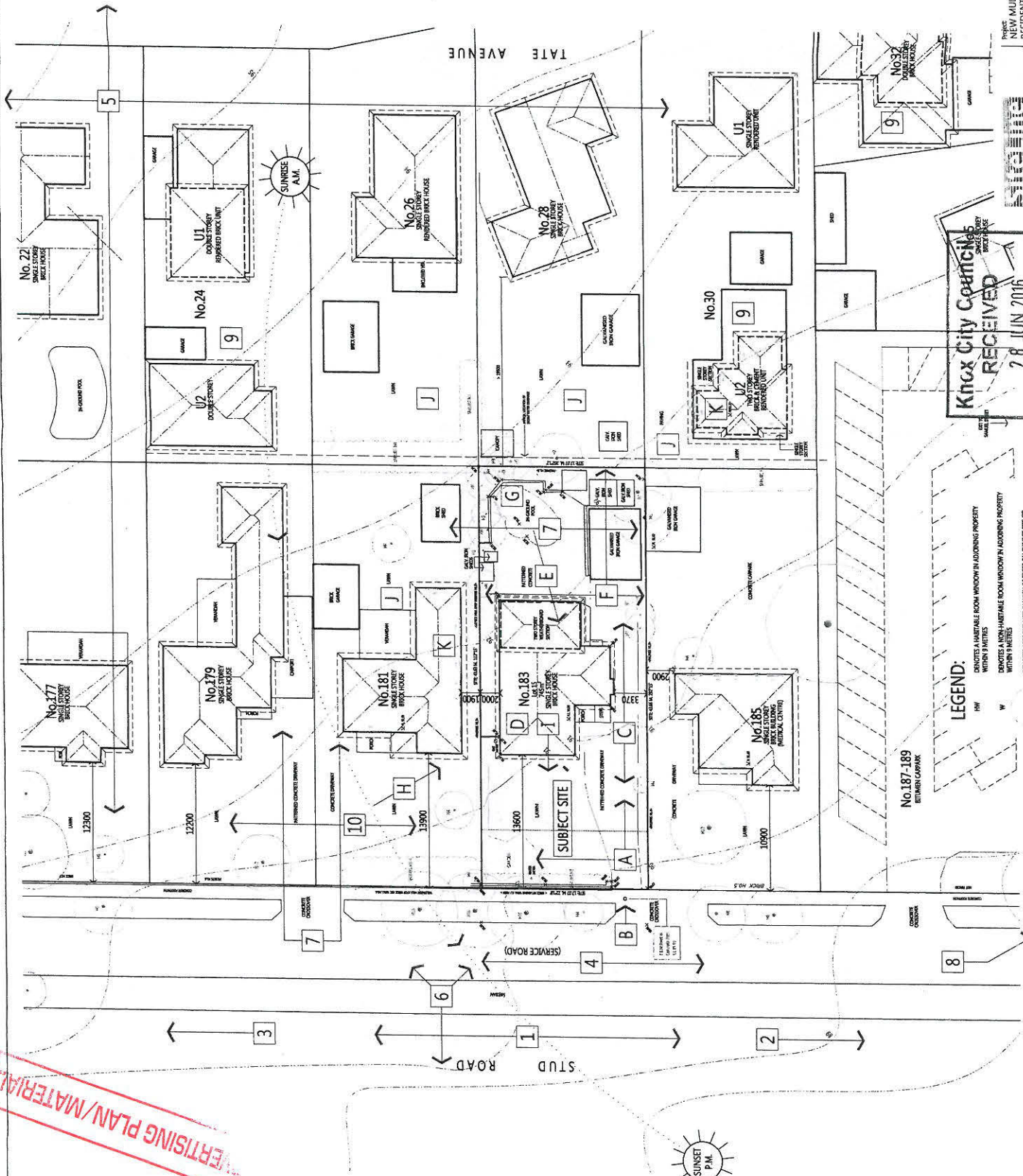
# 183 STUD ROAD WANTIRNA APPENDIX B

## NEIGHBOURHOOD KEY:

- 1 PRIMARY MAIN ROAD (STUD ROAD) BUS ROUTES 664, 745, 901
- 2 STUDIED STOPPING CENTRE - 100 M  
LEAS RECREATION RESERVE AND WALKING/BIKE TRACKS - 900 M  
KNOX SHOPPING CENTRE (MAJOR ACTIVITY CENTRE) - 500 M  
PRIMARY & SECONDARY SCHOOLS, KINDER/CHILD CARE WITHIN WALKING DISTANCE - 100-200 M  
BLIND CREEK UNKAL PARK - 1.1 KMS  
SWINBURN UNIVERSITY WANTIRNA CAMPUS - 1.8 KMS
- 3 BIORONA ROAD (PRIMARY MAIN) TO EASTING TOLL ROAD - 600 M - 3 KMS  
WANTIRNA MALL & KNOX PRIVATE HOSPITAL - 2 KMS
- 4 TWO WAY SERVICE ROAD ALONG STUD ROAD WITH URBEST KERB AND CHANNEL CONCRETE FOOTPATH AND IN RESTRICTED ONLY STREET PARKING SERVICE ROAD PROVIDES TWO-WAY EAST/WEST ACCESS
- 5 ORIGINAL GRID RESIDENTIAL SUB-DIVISION OF APPROXIMATELY 750M<sup>2</sup> SIZED LOTS TYPICAL OF THE BROADER AREA DEVELOPED FROM MID 1900'S WITH SOME ONGOING REDEVELOPMENT THROUGH TO PRESENT DAY
- 6 LOCAL AREA I.E. WESTERN SIDE AND EAST OF STUD ROAD ORIGINALLY DEVELOPED WITH SINGLE DWELLINGS FROM THE 1940'S ONWARDS PREDOMINANTLY AS DOUBLE AND TRIPLE FRONTED BRICK VERRUGES. NOTE: CONCRETE DRIVEWAYS AND DRIVEWAYS WITH URBEST KERB AND CHANNEL RESIDENTIAL INTERFACE ON WESTERN SIDE OF STUD ROAD (CLOSED STREETScape)
- 7 GARAGING VARIOUSLY LOCATED AT SIDE REAR AND OCCASIONALLY UNDER DWELLINGS (UNDERCROFTS), DRIVEWAY ACCESS TO ONE SIDE PROVIDING A CLEAR SETBACK AND VISTA TO REAR OF PROPERTIES
- 8 STURPED COMMERCIAL SUB-DIVISION AND BUSINESS ZONE SOUTH OF SITE AS WELL AS OF RESIDENTIAL AND COMMERCIAL USE ALONG SERVICE ROAD IMMEDIATELY SOUTH AND NORTH LOCATED WITHIN A HARBER STREETScape PRESENTATION AND MORE BOX LIKE BUILT FORMS
- 9 NEWER CONSOLIDATED DEVELOPMENTS NEARBY DEMONSTRATE A ROLL-OVER AS EXISTING DWELLINGS AGE AND HOUSING NEEDS CHANGE ALSO EVIDENCE TO MORE VERTICAL BUILT FORMS
- 10 FRONT SETBACKS ARE GENERALLY WELL IN EXCESS OF RESIDENTIAL NORMS SUFFICIENT TO MAIN ROAD INTERFACE AND INFLUENCED BY SITE SLOPE DWELLINGS OTHERWISE ARE GENERALLY FAIRLY CENTRAL ON SITES AND SIDE OF SIDE BOUNDARIES WITH DRIVEWAYS GARAGING SITED UP TO SIDE BOUNDARY

## SITE KEY:

- A SUBJECT SITE WITH GOOD DIMENSIONS (WIDTH & DEPTH) AND UNENCUMBERED SITE AREA (NO EASEMENTS/DRAINAGE OR OTHER ENCUMBRANCES)
- B ESTABLISHED ACCESS INTO SOUTH SIDE OF SITE. ALTERNATE SITE ACCESS CONSTRAINED BY PRESENCE OF STREET TREES
- C CONCRETE DRIVEWAY EXTENDS FOR FULL LENGTH ALONG THE SOUTHERN SIDE BOUNDARY TERMINATING AT THE GARAGIZED ROOM GARAGE AT THE REAR OF THE SITE. LIMITED PLANTING OPPORTUNITIES ALONG THIS BOUNDARY
- D EXISTING TWO STOREY DWELING IN AVERAGE CONDITION. POSITIONED TYPICALLY IN LOCAL NEIGHBOURHOOD CONTEXT. ELEVATED AT FACADE AND CONSTRUCTED ABOVE NATURAL GROUND I.E. NO AREAS OF FILL OR EXCAVATION
- E NOTABLE FALL OF 7.7M FROM EAST TO WEST (REAR TO FRONT) TO BE CONSIDERED
- F TIMBER PALING FENCES IN PART TO AVERAGE CONDITION BUT PROVIDE GOOD SCREENING TO GROUND LEVEL (TOP FROM ADJOINING PROPERTIES)
- G SHRUB TYPE PLANTING WITHIN SITE. NO NOTABLE SPECIMENS E.G. PITTOSPORIUM, PALMS
- H EXCELLENT SOLAR ACCESS FROM NORTH OVER LONG SIDE BOUNDARY
- I LOCAL AND SEMI-INSTANT VIEWS TO WEST (WITH SLOPE)
- J ABUTTING EPOS AREAS TO EAST/SOUTH-EAST OF NO. 183 & 30 RATE AVENUE TO BE CONSIDERED IN TERMS OF POTENTIAL AMENITY IMPACTS I.E. OVERSHADOWING, OVERLOOKING AND BUILT FORMS
- K NEARBY HABITABLE ROOM WINDOWS AMENITY TO BE PROTECTED



**Knox City Council**  
RECEIVED  
28 JUN 2016

## NEIGHBOURHOOD + SITE DESCRIPTION

**LEGEND:**  
 HWY DRIVEWAYS & UNSTABLE ROOM WINDOW IN ADJOINING PROPERTY WITHIN 3 METRES  
 FENCE & UNSTABLE ROOM WINDOW IN ADJOINING PROPERTY WITHIN 3 METRES  
 DRIVEWAYS APPROXIMATE SIZES OF SITES IN SUBJECT SITE OR SUBJECT SITE IN ADJOINING PROPERTY OR NEIGHBOURHOOD CONTEXT  
 INDICATES CONTOURS AT 2 METRE INTERVALS (WITHIN SUBJECT SITE)

**PROJECT:**  
NEW MULTI-UNIT  
RESIDENTIAL DEVELOPMENT  
COSTAS CONST.  
PTY LTD  
No. 183 STUD ROAD  
WANTIRNA

**DATE:** 13/11/15  
**SCALE:** 1:200 @ A1  
**APP. NO.:** X/TP APPLICATION  
**DATE:** 13/11/15  
**APP. NO.:** X/TP APPLICATION  
**DATE:** 13/11/15

## EXISTING CONDITIONS PLAN:

ARTIST'S PLAN/MATERIAL

# 183 STUD ROAD WANTIRNA APPENDIX B

**LEGEND: CANOPY ADVERTISING**  
 DENOTES A NON-VARIABLE ROOM WINDOW IN ADJOINING PROPERTY WITHIN 9 METRES

- HW DENOTES A HORIZONTAL WINDOW IN ADJOINING PROPERTY WITHIN 9 METRES
- DENOTES APPROXIMATE CANOPY OF TREES ON SUBJECT SITE OR VICINITY ADJUTING PROPERTY ON NEIGHBOURHOOD CONTEXT
- DENOTES A TREE TO BE REMOVED
- DENOTES PROPOSED MID-SIZE AND SMALLER CANOPY TREE PLANTING (SPECIFIC LOCATION IN SPACES 2.2A)
- DENOTES EVERGREEN PLANTING TO CONTRIBUTE TO SCREENING UP TO 3 METRES HIGH
- DENOTES GROUND COVERS SHRUBS
- DENOTES GRASSES AND TUFTING PLANTS

### AREAS + ANALYSIS:

| TOWNSHIPS NO. | AREA            | AREA (M <sup>2</sup> ) | PERCENT |
|---------------|-----------------|------------------------|---------|
| 1             | Garage          | 26.1                   | 2.8     |
|               | Garage          | 23.3                   | 2.5     |
|               | Garage          | 19.7                   | 2.1     |
|               | TOTAL           | 79.1                   | 8.4     |
| G2.6.2        | STABLE (BAYLOW) | 79.1                   | 8.4     |
|               | TOTAL AREA      | 181                    | 19.8    |
| 2.8.1         | Garage          | 20.1                   | 2.2     |
|               | Garage          | 17.7                   | 1.9     |
|               | Garage          | 14.8                   | 1.6     |
|               | TOTAL           | 52.6                   | 5.7     |
| G2.6.2        | STABLE (BAYLOW) | 52.6                   | 5.7     |
|               | TOTAL AREA      | 129.4                  | 14.1    |
| 3.8.4         | Garage          | 46.8                   | 5.1     |
|               | Garage          | 42.1                   | 4.6     |
|               | Garage          | 35.4                   | 3.9     |
|               | TOTAL           | 124.3                  | 13.6    |
| G2.6.2        | STABLE (BAYLOW) | 124.3                  | 13.6    |
|               | TOTAL AREA      | 298.7                  | 32.5    |
| 6             | Garage          | 29.1                   | 3.2     |
|               | Garage          | 25.3                   | 2.8     |
|               | Garage          | 21.1                   | 2.3     |
|               | TOTAL           | 75.5                   | 8.3     |
| G2.6.2        | STABLE (BAYLOW) | 75.5                   | 8.3     |
|               | TOTAL AREA      | 164                    | 17.8    |
| 14            | Garage          | 14.8                   | 1.6     |
|               | Garage          | 13.1                   | 1.4     |
|               | Garage          | 10.9                   | 1.2     |
|               | TOTAL           | 38.8                   | 4.2     |
| G2.6.2        | STABLE (BAYLOW) | 38.8                   | 4.2     |
|               | TOTAL AREA      | 85.6                   | 9.3     |

**Knox City Council**  
**RECEIVED**  
 28 JUN 2016  
**PLANNING DEPARTMENT**

PROJECT: 183 STUD ROAD  
 183 STUD ROAD  
 31100 @ A1  
 MFS  
 2 of 6  
 1515  
 B  
 DESIGN RESPONSE: 8

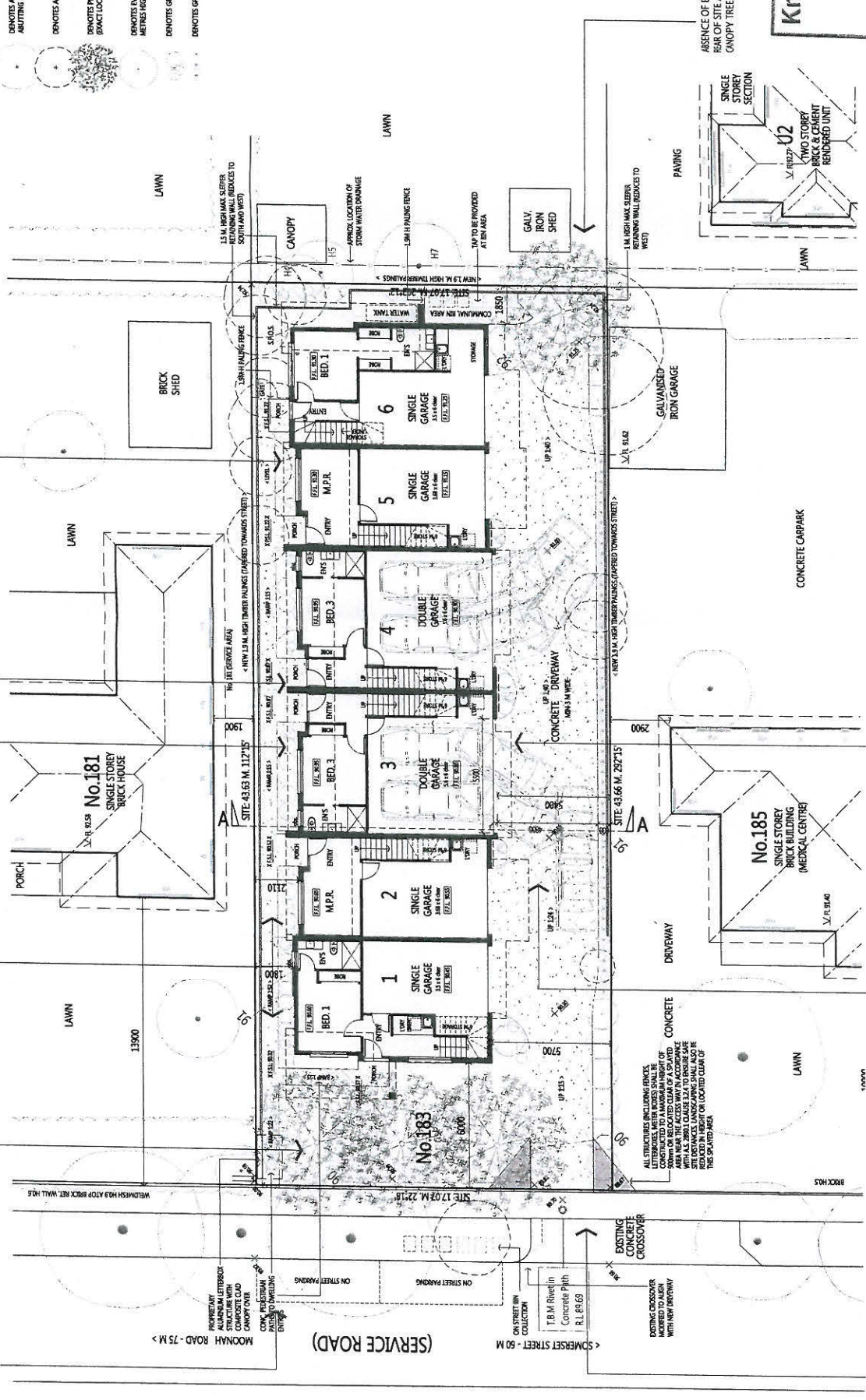
ARRANGEMENT OF WINDOWS AND ENTRY DOORS PROVIDES A HIGH LEVEL OF INTERNAL SECURITY ALONG ACCESS WAY

ENTRIES RECESSED UNDER BALCONIES TO PROVIDE CIRCULATION SPACE AROUND DOORS AND SHELTER

DWELLINGS 3 & 4 PROVIDE A BEDROOM AND WASH FACILITIES AT GROUND FLOOR LEVEL

FRONTAGE TO INCLUDE A HIGH QUALITY LANDSCAPE TREATMENT OF LOW LEVEL PLANTING AND CLEAN TRUNK CANOPY TREES

USE OF SINGLE WIDTH CROSSOVER ASSURES MAINTENANCE OF ON-STREET PARKING FORWARD OF SITE



## SITE + GROUND FLOOR PLAN

MOVEMENT TO AND FROM GARAGES DESIGNED FOR 85% PERCENTILE VEHICLE TEMPLATE AS PER AUSTRALIAN STANDARD

GARAGE DOORS PROVIDED WITH ADDITIONAL WIDTH TO ALLOW EASE OF ACCESS & EGRESS WITH ALL VEHICLES EXITING IN A FORWARD DIRECTION

ACCESS WAY AND GARAGING LOCATED WITH MINIMAL VISUAL IMPACT WITH ACCESS POINT MOVING THROUGH A SINGLE ACCESS POINT MAINTAINING ON-STREET PARKING FOR MINIMUM 2 VEHICLES FORWARD OF SITE

Project: NEW MULTI-UNIT RESIDENTIAL DEVELOPMENT  
 Client: COSTAS CONST. PTY LTD  
 No. 183 STUD ROAD  
 WANTIRNA  
 Building Design + Planning  
 1/1000 3100  
 1/1000 3100  
 1/1000 3100  
 1/1000 3100



ARRANGEMENT OF WINDOWS AND ENTRY DOORS PROVIDES A HIGH LEVEL OF INTERNAL SECURITY ALONG ACCESS WAY

ENTRIES RECESSED UNDER BALCONIES TO PROVIDE CIRCULATION SPACE AROUND DOORS AND SHELTER

DWELLINGS 3 & 4 PROVIDE A BEDROOM AND WASH FACILITIES AT GROUND FLOOR LEVEL

FRONTAGE TO INCLUDE A HIGH QUALITY LANDSCAPE TREATMENT OF LOW LEVEL PLANTING AND CLEAN TRUNK CANOPY TREES

USE OF SINGLE WIDTH CROSSOVER ASSURES MAINTENANCE OF ON-STREET PARKING FORWARD OF SITE

ABSENCE OF BASEMENT OR DRAINAGE ASSETS AT REAR OF SITE ALLOWING PLANTING OF ADDITIONAL CANOPY TREE AT END OF DRIVEWAY

ALL STRUCTURES INCLUDING CANOPY SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF 2.1 METRES ABOVE FINISHED GROUND LEVEL WITH A 200ML CLAUSE 32.4 TO ENSURE SAFE RELOCATION IN HEIGHT OR LOCATED CLEAR OF THE SPREAD AREA

1.1M HIGH MAX. SLEEPER RETAINING WALL REDUCES TO WEST

1.1M HIGH MAX. SLEEPER RETAINING WALL REDUCES TO WEST

1.1M HIGH MAX. SLEEPER RETAINING WALL REDUCES TO WEST

1.1M HIGH MAX. SLEEPER RETAINING WALL REDUCES TO WEST

1.1M HIGH MAX. SLEEPER RETAINING WALL REDUCES TO WEST

**LEGEND:**

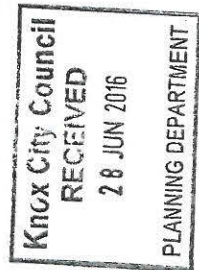
- DENOTES A HIGH-HABITABLE ROOM WINDOW IN ADJOINING PROPERTY TO BE REMOVED
- DENOTES APPROXIMATE CANOPY OF TREES ON SUBJECT SITE OR VISIBLE IN ADJUTING PROPERTY OR NEIGHBOURHOOD CONVIOT
- DENOTES APPROXIMATE CANOPY OF TREES ON SUBJECT SITE OR VISIBLE IN ADJUTING PROPERTY OR NEIGHBOURHOOD CONVIOT
- DENOTES A TREE TO BE REMOVED
- DENOTES PROPOSED MID-SIZE AND SMALLER CANOPY TREE PLANTING (BASIC LOCATION & SPECIES LIST)
- DENOTES HIGH HABITABLE ROOM WINDOW IN ADJOINING PROPERTY VISIBLE IN NEIGHBOURHOOD CONVIOT
- DENOTES APPROXIMATE CANOPY OF TREES ON SUBJECT SITE OR VISIBLE IN ADJUTING PROPERTY OR NEIGHBOURHOOD CONVIOT

ADVERTISING PLANNING

**AREAS + ANALYSIS:**

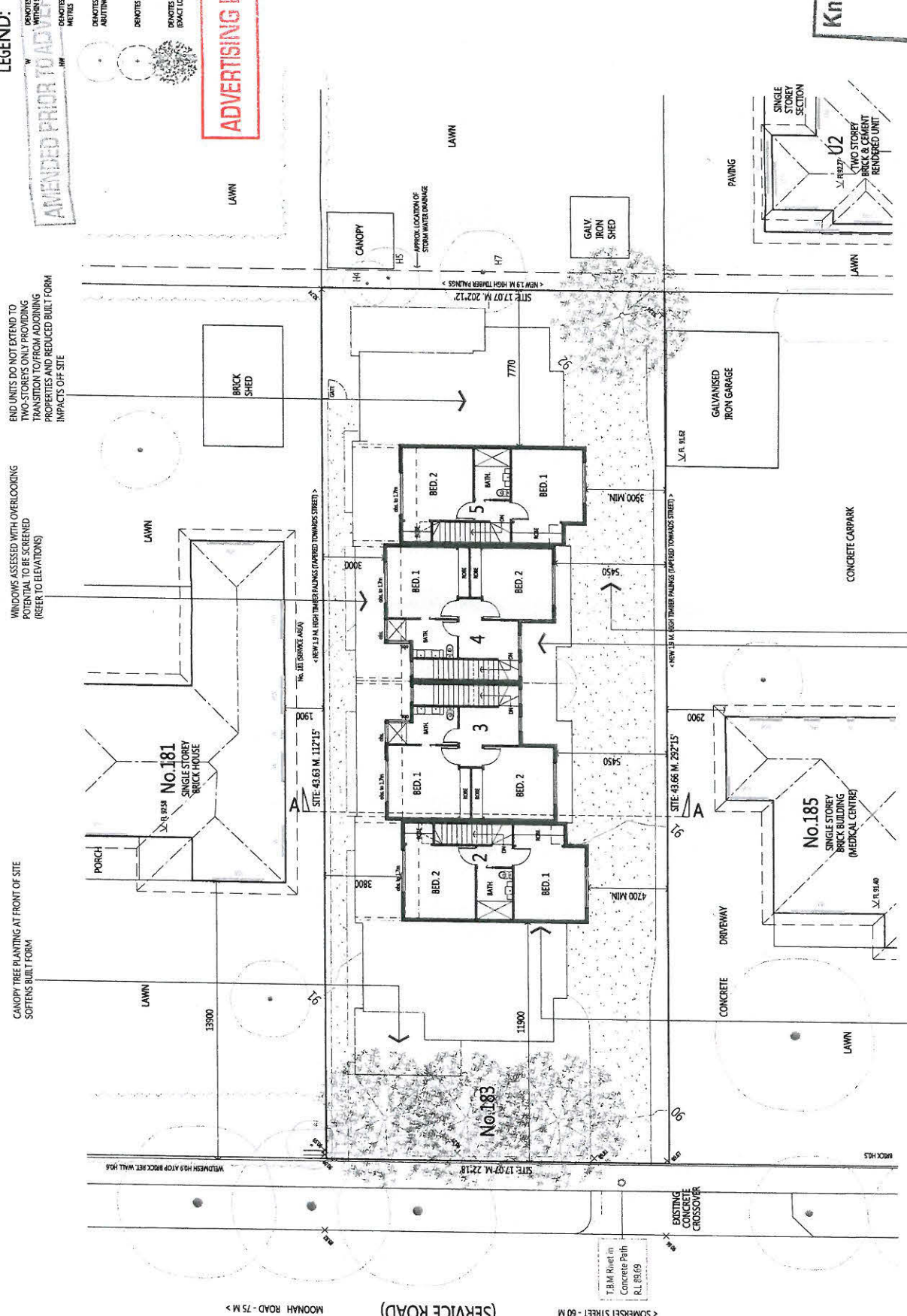
| Lot | Area (m <sup>2</sup> ) | Total |
|-----|------------------------|-------|
| 1   | 105                    | 105   |
| 2   | 81                     | 81    |
| 3   | 113                    | 113   |
| 4   | 137                    | 137   |
| 5   | 142                    | 142   |
| 6   | 154                    | 154   |
| 7   | 168                    | 168   |
| 8   | 181                    | 181   |
| 9   | 194                    | 194   |
| 10  | 207                    | 207   |
| 11  | 220                    | 220   |
| 12  | 233                    | 233   |
| 13  | 246                    | 246   |
| 14  | 259                    | 259   |
| 15  | 272                    | 272   |
| 16  | 285                    | 285   |
| 17  | 298                    | 298   |
| 18  | 311                    | 311   |
| 19  | 324                    | 324   |
| 20  | 337                    | 337   |
| 21  | 350                    | 350   |
| 22  | 363                    | 363   |
| 23  | 376                    | 376   |
| 24  | 389                    | 389   |
| 25  | 402                    | 402   |
| 26  | 415                    | 415   |
| 27  | 428                    | 428   |
| 28  | 441                    | 441   |
| 29  | 454                    | 454   |
| 30  | 467                    | 467   |
| 31  | 480                    | 480   |
| 32  | 493                    | 493   |
| 33  | 506                    | 506   |
| 34  | 519                    | 519   |
| 35  | 532                    | 532   |
| 36  | 545                    | 545   |
| 37  | 558                    | 558   |
| 38  | 571                    | 571   |
| 39  | 584                    | 584   |
| 40  | 597                    | 597   |
| 41  | 610                    | 610   |
| 42  | 623                    | 623   |
| 43  | 636                    | 636   |
| 44  | 649                    | 649   |
| 45  | 662                    | 662   |
| 46  | 675                    | 675   |
| 47  | 688                    | 688   |
| 48  | 701                    | 701   |
| 49  | 714                    | 714   |
| 50  | 727                    | 727   |
| 51  | 740                    | 740   |
| 52  | 753                    | 753   |
| 53  | 766                    | 766   |
| 54  | 779                    | 779   |
| 55  | 792                    | 792   |
| 56  | 805                    | 805   |
| 57  | 818                    | 818   |
| 58  | 831                    | 831   |
| 59  | 844                    | 844   |
| 60  | 857                    | 857   |
| 61  | 870                    | 870   |
| 62  | 883                    | 883   |
| 63  | 896                    | 896   |
| 64  | 909                    | 909   |
| 65  | 922                    | 922   |
| 66  | 935                    | 935   |
| 67  | 948                    | 948   |
| 68  | 961                    | 961   |
| 69  | 974                    | 974   |
| 70  | 987                    | 987   |
| 71  | 1000                   | 1000  |
| 72  | 1013                   | 1013  |
| 73  | 1026                   | 1026  |
| 74  | 1039                   | 1039  |
| 75  | 1052                   | 1052  |
| 76  | 1065                   | 1065  |
| 77  | 1078                   | 1078  |
| 78  | 1091                   | 1091  |
| 79  | 1104                   | 1104  |
| 80  | 1117                   | 1117  |
| 81  | 1130                   | 1130  |
| 82  | 1143                   | 1143  |
| 83  | 1156                   | 1156  |
| 84  | 1169                   | 1169  |
| 85  | 1182                   | 1182  |
| 86  | 1195                   | 1195  |
| 87  | 1208                   | 1208  |
| 88  | 1221                   | 1221  |
| 89  | 1234                   | 1234  |
| 90  | 1247                   | 1247  |
| 91  | 1260                   | 1260  |
| 92  | 1273                   | 1273  |
| 93  | 1286                   | 1286  |
| 94  | 1299                   | 1299  |
| 95  | 1312                   | 1312  |
| 96  | 1325                   | 1325  |
| 97  | 1338                   | 1338  |
| 98  | 1351                   | 1351  |
| 99  | 1364                   | 1364  |
| 100 | 1377                   | 1377  |

NO. 183 BRICK HOUSE (REAR SECTION) - 111.00 @ A1  
 Drawing Scale: 1:50  
 Drawing Number: 4/518  
 Sheet Number: 4/518  
 Job: B  
 Date: 28 JUN 2016



Project: NEW MULTI-UNIT RESIDENTIAL DEVELOPMENT  
 Client: COSTAS CONST. PTY LTD  
 Address: No. 183 STUD ROAD WANTIRNA  
 Building Design + Planning  
 1/100 St. Pauls, Victoria 3100  
 P: 03 9579 5339  
 F: 03 9579 5340  
 E: info@bd+p.com.au

DESIGN RESPONSE - 8



UPPER FLOOR PROVIDED WITH GENEROUS HORIZONTAL AND VERTICAL ARTICULATION CREATING VISUAL INTEREST AND MINIMISING BUILDING BULK.

UPPER FLOOR LEVELS PROVIDE BEDROOMS AND ASSOCIATED AMENITIES. SLOTTED VERTICALS AT THESE LEVELS RESULT IN A HIGH LEVEL OF AMENITY IN TERMS OF LIMITING POTENTIAL NOISE TRANSFER.

**SECOND FLOOR PLAN**

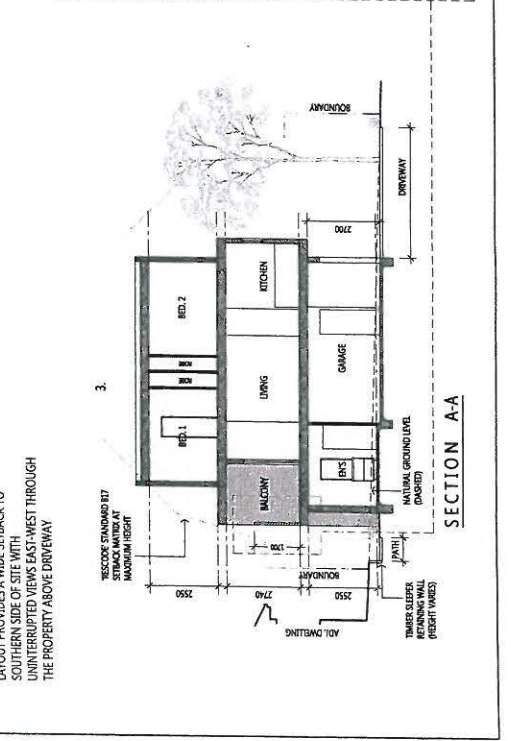
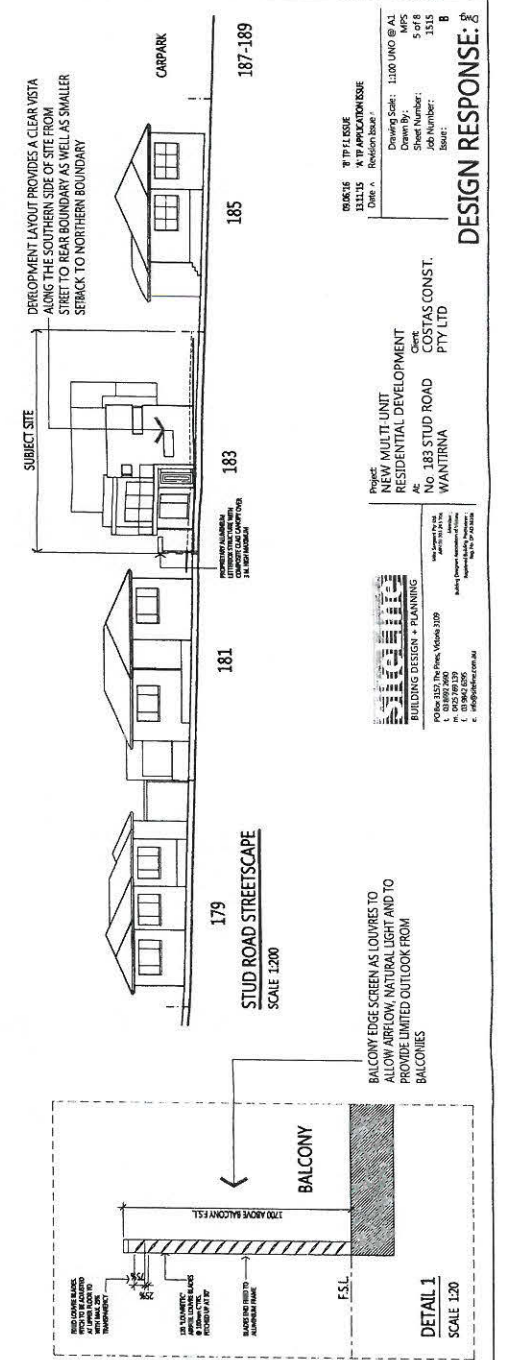
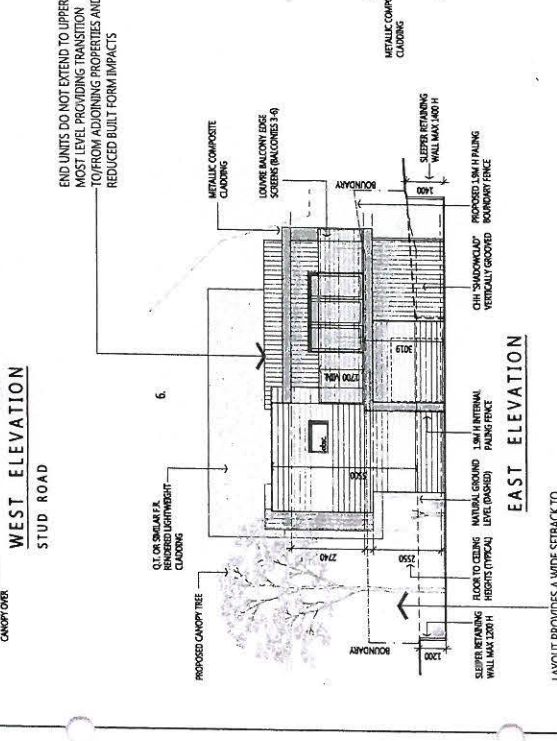
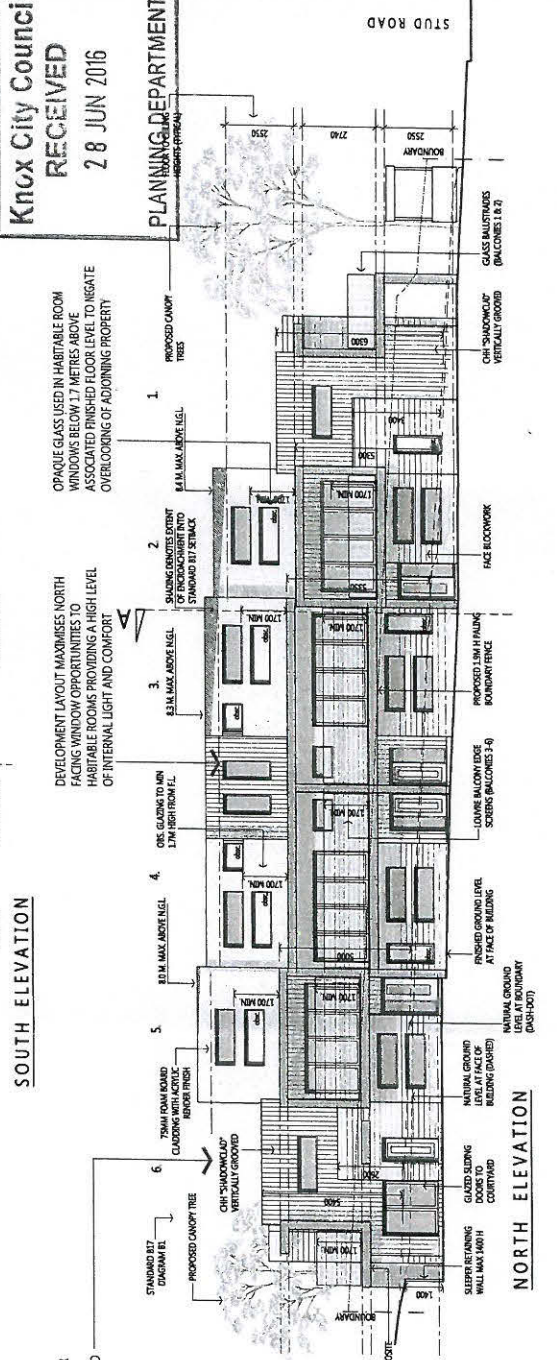
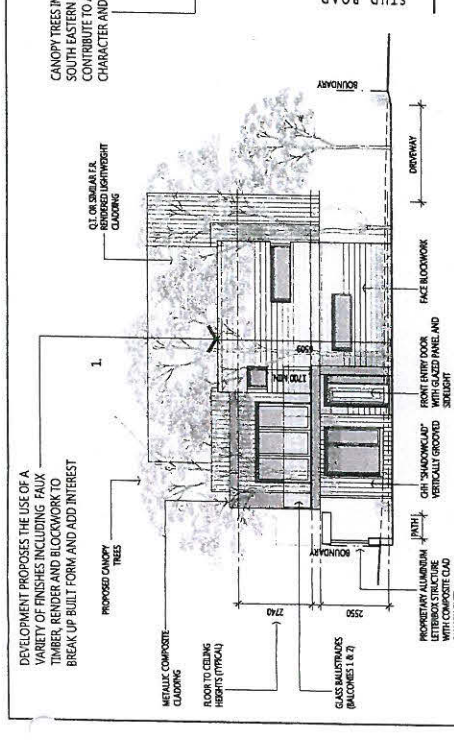
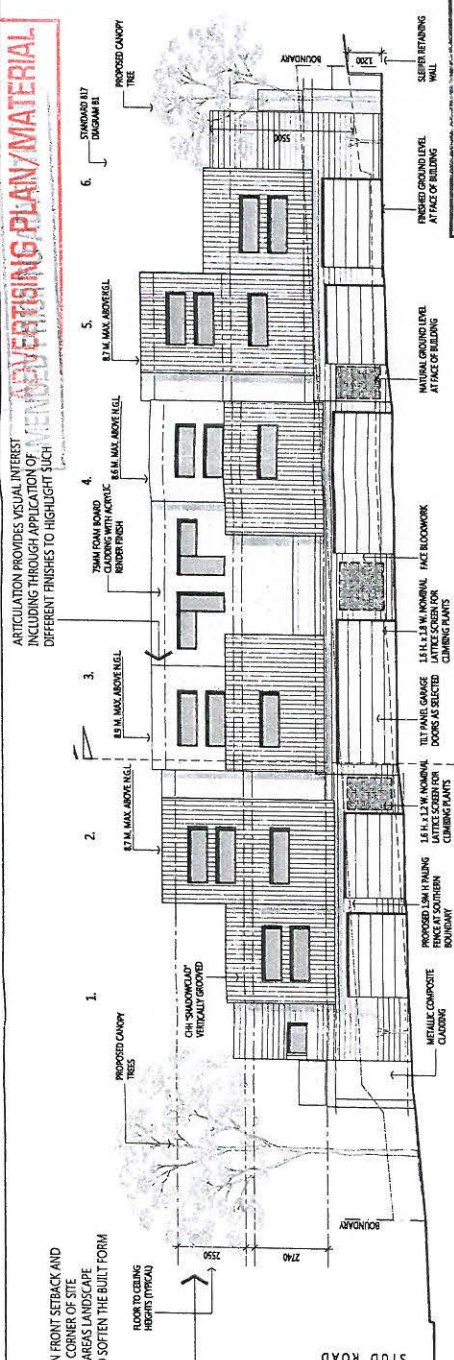
END UNITS DO NOT EXTEND TO TWO STOREYS ONLY PROVIDING TRANSITION TO/ FROM ADJOINING PROPERTIES AND REDUCED BUILT FORM IMPACTS OFF SITE.

WINDOWS ASSESSED WITH OVERLOOKING POTENTIAL TO BE SCREENED (REFER TO ELEVATIONS)

CANOPY TREE PLANTING AT FRONT OF SITE SORTENS BUILT FORM

UPPER FLOOR PROVIDED WITH GENEROUS HORIZONTAL AND VERTICAL ARTICULATION CREATING VISUAL INTEREST AND MINIMISING BUILDING BULK.

ARTICULATION PROVIDES VISUAL INTEREST INCLUDING THROUGH APPLICATION OF DIFFERENT FINISHES TO HIGHLIGHT SUCH



**Knox City Council**  
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28 JUN 2016  
PLANNING DEPARTMENT

06/06/16 8:17 PM  
1311215 4:17 APPLICATION ISSUE  
Date: Revision base:  
Drawing Scale: 1:100 UNO @ A1  
MPS  
Drawn By: 5 of 8  
No: 318  
Job Number: 183  
Project: 183 STUD ROAD  
WANTIRNA  
DESIGN RESPONSE: 8

Project: NEW MULTI UNIT  
RESIDENTIAL DEVELOPMENT  
Client: COSTAS CONST.  
PTY LTD  
183 STUD ROAD  
WANTIRNA  
Building Design & Planning  
PO Box 1575, The Pines, Victoria 3209  
Tel: 0412 798 137  
Fax: 0412 798 137  
Email: info@bdp.com.au  
www.bdp.com.au

06/06/16 8:17 PM  
1311215 4:17 APPLICATION ISSUE  
Date: Revision base:  
Drawing Scale: 1:100 UNO @ A1  
MPS  
Drawn By: 5 of 8  
No: 318  
Job Number: 183  
Project: 183 STUD ROAD  
WANTIRNA  
DESIGN RESPONSE: 8

06/06/16 8:17 PM  
1311215 4:17 APPLICATION ISSUE  
Date: Revision base:  
Drawing Scale: 1:100 UNO @ A1  
MPS  
Drawn By: 5 of 8  
No: 318  
Job Number: 183  
Project: 183 STUD ROAD  
WANTIRNA  
DESIGN RESPONSE: 8

06/06/16 8:17 PM  
1311215 4:17 APPLICATION ISSUE  
Date: Revision base:  
Drawing Scale: 1:100 UNO @ A1  
MPS  
Drawn By: 5 of 8  
No: 318  
Job Number: 183  
Project: 183 STUD ROAD  
WANTIRNA  
DESIGN RESPONSE: 8



# 183 STUD ROAD WANTIRNA APPENDIX B

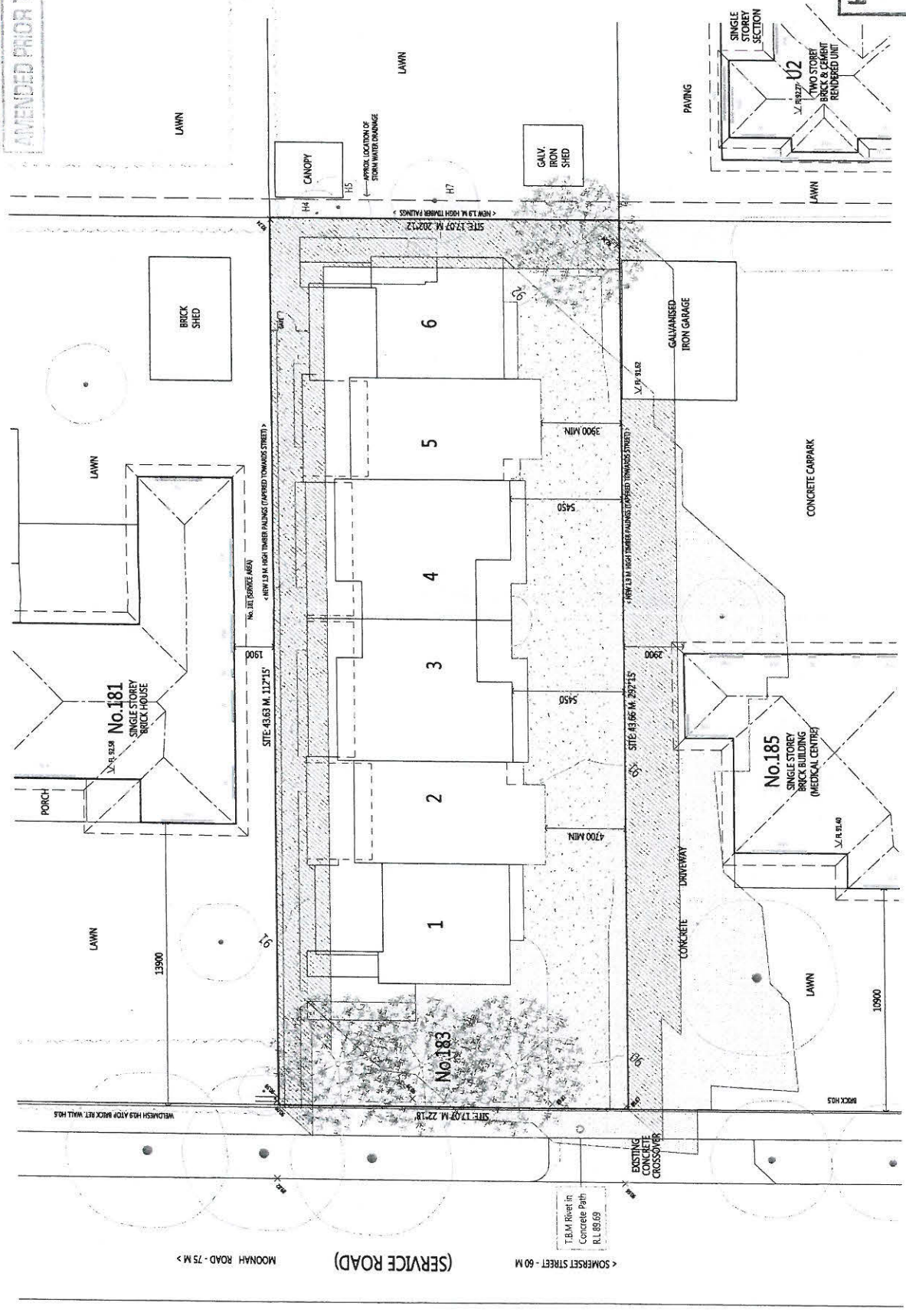
ADVERTISING PLAN/MATERIAL

AMENDED PRIOR TO ADVERTISING

**King City Council**  
**RECEIVED**  
**28 JUN 2016**  
**PLANNING DEPARTMENT**

**DESIGN RESPONSE : 90**

1:100 @ A1  
 6 of 8  
 15/0



**9:00 AM SHADOW**  
 AS CAST AT EQUINOX - 23rd SEPTEMBER

**LEGEND:**

- ▭ DENOTES SHADOW CAST BY PROPOSED DWELLINGS
- ▨ DENOTES SHADOW CAST BY BOUNDARY FENCING

**Project:** NEW MULTI-UNIT RESIDENTIAL DEVELOPMENT  
**At:** 183 STUD ROAD WANTIRNA  
**Client:** COSTAS CONST. PTY LTD

**Building Design + Planning**  
 PG Box 3157, My Prices, Victoria 3109  
 M: 0431 989 339  
 F: 03 9462 0285  
 G: 117/125 SPURWAY RD, MELB

**Drawing Scale:** 1:100 @ A1  
**Drawn By:** J.B.  
**Sheet Number:** 6 of 8  
**Date:** 15/0



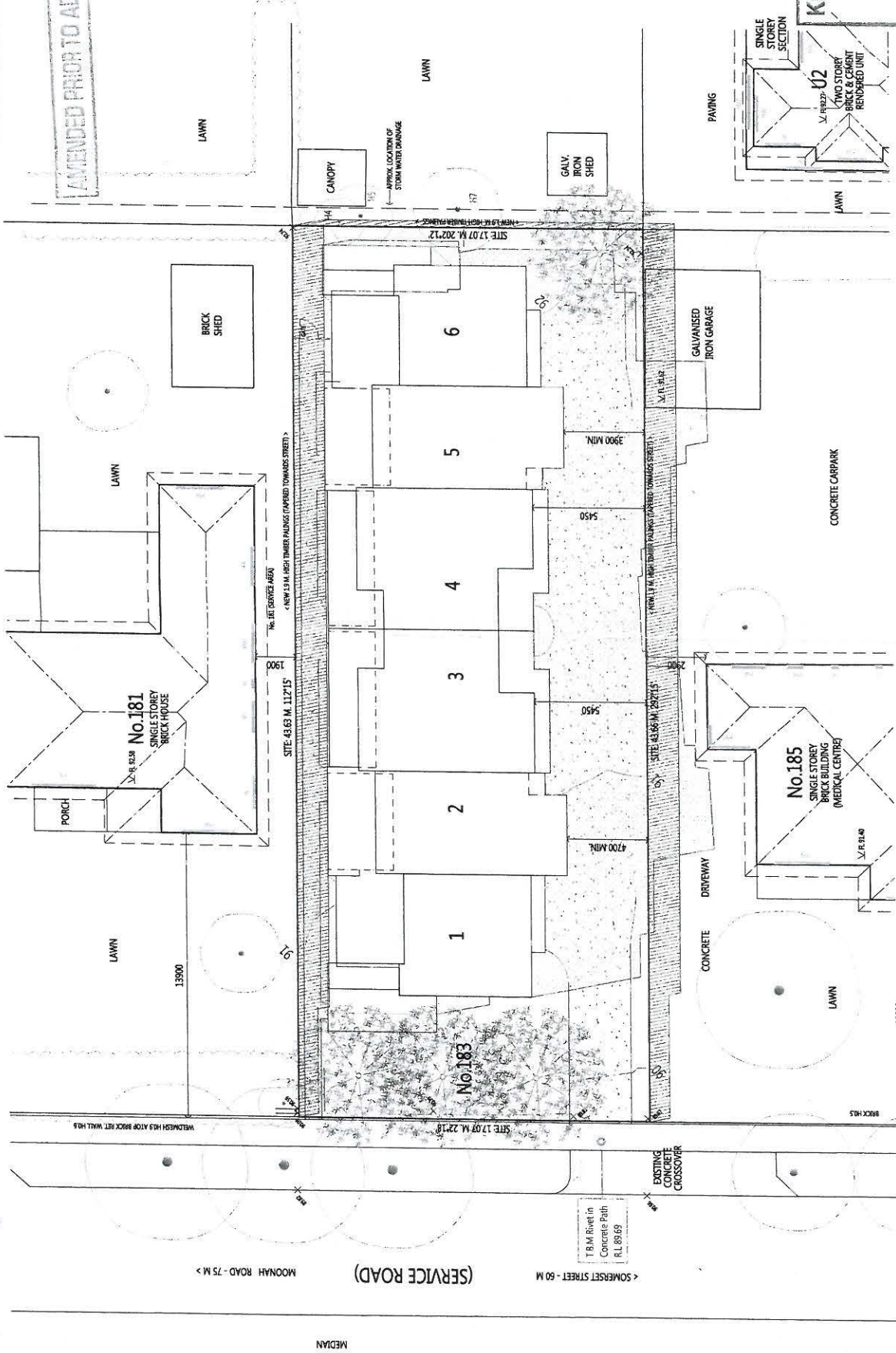
**DATE:** 15/0  
**APP. NO.:** 15/0  
**APPLICATION ISSUE:**

# 183 STUD ROAD WANTIRNA APPENDIX B

ADVERTISING PLAN/MATERIAL

AMENDED PRIOR TO ADVERTISING

**Knox City Council**  
**RECEIVED**  
 28 JUN 2016  
 PLANNING DEPARTMENT



**12:00 PM SHADOW**  
 AS CAST AT EQUINOX - 23rd SEPTEMBER

**LEGEND:**



**BLUESCOPE**  
 BUILDING DESIGN + PLANNING  
 10/111 Sturt Street, Victoria 3208  
 Ph: 03 9452 2000  
 Fax: 03 9452 2001  
 E: info@bluescope.com.au  
 W: www.bluescope.com.au

**Project:** NEW MULTI-UNIT RESIDENTIAL DEVELOPMENT  
**At:** No. 183 STUD ROAD WANTIRNA  
**Client:** COSTAS CONST. PTY LTD

**DATE:** 28 JUN 2016  
**DATE:** 28 JUN 2016  
**DATE:** 28 JUN 2016

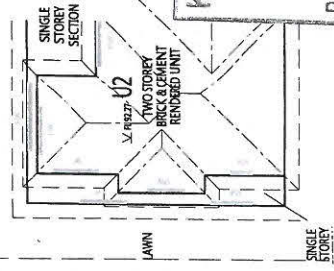
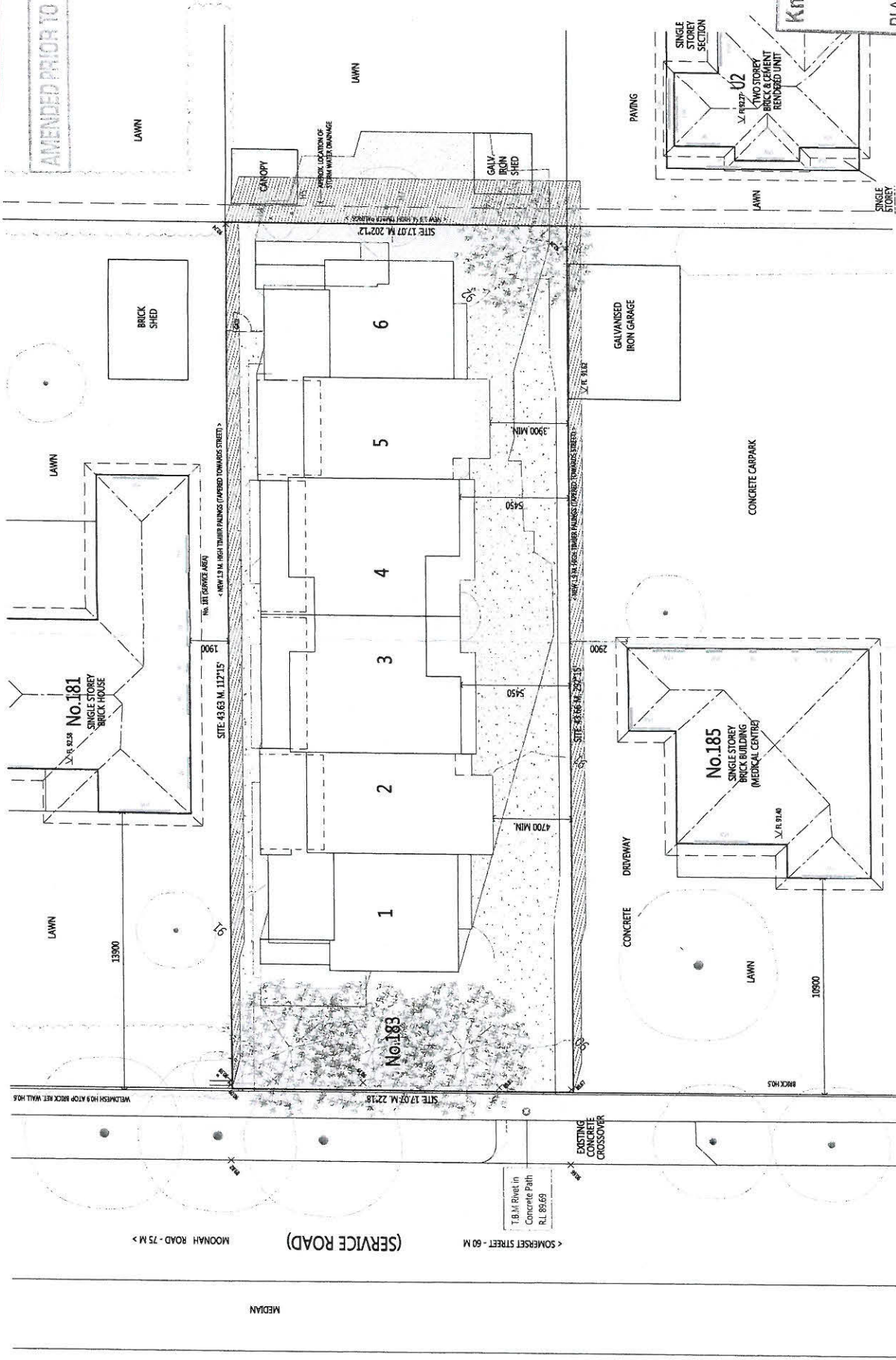
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 1:100 @ A5  
 1:100 @ A6  
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 1:100 @ A8  
 1:100 @ A9  
 1:100 @ A10  
 1:100 @ A11  
 1:100 @ A12  
 1:100 @ A13  
 1:100 @ A14  
 1:100 @ A15  
 1:100 @ A16  
 1:100 @ A17  
 1:100 @ A18  
 1:100 @ A19  
 1:100 @ A20

**DESIGN RESPONSE:** 8

# 183 STUD ROAD WANTIRNA APPENDIX B

ADVERTISING PLAN/MATERIAL

AMENDED PRIOR TO ADVERTISING



**Knox City Council**  
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 28 JUN 2016  
 PLANNING DEPARTMENT

08/05/16 \* TP FLS/SE  
 13/11/15 \* TP APPLICATION ISSUE  
 Date \* Revision Issue A  
 Drawing Scale: 1:1000 @ A1  
 Drawn By: JLB  
 Sheet Number: 8 of 8  
 Job Number: 155  
 Title: B

Project:  
 NEW MULTI-UNIT  
 RESIDENTIAL DEVELOPMENT  
 Client:  
 CUSTAS CONST.  
 PTY LTD  
 No. 183 STUD ROAD  
 WANTIRNA

**STICHEL**  
 BUILDING DESIGN & PLANNING  
 173 Bala 2352, The Pines, Victoria 3109  
 Tel: 03 9444 6299  
 Fax: 03 9444 6298  
 Email: info@stichel.com.au  
 Website: www.stichel.com.au

**DESIGN RESPONSE: B**

**LEGEND:**



**3 PM SHADOW**  
 AS CAST AT EQUINOX - 23rd SEPTEMBER

## TIRHATUAN WARD

**6.5 DEVELOPMENT PLAN FOR THE RESIDENTIAL DEVELOPMENT OF 980 STUD ROAD, ROWVILLE****SUMMARY:**

|                              |   |
|------------------------------|---|
| <b>Land:</b>                 | 980 Stud Road, Rowville (Stamford Park Estate)  |
| <b>Applicant:</b>            | RobertsDay Consultants  |
| <b>Proposal:</b>             | Development Plan  |
| <b>Existing Land Use:</b>    | Vacant  |
| <b>Area:</b>                 | 6.3ha   |
| <b>Zoning:</b>               | General Residential Zone – Schedule 1   |
| <b>Overlays:</b>             | Development Plan Overlay – Schedule 9<br>Land Subject to Inundation Overlay<br>Vegetation Protection Overlay – Schedule 1<br>Heritage Overlay – Schedule 24 |
| <b>Local Policy:</b>         | Municipal Strategic Statement (MSS)<br>Development in Residential Areas and Neighbourhood Character Policy  |
| <b>Application Received:</b> | 25 August 2016  |
| <b>Number of Objections:</b> | None  |
| <b>PCC Meeting:</b>          | None  |

**Assessment:**

*The purpose of this report is to assess the Stamford Park Development Plan against the Development Plan Overlay – Schedule 9, the Stamford Park Master Plan Report (2014) and relevant State and Local Planning Policies.*

*The submitted Development Plan for the Stamford Park Estate has been assessed against the objectives of the Development Plan Overlay Schedule 9 (Stamford Park) and found to generally comply.*

*The submitted Development Plan will facilitate the future development of the estate in a manner which achieves Council's vision for the site as outlined within the Stamford Park Master Plan (2014).*

*This report recommends that the Development Plan be approved, subject to some minor changes.*

## **6.5 980 Stud Road, Rowville (cont'd)**

### **2. BACKGROUND**

#### **2.1 Purpose of a Development Plan**

A Development Plan Overlay (DPO) requires an owner or developer to prepare an overall plan to co-ordinate land uses, development and redevelopment of a site or area.

Schedule 9 of the Development Plan, which applies to the site, specifies that the Development Plan must be in accordance with the Stamford Park Master Plan Report (2014) and includes a number of design requirements in relation to built form, public open spaces, pedestrian movements and road connections.

Once a plan is approved, any future planning applications are exempt from notice and review requirements.

The responsible authority must assess any future planning permit applications to ensure that they are 'generally in accordance' with the approved Development Plan. A planning permit cannot be granted if it is not 'generally in accordance' with the approved Development Plan.

#### **2.2 History**

In 2008 Council initiated the redevelopment of 52 ha of Council parkland adjacent to Corhanwarrabul Creek to the west of Stud Road, Rowville.

The parkland is owned and managed by Knox City Council for informal recreation purposes. The parkland is biologically and culturally significant to the local Aboriginal community and historically significant, being home to the Stamford Park Homestead and its gardens.

Following community consultation, the Stamford Park Master Plan Report 2014 was prepared by Tract Consultants in conjunction with Council. The Master Plan outlined Council's vision for the redevelopment of the parkland, the Homestead and future residential precinct.

The Stamford Park Master Plan was implemented into the Knox Planning Scheme through the gazettal of Amendment C93 on the 8 August 2013.

In line with Council's vision for the parkland, the Amendment rezoned a portion of Stamford Park to Residential 1 Zone (now the General Residential Zone – Schedule 1) and applied a new Development Plan Overlay - Schedule 9 to the residential precinct to ensure built form outcomes that are consistent with the Master Plan.

## 6.5 980 Stud Road, Rowville (cont'd)

In March 2016 Stockland purchased the land from Council with contractual obligations to deliver a residential community in line with the Stamford Park Master Plan Report 2014.

Roberts Day Consultants, on behalf of Stockland, have prepared a Development Plan in accordance with the requirements of the Development Plan Overlay.

### 2.3 The site

The subject site is shown in Appendix A.

- The subject site is an irregular allotment (generally triangular) that is known as 980 Stud Road Rowville and is located within the broader precinct known as Stamford Park. The site is undeveloped.
- The lot has an overall area of 6.35 hectares and identified as Lot 2 on Plan of Subdivision 649607Q.
- The site is relatively flat falling approximately two metres from eastern to western boundaries.
- Vegetation on the site is limited to the mature trees (predominately English Elms) located to the east of the site, where it abuts the Stamford Park Homestead.
- There are a number of restrictions listed on the Certificate of Title, identified as follows:
  - Covenant AF989120G – relates to a building restrictions and setbacks within the Enterprise Industrial Estate.
  - Covenant PS649607Q – requires that no building or construction works are permitted on the subject site until it has been filled in accordance with the 'Stamford Park Stage 1 – Flood Assessment Report' dated November 2009 to the satisfaction of Melbourne Water.
  - Section 173 Agreement AM657781B – was placed on the Title as a consequence of the sale of land to Stockland in 2015. The Agreement includes a number of restrictions relating to timeframes for the lodgement of planning applications, completion of the development, provision of social housing, future sale of the land, construction of the Council car park, relocation of stormwater drains and the provision of public open space.

The Development Plan generally complies with the obligations of the Section 173 Agreement (as relevant). Further detail regarding the contractual requirements is provided at Appendix C to this report.

## **6.5 980 Stud Road, Rowville (cont'd)**

- There are a number of easements listed on the Certificate of Title, identified as follows:
  - E1 – Drainage Easement that dissects the eastern portion of the site.
  - E2 – Carriageway Easement (eastern corner of the site) in favour of Knox City Council.

### **2.4 The Surrounding Area**

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

- Stamford Park is located at 980 Stud Road Rowville. The site is located at the end of the existing Emmeline Row road reserve, approximately 200m west of Stud Road, Rowville.
- The subject site is located within the Corhanwarrabul Creek floodplain and is predominately bound by Council owned parkland and Melbourne Water wetlands.
- The Stamford Park Homestead and its gardens are adjacent to the site, to the north of the Emmeline Row road reserve.
- A small portion of the site also shares a boundary with the existing Place of Worship at 1070 Stud Road, Rowville.
- Beyond Stamford Park, to the west of the site is the Kingston Links Golf Course. Land situated to the north, beyond Corhanwarrabul Creek, is within the Caribbean Gardens Estate. Land to the east of Stamford Park forms part of the Kingsley Close industrial estate.
- Land beyond Stamford Park to the south is residential.

### **2.5 The Proposal**

(Refer to attached Development Plan at Appendix B)

The Development Plan sets out Stockland's vision for achieving the outcomes envisaged by Council in the *Stamford Park Master Plan Report (2014)*.

The Development Plan guides the future land use, subdivision and built form for the residential component of Stamford Park. The Plan will facilitate the development of the majority of the land for a contemporary urban community, establishes a preferred street pattern and identifies key areas of open space.

## **6.5 980 Stud Road, Rowville (cont'd)**

The Development Plan is characterised by the following key elements:

### Housing and Built Form

- The Stamford Park community is to be uniquely contemporary development that accommodates up to 450 new residents in approximately 190 dwellings.
- The new community is to comprise of a mix of lot sizes and dwelling typologies formed around an extension to Emmeline Row and a new laneway network.
- A range of dwelling types will be accommodated, including detached dwellings, attached single and double storey townhouses through to a four storey apartment building. A range of dwellings sizes are proposed, including one bedroom apartments and two, three and four bedroom dwellings.
- A range of building heights are proposed, with attached one storey homes provided along the southern boundary of the site, where the development will interface with existing low scale residential development.
- Two storey homes are located adjacent to the Homestead and abutting the northern and western boundaries of the site.
- A four storey apartment building is to be located towards the centre of the site, framed by the main area of public open space.
- The dwelling typology is based around a series of laneway networks that enable dwellings to have primary frontages to parkland and open spaces, and car parking and services provided to the rear.
- The built form and siting of the dwellings is one where homes are generally closer to the street and exhibit high site coverage to maximise lot efficiencies and to establish a distinct urban character where dwellings are well connected to the surrounding parklands.
- Private open space for residents is provided in a combination of backyards, central courtyards that provide important light and ventilation to the 'townhome' typology and/or balconies which capitalise on the amenity of the broader parklands.
- The Plan provides a framework for 5% of the dwellings to be allocated as social housing. A 'salt and pepper' approach to the placement of social housing is adopted, distributing social housing throughout the development.



## **6.5 980 Stud Road, Rowville (cont'd)**

### Roads, Traffic and Transport

The Development Plan proposes a new network of streets and laneways. The key features are outlined below:

- An extension of Emmeline Row will serve as the point of entry to the development and provide access for pedestrians, cyclists, public transport and vehicles.
- Emmeline Row is envisioned as a future neighbourhood connector street, designed with capacity to connect to any future development at the Kingston Links Golf Course and sufficient to accommodate a Telebus.
- Local streets (16 and 14 metres in width) provide access to homes and accommodate visitor parking.
- All streets have footpaths to both sides, with a 3m wide shared path proposed within the parkland to the north and west of the site.
- The series of laneways is also proposed to service the more compact dwelling typologies. Townhomes that have direct frontages to the parklands are provided with service laneways that provide vehicle access to private garages and accommodate services.
- Where homes directly front open space (owned by Council) a four metre wide “reservation” will be created providing for services, landscape and a pedestrian footpath.

### Car Parking

- Car parking to support the Homestead and the regional parklands is provided in the form of a new 45 space car park at the entry to the site, on the southern side of Emmeline Row.
- Additional parallel car parking to support the parkland is provided on along northern edge of Emmeline Row.
- Car parking for the occupants of the new dwellings is to be provided to each dwelling generally accordance with the Knox Planning Scheme.
- Approximately 121 additional visitor car parking spaces are accommodated in the street network for visitors to the residences.

## **6.5 980 Stud Road, Rowville (cont'd)**

### Public Open Space

A range of public open space areas are to be provided throughout the subject site (refer Appendix B – Development Plan). The following summary outlines the key features of the public open space network:

- The main area of public open space is the Central Green. The Central Green is positioned in the centre of the site, providing visual and physical linkages between the permaculture gardens (future Council works) to the south and regional wetlands to the north. The Central Green is expected to provide local scale recreation facilities including a covered shelter, picnic / barbeque facilities, pedestrian paths and an open swale along the eastern edge of the park.
- A secondary local park, the Discovery Garden, is provided for residents and the broader community adjacent to the Emmeline Row extension in the western portion of the site. The Discovery Garden is an educational garden, providing an interactive learning space for the community with a focus on local issues of sustainability, water movement as well as the history of the site.
- A number of smaller pocket parks are scattered throughout the site providing a landscaping respite from urban form and creating green pedestrian links for local residents.

### Landscaping

The Development Plan outlines the vision for the landscape outcomes within the streetscape and public open spaces. The following summary outlines the key features of the landscaping philosophy:

- The existing row of elms that surround the Stamford Park Homestead are to be retained and enhanced. A new avenue of stately deciduous street trees are to be planted to flank the entry to the development and the regional parkland.
- Emmeline Row is to be planted to achieve a continuous canopy of street trees to define the public realm and achieve connectivity between the development and the regional park.
- Low landscaping elements will feature within laneways, with the larger shade trees and ground cover planted in central mews to provide respite to the urban laneways.
- Planting is to be selected to appropriately respond to local climate conditions and respond to the size of adjacent built form to appropriately define public realm and contribute to a sense of place for future residents.

## **6.5 980 Stud Road, Rowville (cont'd)**

### Integrated Water Strategy

Water Sensitive Urban Design (WSUD) and drainage matters are outlined in the Integrated Water Management Strategy (IWMS) Report that forms part of the proposed Development Plan.

The Strategy outlines a number of WSUD principles and objectives for water management within the subject site at lot, street and development scale to move beyond outdated 'best practice' water management approaches. Key features of the Development Plan include:

- Street scale infiltration trenches to store stormwater and deliver passive irrigation to the landscape.
- The existing stormwater drain is to be 'day lighted', restoring the natural creek to manage stormwater from the site and the surrounding Corhanwarrabul Creek system.
- The reuse of water at the home/lot scale to reduce potable water use from the development.

Detailed designs of any WSUD elements will be provided at the planning permit stage and will be subject to Council approval.

### Civil Construction

Subject to obtaining the relevant approvals, civil earthworks and filling of the subject site is anticipated to commence in late 2016.

It is expected that the subject site will generally be developed from east to west in three (3) stages.

## **3. CONSULTATION**

### **3.1 Community Consultation**

There is no statutory requirement for Council to undergo formal public notification of the Development Plan.

However, in this instance notification was carried given the high level of community engagement to-date. On the 2 September 2016 Council sent out a letter to over 185 owners and occupiers advising that Council had received a Development Plan application, inviting the community to inspect the Plan at Civic Centre, electronically on the Council website or at a Community Information Session.

## 6.5 980 Stud Road, Rowville (cont'd)

The Community Information Session was held on the 20 September 2016, with Council Officer's and Stockland in attendance to answer community questions.

Ten (10) community members attended the session.

No submissions or objections were received.

### 3.2 Referrals

The Development Plan was referred to internal departments and Vic Roads, Public Transport Victoria (PTV) and Melbourne Water were notified of the Plan.

The following is a summary of relevant advice:

#### Traffic Engineer

Council's Traffic Engineer made the following recommendations:

- Single width garages must be increased to 3.5m in accordance with Clause 52.06 (Car Parking) of the Knox Planning Scheme.
- Vehicle access to garages in the 7m laneways needs to be improved to achieve relevant Australian Standards.
- Intersection splays need to be improved to comply with relevant Australian Standards.
- A footpath should be provided on the south side of Emmeline Row, connecting from Stamford Park to the intersection on Stud Road.
- Notations and references within the submitted Traffic Impact Analysis relating to Telebus access, previous SIDRA analysis for the Stud Road/Emmeline Row intersection, and future connections to Kingston Links should be updated in accordance with comments.

*The purpose of the development plan is to provide a framework for future residential development at Stamford Park.*

*Future planning permit applications will be expected to address the majority of the design detail matters raised above.*

*However, in order to ensure that car parking and traffic movements are safe and efficient on the site, it is recommended that the Traffic Impact Assessment prepared by GTA Traffic Engineering (Ref: 16M1584000) that forms part of the Appendix to the Development be updated to ensure:*

## **6.5 980 Stud Road, Rowville (cont'd)**

- *That vehicle access to garages is safe, efficient and achieves the design standards at Clause 52.06-8 of the Knox Planning Scheme.*
- *That intersection sightlines meet relevant Australian Standards or provide for vehicle movements that are safe and efficient to the satisfaction of Council.*
- *Correct references to existing traffic conditions, future road connections and public transport options in accordance with the Engineering recommendations.*
- *Require a footpath connection along the south side of Emmeline Row, connecting from Stamford Park to the intersection on Stud Road.*

### Stamford Park Project Manager

No objection to the proposed Development Plan. Council's Stamford Park Project Manager made the following recommendations:

- The line marking proposed for the Emmeline Row should be designed to facilitate a right hand turn into the Homestead;
- Right angled vehicular parking should be provided on the northern (parkland) side of Emmeline Row.
- The design detail of the dwellings should be improved.
- Visual depictions of the future wetlands and lakes are inconsistent with Stamford Park Master Plan.
- The Development Plan satisfies Stockland's contract requirements with respect to the sale of the land.
- *The purpose of the development plan is to provide a framework for future residential development at Stamford Park, it does not include future works associated with the creation of the wetlands or additional car parking outside of the site. Future planning permit applications will be expected to address the design detail matters raised above.*

## 6.5 980 Stud Road, Rowville (cont'd)

### Landscape

No objection to the proposed Development Plan. Council's Landscape Team made the following recommendations:

- Upper canopy tree planting in the regional parkland should be provided by the developer.
- The shared path should be sited to achieve canopy tree planting between the path and Emmeline Row.
- Additional planting detail, including WSUD treatments should be provided for the Emmeline Row & Homestead Precinct.
- Retaining walls and seating must be designed outside the tree root zones for the proposed trees.
- The Discovery Garden should include information and education on indigenous flora and fauna.
- There is insufficient space within the laneways to accommodate canopy tree planting and these should be removed.
- The tree species must be approved by Council.

*The purpose of the development plan is to provide a framework for future residential development at Stamford Park. Future planning permit applications will be expected to address the landscaping details raised above.*

### Open Space and Landscape Design

No objection to the proposed Development Plan. Council's Open Space and Landscape Design team made the following recommendations:

- Play spaces should provide play value (both natural and structured).
- The minimum size for a local park is 75 metres in any direction.
- Park should include some accessible play experiences and shade and seating areas.
- Smaller spaces shown on the Plan (Mews) are unlikely to add play value.
- Further details regarding the Discovery Garden are required to determine its value. The proximity from the road limit the capacity of the space to be use for play value.
- Fencing should be avoided.

## **6.5 980 Stud Road, Rowville (cont'd)**

*It is recognised that careful planning of the parks will be required to manage tension with the regional parkland.*

*However, it the purpose of the development plan is to provide a framework for future residential development at Stamford Park. It is expected that these matters can be managed adequately at the planning permit stage.*

### Waste

No objection to the proposed Development Plan. Council's Waste team recommended that the following matters be clarified:

- Management of composting facility at the Community Permaculture Garden.
- Public bin specifications.
- Details of the Community Users Guide for future residents.
- Bin spacing's and locations within laneways.
- Waste management within the apartment development.

*The purpose of the development plan is to provide a framework for future residential development at Stamford Park. Future planning permit applications will be expected to address the design detail matters raised above.*

### Major Projects

No objection to the proposed Development Plan. Council's Major Initiatives Unit made the following recommendations:

- High maintenance vegetation should be within the private property boundary
- The local park should be designed to provide/encourage local activities to avoid any conflict or duplication with the regional parkland.
- Cost and maintenance associated the water conveyance infrastructure should be considered.
- Public realm signage needs to be approved by Council.
- Trees within the laneway may cause damage to housing, and will need root barriers installed.
- Visual depictions of the future wetlands and lakes are inconsistent with Stamford Park Master Plan.

## **6.5 980 Stud Road, Rowville (cont'd)**

*The proposed public open space spaces and mini-waterway systems are integral to achieving Council's vision outlined in the Stamford Park Master Plan 2014. Future planning permit applications will be referred to Council's Landscape and Open Space Departments to ensure the facilities are practical and financially sustainable for Council.*

*Furthermore, the Plan provides a framework for future residential development at Stamford Park, it does not include future works associated with the creation of wetlands and lakes in the regional parkland.*

### Sustainable Futures

- No objection to the proposed Development Plan.

### Assets

- No objection to the proposed Development Plan.

### Social Planning

- No objection to the proposed Development Plan.

### Stormwater

- No comment was received.

### Building

- No comment was received.

### Vic Roads

- No comment was received.

### Melbourne Water

- No comment was received.

### Public Transport Victoria (PTV)

- No comment was received.



## **6.5 980 Stud Road, Rowville (cont'd)**

### **4. DISCUSSION**

This section considers the Development Plan in light of the provisions of the Knox Planning Scheme including local planning policies, any other relevant policies and objectives.

It is important to note that any future application for buildings and works associated with the development plan will be considered against the provisions of the Knox Planning Scheme.

#### **4.1 Zoning and Overlays**

##### **General Residential Zone (Schedule 1)**

The purpose of the General Residential Zone is:

- To encourage development that respects the neighbourhood character of the area.
- To implement neighbourhood character policy and adopted neighbourhood character guidelines.
- To provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.
  - *The Development Plan is consistent with the purpose of the General Residential Zone by providing for diversity in housing types that respects and enhances the neighbourhood character of the area.*

##### **Land Subject to Inundation Overlay**

The purpose of the Land Subject to Inundation Overlay is to:

- To identify land in a flood storage or flood fringe area affected by the 1 in 100 year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To reflect any declaration under Division 4 of Part 10 of the Water Act, 1989 where a declaration has been made.
- To protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).

## 6.5 980 Stud Road, Rowville (cont'd)

- To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.
  - *It is important to note that as part of the rezoning of the parkland, Council and Melbourne Water have pre-determined that the site can be made suitable for development without compromising flood storage in Corhanwarrabul Creek.*
  - *Any future planning permit application for buildings and works associated with the development plan will be referred to Melbourne Water for consideration.*
  - *As such, it is considered that the Development Plan is generally compatible with the known flood hazard and outlines strategies to achieve its own detention and water quality treatment systems.*

### Vegetation Protection Overlay – Schedule 1

Part of the site is within a Vegetation Protection Overlay. The purpose of the Vegetation Protection Overlay is to:

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

Schedule 1 of the VPO identifies that the site has areas of remnant vegetation with a high degree of naturalness. This vegetation is important as it represents Knox's most intact natural environment and is a source of genetic material for the rehabilitation of Knox's natural heritage. Some of this remnant vegetation contains rare or threatened vegetation species or species documented as being of local, regional or State significance.

## **6.5 980 Stud Road, Rowville (cont'd)**

Vegetation protection objectives of the relevant Schedule to the overlay include to protect and retain vegetation which is representative of the natural heritage of the City, retain high quality habitats for native fauna, retain vegetation that is rare, threatened or of significance and retain vegetation which provides a buffer to waterways.

- *The Development Plan broadly achieves the objectives of the Vegetation Protection Overlay, in that much of development is proposed to occur outside of the VPO area.*
- *Furthermore, the Plan outlines strategies for the retention and enhancement of significant vegetation protected by the VPO.*

### **Heritage Overlay – Schedule 24 (Stamford Park Homestead and Gardens)**

Part of the site is within a Heritage Overlay (HO). The purpose of the Heritage Overlay is to:

- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.
  - *The identified place of significance is the Stamford Park Homestead and surrounding gardens. The scale, height and form of development proposed within the Development Plan responds to the historical scale and landscape values of the Stamford Park Homestead, including the protection of significant heritage trees.*

### **Development Plan Overlay – Schedule 9**

The Development Plan Overlay (DPO) outlines that, prior to a planning permit being granted to use land, subdivide land or construct a building or construct or carry out works, a Development Plan must be prepared to the satisfaction of the Responsible Authority.

## **6.5 980 Stud Road, Rowville (cont'd)**

Schedule 9 to the Overlay requires that the development of the residential precinct within Stamford Park occurs in the manner envisaged in the Stamford Park Masterplan Report (July 2014). The Stamford Park Master Plan Report is expressed as a series of objectives of the Development Plan, including:

- To ensure that residential development and the associated subdivision supports a high quality water sensitive urban design (WSUD) system.
- To incorporate innovative sustainability measures through ecologically sustainable design.
- To ensure seamless integration between the residential precinct and the adjoining public open space; and between the residential precinct and the nearby Stamford Park Homestead.
- To incorporate a hierarchy of public open spaces that includes a focal point for community gatherings.
- To ensure a diverse mix of lot sizes, housing types and dwelling sizes.
- To provide affordable housing options.
- To ensure the fill required to raise the residential precinct above the 1:100 year flood level does not significantly reduce or impact the capacity of the floodplain.
- To provide for a possible future pedestrian and local vehicular link between Stamford Parkland and land to the west.

The Development Plan must demonstrate how these objectives will be achieved by including a plan or plans that addresses a number of layout and design issues relating to the following considerations:

- Sustainable neighbourhood and water management;
- Subdivision;
- Movement;
- Community spaces;
- Building envelopes;
- Housing style and amenity; and
- Landscape and public spaces.

Each of these considerations are assessed below:

## 6.5 980 Stud Road, Rowville (cont'd)

### Sustainable neighbourhood and water management

Incorporate hydrological design features including parks and green streets traversed by water features, surface based canals and channels that will convey water to vegetation, treatment systems and storage systems for reuse.

- *The Development Plan outlines a water capture, harvesting and education program for the public open spaces.*
- *Water conveyance is a key feature of the parks, with initiatives including of street scale infiltrations systems, mini-waterway systems and stormwater harvesting.*

Design a subdivision and lot layout that ensures best possible solar orientation is provided to all dwellings and public open spaces.

- *Lots have been designed to allow dwellings and public parks to maximise the solar gain.*

### Subdivision

The subdivision layout must reflect the design intention of 'Dwelling Scenario 3' as outlined in the Stamford Park Masterplan Report (July 2014). The subdivision must incorporate a minimum of 151 dwellings and respond to the Residential Precinct Concept Plan shown in 'Figure 1' of this schedule of the Development Plan Overlay.

- *The Development Plan generally achieves the residential outcome envisaged at Scenario 3 of the Master Plan Report. The design response proposes approximately 190 dwellings across a variety of lot and house sizes. The building heights proposed achieve the outcomes expressed in Figure 1 – Residential Concept Plan for Stamford Park.*

The subdivision layout must include a mix of lot sizes, allowing for a variety of different housing typologies, densities and sizes.

- *A broad range of lot sizes and dwelling types are proposed to be provided, ranging from single storey dwellings, terrace style townhomes through to an apartment building.*

Orient lots adjacent to public open space and the community gardens so that dwellings front these spaces.

- *Lots have been designed to allow dwellings to front and actively engage with the public realm and surrounding parklands.*

## 6.5 980 Stud Road, Rowville (cont'd)

### Movement

Provide a traffic and parking management plan that addresses vehicle circulation and car parking. Ensure this traffic management plan has regard to possible future links between Stamford Park and adjoining properties.

- *The Development Plan includes a Traffic and Parking Management Plan for the future development of the site.*
- *The Plan establishes a road network that services the needs of the residential development, the Homestead and surrounding parklands. Future links to adjoining properties are facilitated, including Kingston Links Golf Course.*
- *It is recommended that minor changes are made to the technical information within the appendix of the Plan (GTA Traffic Impact Assessment) to ensure access and movement on the site is safe and efficient.*

Design a shared path network that integrates seamlessly with the wider Stamford Park path network to allow easy, safe and efficient movement of pedestrians and cyclists.

- *The Development Plan provides for a 3m wide shared path along the north and western boundaries of the site.*

Design a street network that includes opportunity for a local vehicular link between Stamford Park and adjoining properties.

- *The road network is designed to facilitate a future link between the site and Kingston Links Golf Course to the west.*

### Community Spaces

Include a community open space that provides a focal point for community gatherings - integrated within the residential subdivision, to encourage interaction and a sense of community.

- *The Plan proposes a centrally located open space area, the Central Green, which is designed as a focal point for the Stamford Park community. The Central Green provides local scale gathering plaza and reinforces linkages to the regional parklands, community gardens and adjoining residential development.*

## **6.5 980 Stud Road, Rowville (cont'd)**

Ensure that dwellings located adjacent to the community open space; and the park and community garden interfaces shown in 'Figure 1' of this schedule to the Development Plan Overlay are designed to address these public areas by providing windows, decks and facade articulation. In particular, elevations fronting community spaces should provide opportunities for passive surveillance.

- *Dwellings are designed to have an active interface with surrounding parkland. Fencing, landscaping and pedestrian paths are designed to define and integrate public and private realms.*

### **Building envelopes**

Provide a building envelope plan that is generally in accordance with Figure 1 of this schedule to the Development Plan Overlay, showing maximum heights and minimum setbacks of buildings.

- *The building heights proposed in the Development Plan are in accordance with Figure 1 of the DPO.*

### **Housing style and amenity**

Provide a set of design principles for residential built form that:

- Encourages a strong sense local community;
- Addresses local streets and public spaces to activate the public realm; Facilitates a diversity of housing typologies;
- Includes sustainable water management systems; and
- Creates a neighbourhood that feels safe and is welcoming.

The design principles must facilitate the following:

- Innovation in testing, displaying and locating different housing typologies and sizes to achieve a higher dwelling yield than the existing low densities in Rowville;
- Dwellings that are contemporary, innovative and individual in style, avoiding reproduction styles (e.g. Federation) and standardised designs;
- Minimise dwelling bulk through the use of articulated facade and roof forms, including the use of windows, balconies and other design features;
- Dwellings that are orientated to maximise solar access to liveable areas and private open spaces;

## 6.5 980 Stud Road, Rowville (cont'd)

- Dwellings with a strong sense of address to their primary frontage and carefully designed secondary and/or tertiary frontages where these are visible from public areas such as streets, rear laneways or open spaces;
- Dwellings that are designed to address public streets and spaces by facilitating passive surveillance through the use of windows and balconies;
- Fencing that is located and designed to facilitate community interaction and passive surveillance of public streets and open spaces; and
- Garages and parking areas that are designed so that they do not dominate building frontages, compromise sense of address, or reduce pedestrian safety.
  - *The Development Plan establishes a set of design principles that create a contemporary new urban residential community.*
  - *The design response proposed is one that is a compact terrace/townhome form, based around a series of laneway networks.*
  - *The plan focuses on activating streets and public open spaces with front doors and living spaces through a combination of the rear loading townhome form, reduced setbacks and the careful placement of living spaces and fencing in order to foster a stronger sense of community in the development.*
  - *Laneways have been carefully designed to maximise community safety. All laneways are limited in length and are activated through careful window and balcony placements. Central pocket parks within laneways have been incorporated in the plan to provide landscaping relief from urban form and improve the amenity of the spaces for future residents.*
  - *A light colour palette is to be adopted, with the architectural form achieving articulation through the use of balconies, varied roof forms, window treatments and contrasting material pallets.*

### Landscape and Public Spaces

Prepare a Landscape Concept Plan that:

- Includes a series of landscape themes to provide visual interest, as well as delineate community open spaces and WSUD systems;
- Incorporates the use of indigenous plant species and planting specifically to cater for WSUD systems;
- Blurs the edge between public spaces (including streetscapes) and private spaces, encouraging residents to have a greater sense of ownership of the public areas; and



## 6.5 980 Stud Road, Rowville (cont'd)

- Demonstrates a clear relationship with the formalised historic gardens at the nearby Stamford Park Homestead.
- Locate and design public open spaces in such a manner that they relate and integrate with the wider open space network of Stamford Park.
- Establish a hierarchy of community open spaces, including linear pedestrian links.
  - *The Development Plan establishes a landscaping design that has a strong reference to the historical and natural setting of Stamford Park. An extensive network of street tree planting is proposed, capitalising on the existing avenue of mature Elms that surround the Homestead and form a grand entry to the development.*
  - *A key feature of the landscape design is celebrating water movement through the site, through the incorporation of open spaces, rain gardens, pedestrian bridge crossings and the like.*
  - *The plan establishes landscaping and design detail principals that integrate public and private realms and capitalise on the amenity offered by the broader parkland and community gardens.*

## 4.2 Policy Consideration

### 4.2.1 State Planning Policy Framework

The following clauses of the State Planning Policy Framework [SPPF] are considered relevant in the context of a residential development of the subject site:

Clause 11 Settlement - requires planning authorities to balance a range of conflicting objectives in favour of net community benefit and sustainable development.

Clause 13.02 Flood Plain - Strategies to assist in the protection of life, property and community infrastructure are to:

- Identify land affected by flooding, including floodway areas, as verified by the relevant floodplain management authority, in planning scheme maps; and
- Avoid intensifying the impacts of flooding through inappropriately located uses and developments.

## 6.5 980 Stud Road, Rowville (cont'd)

Clause 14.02-1 Catchment planning and management - The objective of this Clause is to assist the protection and, where possible, restoration of catchments, waterways, water bodies, groundwater, and the marine environment.

Clause 15 Built Environment and Heritage - aims to ensure all new land use and development appropriately responds to its landscape, valued built form and cultural context, and protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.

Clause 16 Housing – Housing objectives are further advanced at **Clause 16**. This Clause aims to encourage increased diversity in housing to meet the needs of the community through different life stages and respond to market demand for housing. The policies contained within **Clause 16.01-4** encourage the provision of range of housing types to meet the increasingly diverse needs of the community. Emphasis is placed on development of well-designed medium density housing with respect to neighbourhood character, taking advantage of the existing infrastructure and providing more energy efficient housing.

Clause 18.02 Transport – Ensure that access is provided to all available modes of transport.

- *The Development Plan is consistent with the strategic objectives of the State Planning Policy Framework.*
- *The plan facilitates the development of additional housing within the existing urban area of Rowville, within close proximity to public transport, taking account of the environmental risks associated with flooding and constraints of the site.*

### 4.2.2 Local Planning Policy Framework

- Clause 21.04 – Municipal Strategic Statement (MSS). - Planning and development that occurs without giving the necessary consideration to such matters as managing population growth, encouraging sustainable development and influencing the urban form so that Knox itself becomes more sustainable is outlined as a major threat to the municipality achieving its long-term sustainability objectives. All development therefore is encouraged within this clause to incorporate Ecologically Sustainable Design (ESD) and Water Sensitive Urban Design (WSUD) principles to ensure that a sustainable urban environment is ultimately achieved.
- Clause 21.04 (Urban Design): outlines a range of objectives for the future urban form of Knox to ensure that a quality urban environment is ultimately achieved for the City. These objectives (as relevant) include:

## 6.5 980 Stud Road, Rowville (cont'd)

- Objective 1 - requiring development to respond to existing patterns of urban form, character, landscape qualities, and the historic, cultural and social elements of the Knox community.
- Objective 2 – reinforcing the structure and image of Knox as an attractive place to live, do business, recreate and visit. Strategies to achieve this include restricting urban development in the Dandenong Foothills to protect the regions environmental and recreation values.
- Objective 3 - ensuring that the City's major transport corridors make a positive contribution to Knox's image.
- Objective 5 – requiring development to enrich the distinct topographic and landscape qualities and characteristics of Knox.
- Objective 6 – ensuring that new development makes a positive contribution to fire safety in Knox.
- Objective 7 – ensuring that new development responds to bushfire risk.
- Objective 8 – ensuring that new development makes a positive contribution to sustainability and the urban fabric of Knox.

Clause 21.05 – Housing – At Clause 21.05 (Housing) of the Scheme the MSS seeks to provide guidance to development in residential zoned land, mixed use zoned lands and land within activity centres.

Clause 21.05 implements the Knox Housing Strategy 2013 and reinforces State Planning Policy relevant to urban consolidation in appropriate locations. In managing the City of Knox's current and future housing needs, Council supports a scaled approach to residential development and recognises that some parts of the City will need to accommodate change, due to population growth and the community's changing household needs.

The range of housing outcomes by Clause 21.05 is depicted in the Residential Policy Map, taking account of both the forecast future housing needs and the local conditions which influence the capacity of different parts of the City to accommodate changes in housing stock.

Stamford Park is located within an "Activity Area". Within Activity Areas, a greater range and increased densities of residential development are encouraged in order to manage the City of Knox's current and future housing needs.

## 6.5 980 Stud Road, Rowville (cont'd)

### Clause 22.07 – Development in Residential Areas and Neighbourhood Character:

This policy builds on the objectives in Clause 21.05 (Housing) and provides policy guidance to ensure future development contributes to the preferred future character of residential areas.

Clause 22.07 identifies that those sites within Activity Areas, will see the most substantial change in housing styles than other areas in Knox. It is policy to encourage new development to:

- Balance the retention of the green and leafy character whilst allowing more intensive residential development.
- Be well designed both architecturally and functionally.
  - *The Development Plan is consistent with the Local Planning Policy Framework.*
  - *The plan facilitates the development of additional housing in an area which has been identified within the Knox Housing Strategy 2013 as one to accommodate substantial change.*
  - *The built form design principals proposed in the Plan ensure that the future development of Stamford Park will be well designed, respectful of Knox's green and leafy character and would contribute to achieving the cities sustainability goals.*

### 4.3 Consistency with the Stamford Park Master Plan Report, 2014.

The Development Plan is considered to be generally consistent with the Stamford Park Master Plan Report 2014. All of the general principles of this document are reflected in the proposed Development Plan.

It is noted that the proposed development plan differs from the illustrative concept plan within the Stamford Park Master Plan Report, 2014.

This plan was illustrative only, and highlighted only one way that the guidelines could be achieved when the site is developed. It is considered that the Development Plan as proposed by the applicants is another, satisfactory way of addressing the Urban Design Guidelines.

## **6.5 980 Stud Road, Rowville (cont'd)**

### **5. CONCLUSION**

Clause 11 of the Knox Planning Scheme requires Council to balance relative policy objectives when making decisions to ensure resulting development is sustainable and achieves a net community gain. In this context, the Development Plan is appropriate given the following:

- The Development Plan is consistent with the Development Plan Overlay and planning policies relevant to the site.
- The Development Plan is generally consistent with the Stamford Park Master Plan Report 2014.

### **6. CONFIDENTIALITY**

There are no confidentiality issues associated with this report.

### **RECOMMENDATION**

**That Council:**

- 1. Approve the 980 Stud Road Rowville (Stamford Park Estate) Development Plan as shown as Appendix B in this report pursuant to Clause 43.04 Development Plan Overlay Schedule 9, of the Knox Planning Scheme.**
- 2. Require that prior to the endorsement of the *Stamford Park Medium Density Development Traffic Impact Assessment* the following amendments are made:**
  - 2.1 The width of the single garages modified to comply with Clause 52.06 (Car Parking) of the Knox Planning Scheme, or to the satisfaction of the Responsible Authority.**
  - 2.2 Additional swept path diagrams provided to demonstrate that access to garages from the laneways is safe and convenient for residents.**
  - 2.3 Intersection splays improved to comply with relevant Australian Standards, or to be safe and convenient to the satisfaction of the Responsible Authority.**
  - 2.4 Require a footpath connection along the south side of Emmeline Row, connecting from Stamford Park to the intersection on Stud Road to the satisfaction of the Responsible Authority.**

**Report Prepared By: Senior Urban Planner (Morgan Livingstone)**

**Report Authorised By: Director – City Development  
(Angelo Kourambas)**

**6.5 980 Stud Road, Rowville (cont'd)**

The following appendices are circulated under separate cover:

Appendix A – Subject Site

Appendix B – Development Plan Report

Appendix C – Contractual Requirements

Appendix D – Site and Lot Scale Requirements for Sale Contract

**ALL WARDS****6.6 KNOX PLANNING SCHEME REWRITE – AMENDMENT C150**

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

*This report provides a summary of and recommended responses to the issues raised in submissions to Amendment C150, which rewrites the local content of the Knox Planning Scheme.*

*Amendment C150 was on public exhibition from mid-August to mid-September 2016. Sixteen (16) submissions have been received.*

*This report recommends that Council consider all the submissions received, endorse the recommended changes to Amendment C150, and request the Minister for Planning to appoint a Planning Panel to consider both the submissions and the proposed revised changes.*

**RECOMMENDATION**

**That Council:**

- 1. Consider the submissions received in response to Amendment C150 to the Knox Planning Scheme, as detailed in Appendix A;**
- 2. Adopt the recommendations detailed in the Amendment C150 Summary of Submissions document (Appendix A);**
- 3. Endorse the changes to Amendment C150 detailed in Appendix B;**
- 4. Request the Minister for Planning to appoint an independent Planning Panel to consider Amendment C150, all submissions received, and the proposed revised changes as detailed in Appendices A and B (refer to 2 and 3 above);**
- 5. Authorise the Director – City Development to make minor changes to the Amendment documentation prior to the Planning Panel, where changes do not affect the purpose or intent of the Amendment.**

**1. INTRODUCTION**

The Knox Planning Scheme guides and regulates land use and development in the City of Knox. It is the framework (used by Council and VCAT) to make decisions on planning permit applications. On 28 June 2016, Council endorsed for the purpose of public exhibition Amendment C150 to the Knox Planning Scheme (the Scheme).

The Amendment implements the recommendations of the *Knox Planning Scheme Review* (adopted by Council in May 2015), which is required under the *Planning and Environment Act 1987*.

## 6.6 Knox Planning Scheme Rewrite - Amendment C150 (cont'd)

It restructures the Municipal Strategic Statement (MSS) to improve strategic direction and clarity, and reduce red tape. It also includes new content that addresses identified policy gaps in the current Scheme. It incorporates Council's adopted policies by introducing objectives and strategies into the MSS that reflect the Knox Vision, City Plan and Integrated City Strategy, which are relevant to land use and development.

The rewrite:

- provides clearer strategic direction that better integrates Council's Vision, City Plan and Integrated City Strategy, and other relevant Council plans and strategies recently adopted (e.g. the Integrated Transport Strategy);
- addresses specific policy gaps, such as liveability, environmentally sustainable development (ESD), advertising signage and gaming;
- is more efficient and reduces complexity by cutting red tape for planning scheme users, particularly for less complex applications within the Foothills;
- is clearer and concise, removing irrelevant and unnecessary detail;
- removes repetition and provides a more logical structure for the community to follow and understand;
- reflects best practice planning policy;
- better aligns the Local Planning Policy Framework (LPPF) with the State Planning Policy Framework (SPPF).

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

### 1. Advertising signs:

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

### 2. Non-residential uses in residential areas:

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

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



## 6.6 Knox Planning Scheme Rewrite - Amendment C150 (cont'd)

### 3. Environmentally Sustainable Development (ESD):

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

### 4. Gaming:

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

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

Throughout the planning scheme language is also tightened to strengthen its effectiveness. In addition, the planning scheme is being updated to reflect current adopted Council policy. Specific changes include:

- Introducing a new 'Community Development' clause within the MSS. This raises the profile of liveability, social impact and community health and wellbeing issues in decisions on major planning applications. It also addresses specific land uses such as gaming and licensed premises. Policy guidance on these issues were identified as a gap as part of the *Knox Planning Scheme Review 2015*.
- Introducing a 'Local Areas' clause within the MSS. This translates existing area-based policies for activity centres and the Dandenong Foothills into the MSS. This elevates their importance and strengthens the role of structure planning and Council's integrated planning processes. The local area implementation section provides greater clarity on implementation of planning policy for these areas.
- Introducing a new MSS clause 'Environmental Risks' to better align with the SPPF and address potential issues including bushfire, land use buffers, climate change resilience and potentially contaminated land.

## **6.6 Planning Scheme Rewrite - Amendment C150 (cont'd)**

- Integrating the recently adopted *Knox Affordable Housing Action Plan 2015-2020* into the MSS and local policy for housing. The changes acknowledge the issues of declining housing affordability and limited supply of social housing, and includes strategies to support development that includes social housing in: Activity Centres; Strategic Investigation Sites; other large-scale sites; and Council-owned land.
- Updating the schedule to Clause 52.28 'Gaming', to clarify shopping complexes in Knox where new gaming machines are prohibited.
- Reducing red tape by revising schedules to the Significant Landscape Overlay and the Design and Development Overlay in the Dandenong Foothills to ensure consistency of permit triggers and decision guidelines between controls, and to make the permit process more efficient.
- Removing Schedule 5 to the Significant Landscape Overlay from the Carrington and Rathgar Road residential estates in Lysterfield. These estates are now fully developed, and do not have the same landscape or environmental character as other parts of the Foothills. Their inclusion within the SLO5 is no longer considered relevant.
- Reducing red tape by revising schedules to the Vegetation Protection Overlay and the Environmental Significance Overlay to improve clarity, ensure consistency with the new MSS, and effectively implement their objectives.

The next section of this report provides a summary of and recommended responses to the issues raised in submissions to Amendment C150. It recommends that Council consider all submissions received, endorse the recommended changes to Amendment C150 (as outlined in Appendix B), and request the Minister for Planning to appoint a Planning Panel to consider both the submissions and the proposed revised changes.

## **2. DISCUSSION**

### **2.1 Summary of submissions**

Following the consultation process (outlined in Section 3 of this report) a total of 16 submissions were received.

- Eight from organisations/Government departments.
- Five from Knox residents.
- Three from Knox land owners.

Of the 16 submissions:

- Two offered no objection and did not suggest any changes.
- Seven submissions generally supported the overall amendment and/or its strategic intent, however offered suggestions for Council's consideration to address specific issues.

## 6.6 Planning Scheme Rewrite - Amendment C150 (cont'd)

- Seven submissions opposed specific sections of the amendment, or requested that specific matters be included in the amendment which had not been addressed.

The major issues raised by submitters were (with numbers of submitters raising the issue in brackets):

- Desire for increased subdivision potential for the Dandenong Foothills area (2).
- Mandatory building heights (2).
- Accessibility for all ages and abilities (1).
- Implications of climate change for biodiversity/native vegetation policies (1).
- Managing interface issues along Eastlink (1).
- Sustainable design (1).
- Waste management considerations for landfill policy (2).
- Specific issues regarding the management of Vic Track land (1).
- Public transport related issues (including grade separation and major transport projects) (1).
- Issues relating to bushfire management within Bushfire Management Overlay areas (1).
- Considerations for minor changes to proposed Advertising Policy (2).
- Specific issues relating to planning controls/policies affecting land at:
  - 1157-1165 Burwood Highway Upper Ferntree Gully (1);
  - 12 Taylors Road, Rowville (1); and,
  - Former Boronia Heights Secondary College site (1).
- Specific issues relating to the impact of the amendment on land at 1201-1211 High Street Road, Wantirna South (1).

The submissions are summarised in the Table at Appendix A, along with recommendations for some changes responding to some of the issues raised.

Council officers liaised with three of the submitters directly (whose suggested changes were relatively minor). This relates to Submission No. 03 (individual resident), Submission No. 05 (DELWP – Environment) and Submission No. 07 (ConnectEast), who have agreed to the changes being proposed in the Table at Appendix A.

Whilst not forming part of any submission, in giving authorisation for Amendment C150, the Department of Environment, Land, Water and Planning (DELWP- Planning Systems Unit) made some comments in relation to the proposed Gaming Policy at Clause 22.05, making some suggestions for Council's consideration. These suggestions, where considered appropriate by Council Officers, have been incorporated into the proposed recommended changes at Clause 22.05, in Appendix B.

## **6.6 Planning Scheme Rewrite - Amendment C150 (cont'd)**

### **2.2 Next steps**

In accordance with the *Planning & Environment Act 1987*, after considering a submission which requests a change to the Amendment, Council must:

- (a) change the Amendment in the manner requested; or
- (b) refer the submission to a panel appointed under Part 8; or
- (c) abandon the Amendment or part of the Amendment.

It is recommended that Council makes some changes to Amendment C150 in response to some of the submissions received, as outlined in the table at Appendix A. As not all issues have been able to be addressed, it is further recommended that Amendment C150 and all submissions are referred to a Planning Panel, appointed by the Minister for Planning, for consideration.

It is the role of the Planning Panel to give expert advice to Council about the Amendment and submissions referred to it. The Panel is not a decision-making body.

Submitters will be invited to appear in person at the Panel hearing. If the submitter does not wish to attend, the Panel will consider the written submission. The Panel hearing is likely to be held in February 2017.

The Panel's advice is then provided in the form of a report, which includes recommendations. The Panel's recommendations and officers' recommended responses will be provided to Council in a future report.

## **3. CONSULTATION**

Public exhibition of Amendment C150 occurred from mid-August to mid-September 2016. Submissions closed at 5pm on Monday 19 September 2016.

Notification included:

- Public notices in the Government Gazette and the *Knox Leader* newspaper.
- Council media release.
- Notification in the August edition of the *Knox News* and 5 community newspapers (*Ferntree Gully News*, *Foothills News*, *Studfield-Wantirna News*, *Rowville-Lysterfield News*, *Boronia & The Basin Community News*),
- Notification of the Amendment on Council's website and use of social media (including Council's Facebook page). This included electronic links to all amendment documentation, fact sheet and background material.
- Hard copies of the amendment documentation and fact sheet available for viewing at the Civic Centre and all local libraries.

## 6.6 Planning Scheme Rewrite - Amendment C150 (cont'd)

- Letters to statutory State Government Ministers and public authorities (as prescribed in the *Planning and Environment Act 1987*), local State and Federal MPs, and adjoining Councils.
- Direct consultation with targeted interest groups which may have a particular interest in all or part of the amendment, including direct notification to:
  - Major and regular planning permit applicants;
  - Gaming vendors operating within Knox and gaming support groups;
  - Owners and
    - occupiers of land impacted by the proposed changes to the Gaming Schedule to Clause 52.28;
    - Owners and occupiers of properties in the Carrington and Rathgar Road housing estates (affected by the proposed removal of the SLO5);
  - Relevant Council Advisory Committees:
    - Active Ageing Advisory Committee
    - Affordable Housing Advisory Committee
    - Arts and Culture Advisory Committee
    - Community Health and Wellbeing Reference Group
    - Community Safety Advisory Committee
    - Economic Development Advisory Committee
    - Environment Advisory Committee
    - Housing Advisory Committee
    - Knox Disability Advisory Committee
    - Knox Early Years Advisory Committee
    - Knox Central Advisory Committee
    - Recreation and Leisure Advisory Group
    - Transport and Mobility Advisory Committee

Post-exhibition, there has been consultation with relevant internal service areas, in response to specific issues raised in the submissions, including with Council's Biodiversity, Landscape approvals, City Planning, and Waste Management teams. Where relevant, the outcomes of this internal consultation forms part of the recommendations outlined in Appendix A, and incorporated into the proposed changes in Appendix B.

Further liaison was also undertaken with some of the submitters, including Connect East, DELWP (Environment) and one individual submitter, and proposed outcomes have been included in the recommendations at Appendix A, and incorporated into the proposed changes in Appendix B.

Full copies of all submissions were also made available in the Councillors' lounge at the completion of the exhibition period.

## **6.6 Planning Scheme Rewrite - Amendment C150 (cont'd)**

### **4. ENVIRONMENTAL/AMENITY ISSUES**

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

### **5. FINANCIAL & ECONOMIC IMPLICATIONS**

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

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

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

### **6. SOCIAL IMPLICATIONS**

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

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

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

### **8. CONCLUSION**

This report provides a summary of and recommended responses to the issues raised in submissions to Amendment C150, which rewrites the local content of the Knox Planning Scheme.

This report recommends that Council consider all submissions received, endorse the recommended changes to Amendment C150, and request the Minister for Planning to appoint a panel to consider both the submissions and the proposed revised changes.

**6.6 Planning Scheme Rewrite - Amendment C150 (cont'd)****9. CONFIDENTIALITY**

There are no confidentiality issues associated with this report.

***Report Prepared By: Project Manager – Strategic Planning  
(Susan Thompson)***

***Report Authorised By: Director – City Development  
(Angelo Kourambas)***

**6.6 Planning Scheme Rewrite - Amendment C150 (cont'd)**

The following appendices are circulated under separate cover:

Appendix A – Summary of Submissions and Recommended Changes

Appendix B – Amendment C150 (with tracked changes highlighting recommended changes in response to submissions)



**7. PUBLIC QUESTION TIME**

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

**ALL WARDS****8.1 EXTENSION OF METROPOLITAN WASTE AND RESOURCE RECOVERY GROUP (MWRRG) CONTRACT NO. 2010/1 – LANDFILL SERVICES FOR METROPOLITAN MELBOURNE COUNCILS**

***SUMMARY: Coordinator – Waste Management (Geoff McMeeken)***

***This report considers the extension options available for the contract used by Knox to provide landfill disposal services under the Metropolitan Waste and Resource Recovery Group Contract No. 2010/1 – Landfill Services for Metropolitan Melbourne Councils.***

**RECOMMENDATION**

**That Council advise the Metropolitan Waste Resource and Recovery Group (MWRRG) and Suez Recycling & Recovery Pty Ltd (Suez) that it approves the extension of the Landfill Services Deed with Suez under MWRRG Contract No. 2010/1 – Landfill Services for Metropolitan Melbourne Councils for a two year period commencing on 1 April 2017.**

**1. INTRODUCTION**

In 2010 the Metropolitan Waste Management Group (MWMG), now known as the Metropolitan Waste and Resource Recovery Group (MWRRG), conducted a tender process on behalf of 21 participating Councils for the provision of landfill services across greater Melbourne.

At its meeting on 22 February 2011, Council considered a report detailing the outcome of the tender process and resolved to enter into a contractual arrangement for the supply of landfill services from SITA Australia Pty Ltd, now known as Suez Recycling & Recovery Pty Ltd (Suez), for a four year period from 1 April 2011 to 31 March 2015 with the option of 3 No. two year subsequent terms at Council's discretion.

At its meeting on 24 March 2015, Council considered the options to extend the contract and resolved to approve the extension of the Landfill Services Deed with SITA Australia Pty Ltd for a two year period commencing on 1 April 2015.

In view of the contract extension being set to expire on 31 March 2017, and there being opportunities for further extensions, the MWRRG is seeking confirmation from Councils that they wish to extend the term of the current contract and if so, the length of the extension and the quantity of the material to be supplied.

The options for extension to the contract are now presented for Council's consideration.

## **8.1 Extension of Metropolitan Waste and Resource Recovery Group (MWRRG) Contract No.2010/1 – Landfill Services for Metropolitan Melbourne Councils (cont'd)**

### **2. DISCUSSION**

#### **2.1 Extension Options Available to Council**

Three options are available to Council in extending the contract through MWRRG.

The first two options involve extending the contract with Suez based on different contract periods, whilst the third option considers using another landfill operator. Each option also provides for guaranteed supply which is either by source (eg. all kerbside collected putrescible waste) or quantity (eg. 25,000 tonnes). Knox has opted for guaranteed supply of all Council collected kerbside putrescible waste under this contract since commencement and the same is proposed for the extension.

##### **2.1.1 Enter into an agreement based on a two year extension, as per the original contract**

Under this option Council can extend the contract for a two year period and then consider extending for a further two year period, subject to landfill availability, if it so chooses.

The rate that would apply for the first year of the two year extension is the current rate, plus rise and fall, based on a formula in the contract which takes into account both CPI and fuel indexes.

##### **2.1.2 Enter into an agreement based on a four year extension, as proposed by Suez.**

Suez has proposed a single four year extension, as distinct from the option of 2 No. two year extensions.

Suez has indicated that for a four year agreement, the rates would reduce from the two year option with the amount dependant on whether all or only some of the participating Councils committed, however the rise and fall increments would be higher. This option would guarantee availability to Councils for the four year period and would save on the administration required for extending the contract at the end of the two year period.

## **8.1 Extension of Metropolitan Waste and Resource Recovery Group (MWRRG) Contract No.2010/1 – Landfill Services for Metropolitan Melbourne Councils (cont'd)**

### **2.1.3 Enter into an agreement with another landfill operator.**

Council has the option to enter into an agreement with any of the landfill operators that were accepted under the MWRRG contract as listed below:

- Suez – Hampton Park Landfill
- Hanson Landfill Services - Wollert Landfill
- Cleanaway – Melbourne Regional Landfill - Ravenhall
- Wyndham City Council - Werribee Landfill

Whilst the other sites have substantially lower gate fees, their locations in the north and west of Melbourne would require an EPA putrescible-licensed transfer station to be available where the Council collection vehicles would tip and the waste would then be reloaded into a large semi trailer to haul to the landfill site. The transfer station would need to be within 25km of the Civic Centre.

Advice from MWRRG is that transfer station(s) that will accept putrescible waste, are anticipated to be available in the south eastern suburbs of Melbourne within the next twelve to twenty four months.

## **2.2 Preferred Option**

Two options are available for extending the contract with Suez. The first is a two year extension, which is in line with the original contract terms. The second is a single, four year extension as proposed by Suez. Whilst the four year extension offers a reduced rate compared to the two year option, it will be surpassed by the higher annual rise and fall increments proposed under this option.

The development of a transfer station in Melbourne's south east will present more cost effective options for landfill disposal for Knox as mentioned above, and in turn potential competition for Council's waste product.

The option of using one of the other landfill sites will only become feasible once a transfer station is available within close proximity to the Knox municipality. Whilst this is not feasible at the moment, advice from MWRRG indicates that this is likely to be available within the next two years.

For the above reasons it is recommended that Knox opt for the two year extension at the Suez landfill based on guaranteed tonnages, being all the Council collected kerbside putrescible waste.

The rates relevant to the above option are included in the confidential report.

## **8.1 Extension of Metropolitan Waste and Resource Recovery Group (MWRRG) Contract No.2010/1 – Landfill Services for Metropolitan Melbourne Councils (cont'd)**

### **3. CONSULTATION**

Consultation has been undertaken between representatives of Suez as the contracted landfill operator, MWRRG and participating Councils.

### **4. ENVIRONMENTAL/AMENITY ISSUES**

The collection and disposal of household waste across the Melbourne Metropolitan area has significant environmental and amenity issues.

The Landfill Disposal contract is premised on the phasing out of landfilling and the introduction of Advanced Resource Recovery Technologies to service the Melbourne Metropolitan area which will lead to a reduction in landfilling. This is a key component of Council's Waste Management Plan 2014-2021.

### **5. FINANCIAL & ECONOMIC IMPLICATIONS**

Based on the option of a two year extension, the anticipated landfill disposal cost for 2017/18 is \$1,613,600. This is \$58,500 or 3.5% below the long term financial forecast for 2017/18 of \$1,672,000.

### **6. SOCIAL IMPLICATIONS**

The opportunity for residents to dispose of their household waste is seen as a positive service by Knox residents as it provides a convenient and necessary way to dispose of waste that would otherwise create a health hazard for the residents.

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

The relevant City Plan objective falls within the theme of Vibrant and Sustainable Build and Natural Environments with the objective being *'The changing needs of a diverse community are supported through planned growth and change in housing and infrastructure that respects both built form and natural systems, as well as resource availability'*.

The indicators for this objective relate to household waste management, in particular household waste generation and household waste recycling.

## **8.1 Extension of Metropolitan Waste and Resource Recovery Group (MWRRG) Contract No.2010/1 – Landfill Services for Metropolitan Melbourne Councils (cont'd)**

### **8. CONCLUSION**

Council has been disposing of kerbside collected putrescible waste to the Suez Hampton Park landfill under MWRRG Contract No. 2010/1 – Landfill Services for Metropolitan Melbourne Councils.

This has been for the initial four year contract period from 1 April 2011 to 31 March 2015, and then for the two year extension from 1 April 2015 to 31 March 2017. Suez have provided participating Councils with rates for differing options linked to contract extension periods.

The preferred option is a two year extension which allows Council the next two years.

Approval of the contract extension requires Council approval.

### **9. CONFIDENTIALITY**

This report is not of a confidential nature. A confidential report has been prepared which contains rates for the contract extension options.

***Report Prepared By: Waste Management Coordinator  
(Geoff McMeeken)***

***Report Authorised By: Director – Engineering & Infrastructure  
(Ian Bell)***

**BAIRD WARD****8.2 AWARDING OF CONTRACT NO. 2222 – RECONSTRUCTION OF ERICA AVENUE, PARK CRESCENT AND WOODVALE ROAD, BORONIA**

**SUMMARY:** *Acting Coordinator– Project Delivery (Matt Balderston)*

*This report considers and recommends the appointment of a tenderer for the reconstruction of Erica Avenue, Park Crescent and Woodvale Road, Boronia as part of the 2016/17 Capital Works (Renewal) Program.*

**RECOMMENDATION**

**That Council:**

1. **accepts the tender submitted by Etheredge Mintern Pty Ltd for the adjusted lump sum price of \$946,476.00 excluding GST (\$1,041,123.60 including GST) for Contract No 2222 – Reconstruction of Erica Avenue, Park Crescent and Woodvale Road, Boronia;**
2. **authorises the Chief Executive Officer to formalise the contract documentation under delegated authority;**
3. **advises all tenderers accordingly;**
4. **approves the deferral of Project No. 801 – Sasses Avenue Reconstruction within the 2016/17 Capital Works Program (CWP) for future consideration; and**
5. **reallocates the sum of \$240,000 for Project No. 801 – Sasses Avenue Reconstruction to Contract No. 2222.**

**1. INTRODUCTION**

This contract is for the renewal of three (3) local road projects in the Boronia area to be delivered as one (1) contract. The streets are all located within close proximity. Combining the works as one contract is expected to deliver economies of scale benefits.

The road projects are on Council's 2016/17 Capital Works Program within Program Number 1001 (Road Sub-Structure and Kerb & Channel Renewal Program) as Job Numbers 802 Erica Avenue, Boronia; 796 Park Crescent, Boronia; and 798 Woodvale Road, Boronia.

In line with Council's Procurement Policy and Contract Management Manual, after considering the complexity, value and risk associated with this contract it was determined to call for public tenders.

This report considers and recommends the appointment of a tenderer to undertake the works.

## **8.2 Awarding of Contract No. 2222 – Reconstruction of Erica Avenue, Park Crescent and Woodvale Road, Boronia (cont'd)**

### **2. DISCUSSION**

#### **2.1 Proposed Works**

Works proposed for each of the streets involve the following sections of road:

- Erica Avenue – includes the section of road from Boronia Road to north of the intersection with Genista Avenue;
- Park Crescent – includes the entire length from Dorset Road to Boronia Road; and
- Woodvale Road – includes the section of road from the north side of the Maryborough Road intersection up to the south side of the Stonehaven Avenue intersection.

The proposed works, covering a period of twenty (20) weeks, involves removal and reinstatement of kerb and channel; asphalt overlay including pavement patching where necessary; removal and reinstatement of driveways and footpath; drainage pit modifications; line marking and other associated works.

In the case of Erica Avenue, the works also include the removal of the through carriageway from Boronia Road to Orchid Avenue for a width of 10.2 metres and to a depth of 175mm and replacement with a deep lift asphalt pavement. It is anticipated that all the asphalt pavement tasks for these works will need to be coordinated outside of normal business hours, given that Erica Avenue is a busy bus interchange route.

#### **2.2 Expressions of Interest**

Expressions of Interest were not called for these works.

#### **2.3 Tenders Received**

The contract for this project was advertised as a single Lump Sum Quality Assured contract.

A compulsory pre-tender meeting was held to clarify the complexities of the contract.

In accordance with Council's Contract Management procedures, tenderers were invited to attend the tender opening process. No tenderers were identified at the opening.

Tender prices were not disclosed or recorded at the opening.



## 8.2 Awarding of Contract No. 2222 – Reconstruction of Erica Avenue, Park Crescent and Woodvale Road, Boronia (cont'd)

The following tenders were received:

|          |                               |
|----------|-------------------------------|
| Tender 1 | Etheredge Mintern Pty Ltd     |
| Tender 2 | Parkinson Group (Vic) Pty Ltd |
| Tender 3 | Fulton Hogan Pty Ltd          |

The tender submission from Fulton Hogan Pty Ltd was unsigned and unwitnessed. This made the submission non conforming and as such, the evaluation panel did not consider the submission further.

### 2.3.1 Pre Evaluation Checks

Pre evaluation checks were carried out by the Tender Evaluation Panel chair and then presented and discussed with the panel. The checks centred around contract performance, quality assurance, financial and technical resources and future workload. The initial checks appeared satisfactory.

### 2.3.2 Evaluation Panel

The Tender Evaluation Panel consisted of the following members:

Mark Gardner, Team Leader – Project Delivery (Chair)  
 Geoff McMeeken, Coordinator – Waste Management  
 Matt Balderston, Coordinator – Construction Group  
 Sinisa Mistic, Project Manager – Project Delivery

The panel was advised by Council's Contracts and Probity Advisor.

All members of the Panel signed the Tender Evaluation Panel Declaration Form indicating that they had no conflict of interest or association with any of the submitting tenderers.

### 2.3.3 Evaluation Criteria

The evaluation criteria, as listed in the Conditions of Tender, have been assigned the following weightings as determined by the panel prior to the closing of tenders:

|                                  |      |
|----------------------------------|------|
| Price                            | 40%  |
| Integrated Management System     | 5%   |
| Evidence of Capability           | 15%  |
| Appropriate Resources            | 10%  |
| Traffic Management               | 15%  |
| Conformity with Tender Documents | 5%   |
| Current/Future Workload          | 5%   |
| Social impact/Public Relations   | 5%   |
| TOTAL                            | 100% |

## **8.2 Awarding of Contract No. 2222 – Reconstruction of Erica Avenue, Park Crescent and Woodvale Road, Boronia (cont'd)**

### **2.4 Tender Evaluation Results**

The panel arrived at the following summary results:

| Ranking Order | Tenderer                      |
|---------------|-------------------------------|
| 1             | Etheredge Mintern Pty Ltd     |
| 2             | Parkinson Group (Vic) Pty Ltd |

Clarifications were sought through an interview process from Etheredge Mintern Pty Ltd and Parkinson Group (Vic) Pty Ltd in relation to their tender bids. During the evaluation process it became apparent that the asphalt overlay in Erica Avenue would best be undertaken at night, hence an adjusted tender price was requested from both tenderers. It should be noted that the adjustment was made using pricing rates that formed part of the original submissions. This is reflected in the Confidential Report associated with this report.

#### **2.4.1 Preferred Tender**

Etheredge Mintern Pty Ltd is the recommended tenderer with the highest evaluation score and an adjusted tender price of \$949,476.00 (excluding GST).

The rates submitted for these works are competitive and reflect the current market for this type of project.

Etheredge Mintern Pty Ltd is well known to Council, is an experienced contractor and has carried out a number of contract works for Council. Etheredge Mintern Pty Ltd have recently been appointed by Council for the reconstruction of Elm Street, Maple Street and Orange Grove, Bayswater, which is currently nearing completion, for the reconstruction of Ashton Road, Kingston Street and Mountain Gate Drive, Ferntree Gully which is well underway and has recently completed contract works for the reconstruction of Illawarra Avenue, Rowville.

Etheredge Mintern Pty Ltd has ongoing works under a minor works contract, for Whitehorse City Council. Reports from the supervisors of these works indicate Etheredge Mintern Pty Ltd is performing very well with no concerns.

It is anticipated that Etheredge Mintern Pty Ltd would give satisfactory performance and successful project delivery.

#### **2.4.2 Second Preferred Tender**

The tender from Parkinson Group (Vic) Pty Ltd scored the second highest against the tender evaluation criteria.

## **8.2 Awarding of Contract No. 2222 – Reconstruction of Erica Avenue, Park Crescent and Woodvale Road, Boronia (cont'd)**

Parkinson Group (Vic) Pty Ltd rates are also regarded as competitive and reasonable for this type of work and they have shown an appreciation of the scope of works required under this contract.

Parkinson Group (Vic) Pty Ltd is known to Council and recently completed the reconstruction of Selkirk Avenue Group of Streets, Wantirna for Council. It is anticipated that Parkinson Group (Vic) Pty Ltd would also give satisfactory performance and successfully deliver the project.

### **3. CONSULTATION**

As Erica Avenue is a major bus route and Park Crescent is a minor bus route, further consultation with Public Transport Victoria (PTV) and Ventura buses has been undertaken in order to reach agreement for the best option of traffic control for buses during critical stages of the construction works for Erica Avenue and Park Crescent.

In relation to resident consultation for this group of projects, the abutting owners and traders have been notified of the proposed works through a letter drop and will be further notified of proposed start and finish dates and the relevant contact details once a contractor has been appointed and the works program is known.

The successful contractor, together with Council, will liaise closely with the abutting owners/traders, Ventura Buses, PTV and Council's waste collection contractor prior to and during the works.

### **4. ENVIRONMENTAL/AMENITY ISSUES**

No environmental or amenity issues needed to be further considered in the evaluation of this contract.

In relation to this group of projects, the delivery of this contract will significantly improve Council's assets and maintain infrastructure integrity well into the future while providing greater amenity to local businesses and residents.

### **5. FINANCIAL & ECONOMIC IMPLICATIONS**

#### **5.1 Projected Costs**

The projected project cost and funding is summarised below:

| <b>Description</b>                   | <b>Cost (excluding GST)</b>  |
|--------------------------------------|------------------------------|
| Adjusted Contract Lump Sum Price     | \$946,476.00                 |
| Project Management Fee               | \$37,840.00                  |
| Advertising and Tender Documentation | \$3,500.00                   |
| Service Alterations                  | \$2,800.00                   |
| Contingencies (~10%)                 | <u>\$91,786.00</u>           |
| <b>Total Project Cost:</b>           | <b><u>\$1,085,000.00</u></b> |

## 8.2 Awarding of Contract No. 2222 – Reconstruction of Erica Avenue, Park Crescent and Woodvale Road, Boronia (cont'd)

### 5.2 Funds Available

Funds available from Council's Capital Works Program for the Road Sub-Structure and Kerb & Channel Renewal program for the 2016/2017 financial year are as follows:

|  |                         |
|--|-------------------------|
| Program No. 1001 – 802: Erica Avenue, Boronia  | \$240,000               |
| Program No. 1001 – 796: Park Crescent, Boronia | \$240,000               |
| Program No. 1001 – 798: Woodvale Road, Boronia | <u>\$210,000</u>        |
| <b>Funding Sub-Total:</b>                      | <b><u>\$690,000</u></b> |

The combined funds provided within the 2016/17 CWP for the bundling of works is significantly below the total project cost. The initial approved project scoping estimates did not fully account for the amount of critical works that need to be undertaken under high level traffic control during both day and night times. This became fully apparent following discussions with the bus companies and through the interview process with the tenderers where the work methodologies were assessed. This has also provided a learning for project officers – in terms of managing future projects within intensively used activity centres.

In order to now undertake the works as programmed, a project that was programmed to be completed as part of the 2016/17 CWP will need to be deferred to the 2017/18 CWP as well as underspends identified from projects that are currently under construction.

Project No. 801 – Sasses Avenue, Bayswater has been identified as a project that can be deferred to the 2017/18 CWP.

Further, while the contract for Orange Grove, Maple Street and Elm Street, Bayswater (Contract No. 2162) has not yet been completed, it is anticipated that there will be a saving in the order of approximately \$100,000. Similarly, it is anticipated that the Ashton Rd, Kingston St & Mountain Gate Drive (Contract No. 2185) will achieve a saving of approximately \$95,000.

It is recommended that these savings be re-directed to support the funding for this contract.

The available funds then become;

|  |                           |
|--|---------------------------|
| Funding Sub-Total:   | \$690,000                 |
| <u>Deferred</u>  |                           |
| Program No. 1001 – 801: Sasses Avenue, Bayswater                     | \$240,000                 |
| <u>Expected Savings</u>  |                           |
| Program No. 1001 – Ashton Rd, Kingston St and<br>Mountain Gate Drive | <u>\$195,000</u>          |
| <b>Total Funds 2016/17</b>   | <b><u>\$1,085,000</u></b> |

## **8.2 Awarding of Contract No. 2222 – Reconstruction of Erica Avenue, Park Crescent and Woodvale Road, Boronia (cont'd)**

The recommended profile meets the contract sum offered by the preferred tenderer, plus associated costs.

### **6. SOCIAL IMPLICATIONS**

This project will have social implications during the construction in terms of temporary inconvenience and access restrictions.

However, this will be kept to a minimum and all occupants will be notified of any restrictions prior to them occurring.

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

This item has relevance to Council's 2013-2017 City Plan under the theme of 'Vibrant and Sustainable Built and Natural Environments' with the strategic objective being "Public infrastructure and open space is maintained and improved to support a vibrant community life in Knox".

### **8. CONCLUSION**

The tender representing best value for money was presented by Etheredge Mintern Pty Ltd for the adjusted lump sum price of \$946,476.00 (\$1,041,123.60 including GST).

The company is adequately resourced and available to successfully undertake this contract within the constraints of time, quality and cost as detailed in the contract documentation.

### **9. CONFIDENTIALITY**

A confidential summary of the tendered prices, evaluation matrix and completed Panel Evaluation Form is provided separately to this report.

**Report Prepared By:** *Acting Coordinator – Project Delivery  
(Matt Balderston)*

**Report Endorsed By:** *Manager – Community Infrastructure  
(David Yeouart)*

**Report Authorised By:** *Director – Engineering & Infrastructure  
(Ian Bell)*

**ALL WARDS****9.1 KNOX ACTIVE AGEING ADVISORY COMMITTEE – REQUEST FOR COUNCILLOR APPOINTMENT ON SELECTION PANEL**

**SUMMARY:** *Coordinator (Teresa Donegan)*

*At the Strategic Planning Committee meeting held on 9 August 2016, Council endorsed the recruitment of new community and industry representatives for the Knox Active Ageing Advisory Committee (KAAAC).*

*Appointment of a Councillor, as Council's representative on the selection panel for the KAAAC, in accordance with the current Terms of Reference, is sought.*

**RECOMMENDATION**

That Council appoint Cr \_\_\_\_\_ as Council's representative on the selection panel for the Knox Active Ageing Advisory Committee members in accordance with the current Terms of Reference.

**1. INTRODUCTION**

The Knox Active Ageing Advisory Committee (KAAAC) continues to provide advice to Council and Council Officers on the implementation of the City Plan, incorporating the Council Plan and on emerging issues affecting older people within the Knox municipality. Reforms to the aged care service system in conjunction with changes in the needs and preferences of seniors continues to impact on current practices and are key considerations in planning and responding to an ageing population.

The KAAAC is a valuable resource and contributor to support Council in its planning for an ageing population.

**2. DISCUSSION****2.1 Role of the Committee**

The current objectives of the Committee, as outlined in the Terms of Reference are to:

1. Provide advice and recommendations to Council on:
  - a) The implementation of the Strategic Objectives under the Council Plan, in particular:
    - To improve planning for an ageing population across Council's services to build capacity to respond to an ageing population
    - Provision of a range of programs, services and partnerships which aim to build local connections between people and reduce social isolation
  - b) Effective communication and consultation strategies to facilitate engagement with older people and other key stakeholders.

### **9.1 Knox Active Ageing Advisory Committee – Request for Councillor Appointment on Selection Panel (cont'd)**

2. Provide advice to Council on emerging issues affecting older people within the Knox community.
3. Consider and provide input to advice and information made available through other Council advisory and community consultation processes related to older people and healthy ageing issues.

### **2.2 Continuation of Committee Membership**

The KAAAC comprises of a maximum of nine (9) community representatives and a maximum of five (5) industry representatives.

There are three (3) community representatives and two (2) industry representative whose terms are expiring in March 2017. In addition, there is one (1) community representative position which is currently vacant.

### **2.3 Recruitment of KAAAC members**

In accordance with the current Terms of Reference community and industry representatives have been sought through an Expression of Interest (EOI) process. The EOI process has involved public advertisement, on Council's Internet site, through local networks and advertisement in the local community newspapers.

Council will be responsible for appointing all community and industry representatives to KAAAC. The appointment of a Councillor as Council's representative on the selection panel for the Knox Active Ageing Advisory Committee members in accordance with the current Terms of Reference is sought.

## **3. CONSULTATION**

From a consultation perspective, members of the KAAAC bring a range of viewpoints to the Committee. The KAAAC has been consulted on a range of Council strategies during their development, including the Community Health and Wellbeing Strategy 2013-17, Housing Strategy, Rowville Plan and Planning Scheme Amendment C131, Knox Play Space Plan, Public Toilet Management Policy and the Integrated City Strategy.

## **4. ENVIRONMENTAL/AMENITY ISSUES**

There are no environmental or amenity issues related to this report.

## **9.1 Knox Active Ageing Advisory Committee – Request for Councillor Appointment on Selection Panel (cont'd)**

### **5. FINANCIAL & ECONOMIC IMPLICATIONS**

The annual cost of conducting the KAAAC is approximately \$1,800. This covers catering and administration costs and is provided for in Council's Operating Budget. Council's Coordinator Age Friendly Planning provides support and coordination of the Committee. Given that the KAAAC provides Council with the opportunity to directly engage with community and industry representatives on issues affecting older people, it is considered that there is a cost benefit to Council. The KAAAC also assists Council to respond to the Strategic Objectives within the Knox City Plan 2013-17, incorporating the Council Plan, identified in Section 7 of this report.

### **6. SOCIAL IMPLICATIONS**

The establishment of the KAAAC has been a positive step towards achieving greater engagement and civic participation of the older community in Knox by creating a formal structure for the provision of advice and recommendations to Council and Council Officers on issues affecting older residents.

The Committee has taken an active role in recommending initiatives to recognise and celebrate older persons in Knox, promoting active ageing and encouraging full participation of all residents in the social, economic and cultural life of the community.

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

The appointment of community and industry representatives to Council Advisory Committees fosters an increased level of engagement with the community and encourages greater participation in local government. The Knox City Plan 2013-17, incorporating the Council Plan, identifies the key directions and strategic objectives to achieve Council's purpose of enhancing the quality of life of the Knox Community. The theme which is of particular relevance for older people in Knox is: "Healthy, Connected Communities", which includes the objective "to improve planning for an ageing population across Council's services to build capacity to respond to an ageing population".

### **8. CONCLUSION**

The KAAAC plays a valuable role in enabling Council's community engagement with older residents in Knox and has provided input to Council planning and decision making. Currently, the KAAAC has an important ongoing function to fulfil as Council continues to develop its services to respond to the ageing population within the City of Knox.

Council is requested to appoint a Councillor as Council's representative on the selection panel for the Knox Active Ageing Advisory Committee members in accordance with the current Terms of Reference.



**9.1 Knox Active Ageing Advisory Committee – Request for Councillor Appointment on Selection Panel (cont'd)****9. CONFIDENTIALITY**

There are no confidential issues relating to this report.

***Report Prepared By: Coordinator – Age Friendly Planning  
(Teresa Donegan)***

***Report Authorised By: Director – Community Services  
(Kerry Stubbings)***

**ALL WARDS****10.1 2016-17 ANNUAL PLAN PROGRESS REPORT TO 30 SEPTEMBER 2016**

**SUMMARY:** *Business Intelligence Officer (Carrie Hudson)*

*This report provides the first quarter progress on initiatives identified in the 2016-17 Annual Plan. The Annual Plan for 2016-17 was adopted by Council at the Ordinary Meeting of Council on 28 June 2016 as part of the 2016-17 Annual Budget. The Annual Plan satisfies the requirements of the Local Government Act 1989 by outlining the services provided by Council and the initiatives that Council will complete in the 2016-17 year.*

*The Annual Plan progress report only reports on those initiatives identified in the Annual Plan and Annual Budget process, it is not a comprehensive report on all of Council's activities.*

**RECOMMENDATION**

That Council receive and note the 2016-17 Annual Plan progress report for the period ending 30 September 2016.

**1. INTRODUCTION**

An Annual Plan was established for the 2016-17 financial year to assist in the achievement of the objectives of the Knox City Plan (incorporating the Council Plan) 2013-17 and the Knox Vision. The 2016-17 Annual Plan progress report to 30 September 2016 (see Appendix A) reports on the initiatives that support those objectives.

**2. DISCUSSION**

Appendix A (attached) provides the Annual Plan progress report for the first quarter of 2016-17.

Of the 32 initiatives included in the 2016-17 Annual Plan:

- 5 initiatives have progressed less than 25%.
- 24 initiatives have progressed between 25% and 50%.
- 3 initiatives have progressed more than 50%.

Highlights for the first quarter include:

**1. Initiative**

Implement a Knox mentoring program for Year 11 female students from local secondary schools that connect participants with inspiring local business women to support their personal career development.

**Progress:**

'Be Inspired' has been delivered in partnership with Economic Development. The program has involved 10 Year 11 female students who have been matched with local professional business women for mentoring and coaching. Review will commence in the second quarter. **(95% complete)**.

## **10.1 2016-17 Annual Plan Progress Report to 30 September 2016 (cont'd)**

### **2. Initiative**

Continue the development of the 'Immerse' exhibition program in Knox to promote visual arts in Council, community and commercial venues

#### **Progress:**

Exhibitions development is underway. Installation of exhibitions is to begin end October 2016 in readiness for the exhibition program launch on 12 November 2016. A communications plan is also being implemented. **(80% complete)**

The initiatives that are below target and require monitoring are:

1. Develop an integrated life stage plan that merges the Municipal Early Years, Knox Youth Strategic plan and Healthy Ageing plan and promotes the benefits of intergenerational connections. **(10% complete)**
2. Implement a customer focussed business improvement approach to drive improved customer experiences and organisational efficiencies. **(10% complete)**
3. Continue to prioritise Council's Integrated Transport Plan to inform reviews of the Pedestrian Plan, the Bicycle Plan, Mobility Study Implementation Plan and Road Management Plan. **(15% complete)**
4. Commence the replacement of Council's Electronic Document and Records Management System (EDRMS). **(15% complete)**
5. Following on from the release of Stage 2 of the Rowville Rail Study, continued advocacy to seek a commitment from the state government to improve existing bus services, to protect a land corridor for the future train line, and expedite delivery of the Rowville Rail. **(20% complete)**

### **3. CONSULTATION**

The 2016-17 Annual Plan actions are linked to, and support the delivery of, the Knox Vision and the Knox City Plan 2013-17. The community took part in developing the Knox Vision, which provided the context for the Knox City Plan 2013-17.

The Annual Plan 2016-17, including the initiatives, was approved as part of the Annual Budget after public consultation on 28 June 2016.

### **4. ENVIRONMENTAL/AMENITY ISSUES**

Objectives for the environment are reflected in the Knox City Plan and relevant initiatives are reflected in the 2016-17 Annual Plan.

**10.1 2016-17 Annual Plan Progress Report to 30 September 2016 (cont'd)****5. FINANCIAL & ECONOMIC IMPLICATIONS**

The initiatives for 2016-17 were developed in conjunction with the 2016-17 Annual Budget and all initiatives are funded.

**6. SOCIAL IMPLICATIONS**

There are no social implications of this report.

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

This is a progress report on the first quarter of the 2016-17 Annual Plan, which supports the delivery of the Knox City Plan 2013-17.

**8. CONCLUSION**

There has been sufficient progress on the Annual Plan Actions for 2016-17 and it is expected that the initiatives will be completed by the end of June 2017.

**9. CONFIDENTIALITY**

There are no issues of confidentiality associated with this report.

***Report Prepared By: Business Intelligence Officer  
(Carrie Hudson)***

***Report Authorised By: Director - Corporate Development  
(Joanne Truman)***



Knox City Council

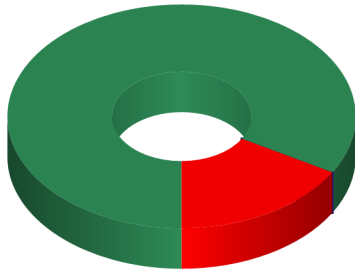
# Annual Plan Report

September Quarter 2016



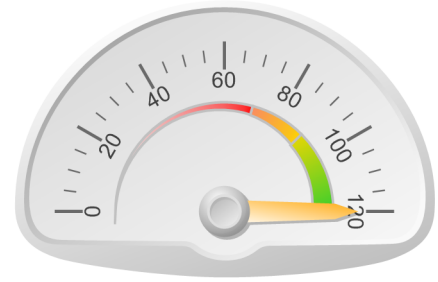
# Healthy, Connected Communities

Action Status



- Off Track 16.67 %
- Monitor 0.00 %
- On Track 83.33 %
- No Target 0.00 %

Action Performance




|   |   |
|---|---|
| Actions reported on                           | 6 |
| At least 90% of action target achieved        | 5 |
| Between 70% and 90% of action target achieved | 0 |
| Less than 70% of action target achieved       | 1 |
| Actions with no target set                    | 0 |


## Initiatives for 2016/17


| Action Description   | Start Date   | End Date   | Status            | %                                     |
|--|--|------------|-------------------|---------------------------------------|
| <span style="color: green;">■</span> Implement the transition of the Knox Home and Community Care (HACC) Assessment Service to full operation within the MyAgedCare system and provide recommendations and implement action regarding the transition of HACC services to the Commonwealth Home Support Program (CHSP). | 01/07/2016   | 30/06/2017 | In Progress       | 50%                                   |
| <b>Responsible Person</b>  | Tanya Clark-Manager Active Ageing and Disability Services  |            | <b>Department</b> | Active Ageing and Disability Services |
| <b>Progress Comments</b>   | Knox City Council Home Support Assessment Team has fully transitioned all functions for over 65 services to the MyAgedCare system. Service provider transition is underway and due for full implementation by December 2016. |            |                   |                                       |
|  | <i>Last Updated : 06/10/2016</i>   |            |                   |                                       |

| Action Description  | Start Date   | End Date   | Status            | %                                     |
|---|--|------------|-------------------|---------------------------------------|
| <span style="color: green;">■</span> Increase utilisation of Councils current Senior Citizens Centre facilities through assessment of demand and capacity of Clubs across the municipality to respond to the ageing population, the implementation of a Senior Citizens Support Network, rebranding of existing Seniors Clubs and establishment of an Asset development plan for Councils 5 designated centres. | 01/07/2016   | 30/06/2017 | In Progress       | 25%                                   |
| <b>Responsible Person</b>   | Tanya Clark-Manager Active Ageing and Disability Services  |            | <b>Department</b> | Active Ageing and Disability Services |
| <b>Progress Comments</b>  | K2 Planning Consultants have been engaged to review Council's five Senior Citizens Centres to identify one to potentially become a multipurpose facility. Each facility has been assessed regarding the current conditions of the buildings and possible required future enhancements. A cross-Council steering group has been formed that will meet to inform the work on a regular basis. Consultation has been undertaken with the relevant senior citizens clubs and all hall hirers and key stakeholders. |            |                   |                                       |
|   | <i>Last Updated : 14/10/2016</i>   |            |                   |                                       |


# Healthy, Connected Communities

| Action Description  | Start Date                                     | End Date   | Status      | %   |
|---|--|------------|-------------|-----|
|  Commence planning for the two Early Years Hubs in Wantirna South and Bayswater. The work during 2016-17 would include developing a detailed design (for the Wantirna South and Bayswater hubs), planning for the relocation of existing services (preschool, MCH and playgroup at both hubs), and commencing construction and planning for the transition and establishment phase to commence operation at the Wantirna South Hub in 2017-18. (Subject to Council's consideration of the feasibility and scoping) | 01/07/2016                                     | 30/06/2017 | In Progress | 30% |
| <b>Responsible Person</b> Kerry Stubbings-Director Community Services   | <b>Department</b> Family and Children Services |            |             |     |
| <b>Progress Comments</b> Council has endorsed the development of two Early Years Hubs in Wantirna and Bayswater. Detailed design is nearing completion for the Wantirna Early Years Hub with the expectation that this project will be tendered in November 2016. Operational planning for Wantirna to commence service to the community in early 2018 with initial scoping of this particular part of the project is currently underway. Concept design is nearing completion for the Bayswater Early Years Hub.<br><br><i>Last Updated : 18/10/2016</i>   |  |            |             |     |

| Action Description   | Start Date                                     | End Date   | Status      | %   |
|--|--|------------|-------------|-----|
|  Develop an integrated life stage plan that merges the Municipal Early Years, Knox Youth Strategic plan and Healthy Ageing plan and promotes the benefits of intergenerational connections. | 01/07/2016                                     | 30/06/2017 | In Progress | 10% |
| <b>Responsible Person</b> Kerry Stubbings-Director Community Services  | <b>Department</b> Family and Children Services |            |             |     |
| <b>Progress Comments</b> The first stage of project scoping is underway to ensure the framework for this new plan is consistent with the City and Council Plan. A draft Project Scope will be finalised in November 2016.<br><br><i>Last Updated : 13/10/2016</i>          |  |            |             |     |

| Action Description  | Start Date                            | End Date   | Status      | %   |
|---|---------------------------------------|------------|-------------|-----|
|  Develop a plan to assist council prepare for the Victorian roll out of the National Disability Insurance Scheme within the Eastern Metropolitan Region in November 2017.  | 01/07/2016                            | 30/06/2017 | In Progress | 40% |
| <b>Responsible Person</b> Kathy Parton-Manager Community Wellbeing  | <b>Department</b> Community Wellbeing |            |             |     |
| <b>Progress Comments</b> Progress for this project in quarter one:<br>- Project brief developed and approved by EMT.<br>- Three Council officers recruited to assist this work:<br>NDIS Strategic Planning Lead;<br>Senior Project Officer ECIS transition project; and<br>NDIS/CHSP Transition Liaison Officer.<br>- Project governance established including Steering Committee, Working Group and Technical Support.<br>- Illoura expression of interest process completed.<br>- NDIS/Home Support Program for Under 65s transition planning is underway - ongoing communication occurring with clients and staff.<br>- Draft Knox NDIS Directions plan currently under development.<br><br><i>Last Updated : 14/10/2016</i> |                                       |            |             |     |

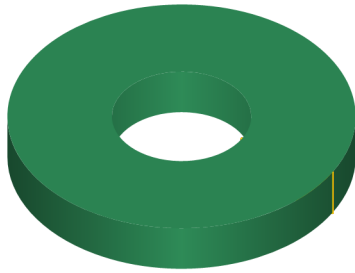
# Healthy, Connected Communities

| Action Description  | Start Date   | End Date   | Status            | %                   |
|---|--|------------|-------------------|---------------------|
|  Develop a Community Access and Equity strategic plan integrating multicultural, indigenous, disability, other equity issues and strategic plans to support an integrated approach and response to a diverse range of access and equity issues. | 01/07/2016   | 30/06/2017 | In Progress       | 25%                 |
| <b>Responsible Person</b>   | Kathy Parton-Manager Community Wellbeing   |            | <b>Department</b> | Community Wellbeing |
| <b>Progress Comments</b>  | <p>Progress for this project in quarter one:</p> <ul style="list-style-type: none"> <li>- A project brief has been developed and governance structure completed</li> <li>- The Steering committee is meeting regularly</li> <li>- A Community Access &amp; Equity profile has been developed</li> <li>- A consultant is currently preparing a discussion paper</li> <li>- Internal and external service mapping has been completed</li> </ul> <p>There have been delays experienced with the consultant report however, this project remains on track.</p> <p><i>Last Updated : 13/10/2016</i></p> |            |                   |                     |



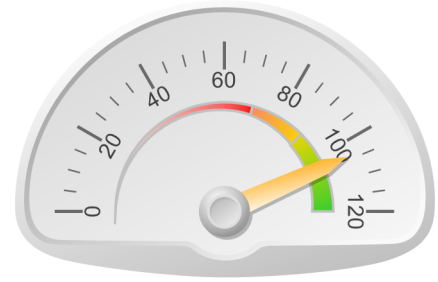
# Prosperous, Advancing Economy

**Action Status**



■ Off Track 0.00 %  
■ Monitor 0.00 %  
■ On Track 100.00 %  
■ No Target 0.00 %

**Action Performance**




|   |   |
|---|---|
| Actions reported on                           | 5 |
| At least 90% of action target achieved        | 5 |
| Between 70% and 90% of action target achieved | 0 |
| Less than 70% of action target achieved       | 0 |
| Actions with no target set                    | 0 |

## Initiatives for 2016/17


| Action Description   | Start Date  | End Date   | Status            | %            |
|--|---|------------|-------------------|--------------|
| <input checked="" type="checkbox"/> Attract and assist new investment and assist existing businesses to grow through the Knox Investment Facilitation Service. | 01/07/2016  | 30/06/2017 | In Progress       | 25%          |
| <b>Responsible Person</b>  | Kim Rawlings-Manager City Futures   |            | <b>Department</b> | City Futures |
| <b>Progress Comments</b>   | For the reporting period, five investment and business enquires are in various stages of being facilitated. Implementation of the Regional Investment Attraction Strategy Implementation Framework for Melbourne's East is continuing. Knox Council is preparing an investment attraction plan using the CARE (Create, Attract, Retain and Expand) model.<br><i>Last Updated : 14/10/2016</i> |            |                   |              |

| Action Description   | Start Date   | End Date   | Status            | %            |
|--|--|------------|-------------------|--------------|
| <input checked="" type="checkbox"/> Continue delivery of the Business Visits and Engagement Program to improve Council's understanding of the business community and their needs in terms of skills, growth, labour force, technology and infrastructure requirements. | 01/07/2016   | 30/06/2017 | In Progress       | 30%          |
| <b>Responsible Person</b>  | Kim Rawlings-Manager City Futures  |            | <b>Department</b> | City Futures |
| <b>Progress Comments</b>   | 47 business visits and 18 business engagement opportunities have occurred since 1 July 2016. Connecting directly with business through business visits and at various business events provides an opportunity to promote Council's Business and Economic Development Service and to better understand the challenges and opportunities facing Knox businesses.<br><i>Last Updated : 11/10/2016</i> |            |                   |              |

# Prosperous, Advancing Economy

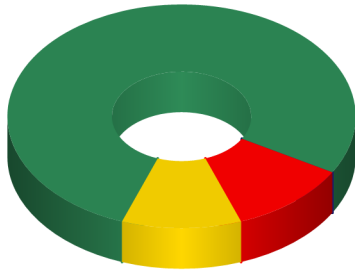
| Action Description   | Start Date  | End Date   | Status            | %            |
|--|---|------------|-------------------|--------------|
|  Continue to advance Council's place based planning to achieve business growth, attract investment and boost employment in key strategic precincts, specifically Bayswater Employment/Industrial Precinct. | 01/07/2016  | 30/06/2017 | In Progress       | 25%          |
| <b>Responsible Person</b>  | Kim Rawlings-Manager City Futures   |            | <b>Department</b> | City Futures |
| <b>Progress Comments</b>   | <p>The Bayswater Project continues to progress with partnering Councils Maroondah and Yarra Ranges and Melbourne East Regional Development Australia (MERDA). Strong connections are being established with Bayswater businesses and other stakeholders such as South East Melbourne Manufacturers Alliance (SEMMA).</p> <ul style="list-style-type: none"> <li>- The Bayswater Business Precinct website development and preparation of collateral is well progressed.</li> <li>- 26 Business Visits in Bayswater have been completed.</li> <li>- 4 promotional and network business events have occurred facilitating engagement with over 100 businesses.</li> </ul> <p><i>Last Updated : 13/10/2016</i></p> |            |                   |              |

| Action Description  | Start Date  | End Date   | Status            | %            |
|---|---|------------|-------------------|--------------|
|  Proactively participate in regional forums and initiatives with Melbourne East Regional Development Australia Group and the Regional Metropolitan Planning Group to achieve regional collaboration, build networks across Government and business and increase joint advocacy. | 01/07/2016  | 30/06/2017 | In Progress       | 25%          |
| <b>Responsible Person</b>   | Kim Rawlings-Manager City Futures   |            | <b>Department</b> | City Futures |
| <b>Progress Comments</b>  | <p>The Melbourne East regions Councils (7 Councils) and the Victorian Government signed an MOU in September 2015 which set up a model of collaborative working with the Melbourne East Regional Economic Development Group (MEREDG), and reports through to the Eastern Metropolitan CEO's Group. This group's priority is to advance the implementation framework for delivery against the Regional Investment Attraction Strategy and related major regional economic development initiatives as currently being identified in the action plan. The MEREDG Group reported to the Melbourne East CEO's on 6 May, at this meeting the CEO's endorsed the draft Regional Plan developed by the Melbourne East RDA and the ongoing collaborative work of MEREDG. An Eastern Directors Forum was held on 8 September with the Eastern Municipal Directors, MEREDG, Regional Director Eastern / Southern Victorian Government Business Office, and Regional Development Australia Melbourne East.</p> <p><i>Last Updated : 13/10/2016</i></p> |            |                   |              |

| Action Description   | Start Date   | End Date   | Status            | %            |
|--|--|------------|-------------------|--------------|
|  Progress preparation of a structure plan in collaboration with the Metropolitan Planning Authority to guide future investment and development for the Wantirna Health and Medical Precinct. | 01/07/2016   | 30/06/2017 | In Progress       | 25%          |
| <b>Responsible Person</b>  | Kim Rawlings-Manager City Futures  |            | <b>Department</b> | City Futures |
| <b>Progress Comments</b>   | <p>The Wantirna Health Precinct has been identified as a State Significant Precinct in the final Plan Melbourne. Council in partnership with the Victorian Planning Authority (formerly MPA) has carried out a Health Demand Study to investigate health service needs and potential investment opportunities for the Precinct. Negotiations with VPA are currently underway towards the preparation of a Structure Plan for the Precinct. A high level Program Leadership Group comprising Department of Health, Eastern Health, Invest Victoria and VPA is being established to guide this project. Parallel discussions are occurring with the Melbourne East Regional Development Australia (MERDA) concerning a precinct investment plan and its relationship to the proposed structure plan.</p> <p><i>Last Updated : 13/10/2016</i></p> |            |                   |              |

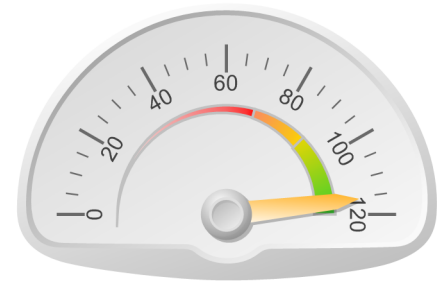
# Vibrant and Sustainable Built and Natural Environments

**Action Status**



- Off Track 11.11 %
- Monitor 11.11 %
- On Track 77.78 %
- No Target 0.00 %

**Action Performance**




|   |   |
|---|---|
| Actions reported on                           | 9 |
| At least 90% of action target achieved        | 7 |
| Between 70% and 90% of action target achieved | 1 |
| Less than 70% of action target achieved       | 1 |
| Actions with no target set                    | 0 |


## Initiatives for 2016/17

| Action Description   | Start Date   | End Date   | Status            | %            |
|--|--|------------|-------------------|--------------|
| <span style="color: green;">■</span> Progress the development of Developer Contributions Planning and its feasibility as a new model for alternative infrastructure funding. | 01/07/2016   | 30/06/2017 | In Progress       | 25%          |
| <b>Responsible Person</b>  | Kim Rawlings-Manager City Futures  |            | <b>Department</b> | City Futures |
| <b>Progress Comments</b>   | Stage 2 of the Development Contributions Program continues in 2016-17. Officers across Council are collaborating to identify the long term capital works projects schedule, and supporting documentation to identify a possible development contribution program which is Stage 3 of this project. |            |                   |              |
|  | <i>Last Updated : 18/10/2016</i>   |            |                   |              |

| Action Description  | Start Date  | End Date   | Status            | %            |
|---|---|------------|-------------------|--------------|
| <span style="color: green;">■</span> Continue preparation of a detailed structure plan and Planning Scheme Amendment to guide and support future development within the Knox Central Activity Centre. | 01/07/2016  | 30/06/2017 | In Progress       | 50%          |
| <b>Responsible Person</b>   | Kim Rawlings-Manager City Futures   |            | <b>Department</b> | City Futures |
| <b>Progress Comments</b>  | Early drafts of the Structure Plan were presented to the Knox Central Advisory Committee on 27 June 2016 and 29 August 2016. Council adopted the draft Structure Plan and proposed planning scheme amendment (C149) for exhibition at the September SPC meeting - with exhibition to occur in November 2016, after Council elections. |            |                   |              |
|   | <i>Last Updated : 11/10/2016</i>  |            |                   |              |


# Vibrant and Sustainable Built and Natural Environments


| Action Description  | Start Date  | End Date   | Status            | %            |
|---|---|------------|-------------------|--------------|
|  Progress a strategic review of land for business and employment in the municipality to reinforce Knox's important areas for employment and the role and function of its Activity Centres. | 01/07/2016  | 30/06/2017 | In Progress       | 30%          |
| <b>Responsible Person</b>   | Kim Rawlings-Manager City Futures   |            | <b>Department</b> | City Futures |
| <b>Progress Comments</b>  | <p>The project includes a staged approach involving both a Land for Business Review (strategic review of existing commercial and industrial land, trends and projections) and a Future Directions Plan. Once the Review and Plan have been developed, changes to the Planning Scheme will be proposed via a Planning Scheme Amendment.</p> <p>Consultants have been engaged to assist in delivering the Review and Plan. Feedback on the draft Background Report (Review) has been provided to the consultants for their consideration.</p> <p><i>Last Updated : 13/10/2016</i></p> |            |                   |              |


| Action Description   | Start Date  | End Date   | Status            | %            |
|--|---|------------|-------------------|--------------|
|  Complete the bulk streetlight replacement program to achieve significant energy and cost savings and promote energy efficiency in the community. | 01/07/2016  | 30/06/2017 | In Progress       | 25%          |
| <b>Responsible Person</b>  | Kim Rawlings-Manager City Futures   |            | <b>Department</b> | City Futures |
| <b>Progress Comments</b>   | <p>The bulk streetlight replacement program is progressing well with nearly 4000 streetlights replaced with LED lighting.</p> <p><i>Last Updated : 11/10/2016</i></p> |            |                   |              |


| Action Description  | Start Date   | End Date   | Status            | %            |
|---|--|------------|-------------------|--------------|
|  Continue to work collaboratively with Stockland to progress the development of the residential parcel, advance planning of the parkland and progress the restoration of the Stamford Homestead, in accordance with the Stamford Park Master Plan. | 01/07/2016   | 30/06/2017 | In Progress       | 30%          |
| <b>Responsible Person</b>   | Kim Rawlings-Manager City Futures  |            | <b>Department</b> | City Futures |
| <b>Progress Comments</b>  | <p>Under the terms of the Sale Contract, Stockland is required to submit its Development Plan to Council within six months of the date of settlement. Council's project team worked with Stockland throughout the process and Stockland formally lodged its Development Plan on Friday 26 August, satisfying the contract terms.</p> <p>Progress continues on the implementation of the Master Plan enabled by the sale of Lot 2.</p> <p>The Homestead Stabilisation Project has commenced. This phase marks the beginning of a planned two year renovation program for the Homestead to restore its structure and interior spaces, install heating/cooling and other base building services and rejuvenate the Homestead gardens and grounds.</p> <p><i>Last Updated : 11/10/2016</i></p> |            |                   |              |

# Vibrant and Sustainable Built and Natural Environments

| Action Description   | Start Date  | End Date          | Status                     | %   |
|--|---|-------------------|----------------------------|-----|
|  Following on from the release of Stage 2 of the Rowville Rail Study, continued advocacy to seek a commitment from the state government to improve existing bus services, to protect a land corridor for the future train line, and expedite delivery of the Rowville Rail. | 01/07/2016  | 30/06/2017        | In Progress                | 20% |
| <b>Responsible Person</b>  | Matthew Hanrahan-Manager Sustainable Infrastructure   | <b>Department</b> | Sustainable Infrastructure |     |
| <b>Progress Comments</b>   | <p>At a Council meeting in October 2015, Council resolved to erect signage at four strategic locations around the municipality, to advocate for Federal Government funding of major public transport infrastructure projects - including the extension of heavy rail to Rowville, The "let's connect the dots" campaign coincided with the Federal election.</p> <p>Council prepared a submission to Infrastructure Victoria's "All Things Considered" document calling for a more holistic approach to transport planning for metropolitan Melbourne. This included a specific section to support the proposed Rowville Rail line and the need for appropriate planning measures to be put in place to protect the corridor against future development. Council officers are meeting with representatives from Infrastructure Victoria in November to engage on this matter.</p> <p><i>Last Updated : 18/10/2016</i></p> |                   |                            |     |

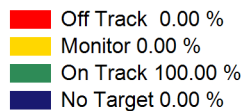
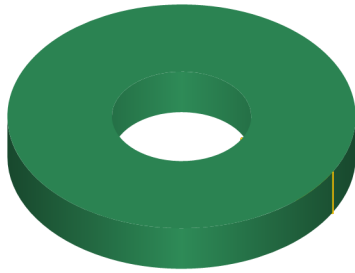
| Action Description   | Start Date   | End Date          | Status                     | %   |
|--|--|-------------------|----------------------------|-----|
|  Continue to participate in the implementation of the Bayswater Level Crossing Renewal Project to provide an integrated product that satisfies both the state government's business case and Council's objectives, as outlined in the Bayswater Structure Plan. | 01/07/2016   | 30/06/2017        | In Progress                | 40% |
| <b>Responsible Person</b>  | Matthew Hanrahan-Manager Sustainable Infrastructure  | <b>Department</b> | Sustainable Infrastructure |     |
| <b>Progress Comments</b>   | <p>Council officers continue to be actively involved in the design and issues management associated with the project to ensure that wider Council objectives are delivered as part of the project. Key upcoming milestones include occupation of the rail corridor across November/December 2016 prior to completion of the crossing removals and station works. Progress continues on preparation of the design for the Mountain Hwy streetscape and associated works to support Council's contribution to the project.</p> <p><i>Last Updated : 18/10/2016</i></p> |                   |                            |     |

| Action Description   | Start Date  | End Date          | Status                     | %   |
|--|---|-------------------|----------------------------|-----|
|  Actively participate in an advocacy program for improved public transport through membership of the Eastern Transport Coalition. | 01/07/2016  | 30/06/2017        | In Progress                | 25% |
| <b>Responsible Person</b>  | Matthew Hanrahan-Manager Sustainable Infrastructure   | <b>Department</b> | Sustainable Infrastructure |     |
| <b>Progress Comments</b>   | <p>Council continues to participate in the Eastern Transport Coalition, which as a group is currently developing its strategy document to guide key directions over the coming years.</p> <p><i>Last Updated : 14/10/2016</i></p> |                   |                            |     |

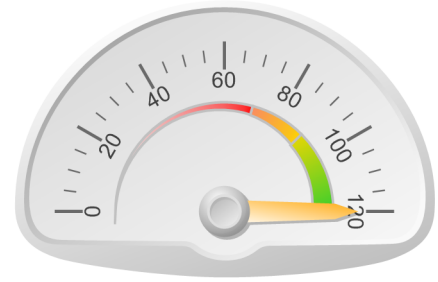
| Action Description  | Start Date  | End Date          | Status                     | %   |
|---|---|-------------------|----------------------------|-----|
|  Continue to prioritise Council's Integrated Transport Plan to inform reviews of the Pedestrian Plan, the Bicycle Plan, Mobility Study Implementation Plan and Road Management Plan. | 01/07/2016  | 30/06/2017        | In Progress                | 15% |
| <b>Responsible Person</b>   | Matthew Hanrahan-Manager Sustainable Infrastructure   | <b>Department</b> | Sustainable Infrastructure |     |
| <b>Progress Comments</b>  | <p>Priority actions from the Integrated Transport Plan include the development of parking precinct areas across the municipality, with work recently completed on a concept plan for Ferntree Gully. The program of proposed path connections for 2016-17 is continuing to progress with officers engaging with community members on a number of key paths to be delivered. Council recently made a successful submission to the Transport Accident Commission (TAC) to improve on road bicycle facilities in George St, Scoresby, with consultation to commence later in the 2016-17 year.</p> <p><i>Last Updated : 18/10/2016</i></p> |                   |                            |     |

# Culturally Rich and Active Communities

**Action Status**



**Action Performance**



|   |   |
|---|---|
| Actions reported on                           | 5 |
| At least 90% of action target achieved        | 5 |
| Between 70% and 90% of action target achieved | 0 |
| Less than 70% of action target achieved       | 0 |
| Actions with no target set                    | 0 |

## Initiatives for 2016/17

| Action Description  | Start Date   | End Date   | Status            | %                                    |
|---|--|------------|-------------------|--------------------------------------|
| <input checked="" type="checkbox"/> Implement a Knox mentoring program for Year 11 female students from local secondary schools that connect participants with inspiring local business women to support their personal career development. | 01/07/2016   | 30/06/2017 | In Progress       | 95%                                  |
| <b>Responsible Person</b>   | Peter Gore-Manager Youth, Leisure and Cultural Services  |            | <b>Department</b> | Youth, Leisure and Cultural Services |
| <b>Progress Comments</b>  | 'Be Inspired' has been delivered in partnership with Economic Development. The program has involved 10 Year 11 female students who have been matched with local professional business women for mentoring and coaching. A review of the program will commence in the second quarter.<br><i>Last Updated : 18/10/2016</i> |            |                   |                                      |

| Action Description  | Start Date   | End Date   | Status            | %                                    |
|---|--|------------|-------------------|--------------------------------------|
| <input checked="" type="checkbox"/> Develop a Knox Aquatic Strategy to determine future aquatic needs and service facility provision for the Knox community | 01/07/2016   | 30/06/2017 | In Progress       | 40%                                  |
| <b>Responsible Person</b>   | Peter Gore-Manager Youth, Leisure and Cultural Services  |            | <b>Department</b> | Youth, Leisure and Cultural Services |
| <b>Progress Comments</b>  | A consultant's brief and scope of works has been completed this quarter. External consultants are in the process of being invited to make submissions. These will be assessed early in the second quarter.<br><i>Last Updated : 18/10/2016</i> |            |                   |                                      |

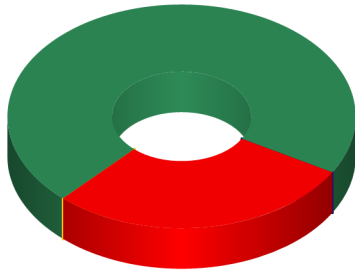
| Action Description  | Start Date   | End Date   | Status            | %                                    |
|---|--|------------|-------------------|--------------------------------------|
| <input checked="" type="checkbox"/> Progress the development of a temporary library facility within Knox City Shopping Centre | 01/07/2016   | 30/06/2017 | In Progress       | 30%                                  |
| <b>Responsible Person</b>   | Peter Gore-Manager Youth, Leisure and Cultural Services  |            | <b>Department</b> | Youth, Leisure and Cultural Services |
| <b>Progress Comments</b>  | Concept plans have now been agreed and officers are moving to detail design.<br><i>Last Updated : 14/10/2016</i> |            |                   |                                      |

# Culturally Rich and Active Communities

| Action Description                  |  | Start Date        | End Date                             | Status      | %   |
|-------------------------------------|--|-------------------|--------------------------------------|-------------|-----|
| <input checked="" type="checkbox"/> | Continue the development of the 'Immerse' exhibition program in Knox to promote visual arts in Council, community and commercial venues  | 01/07/2016        | 30/06/2017                           | In Progress | 80% |
| <b>Responsible Person</b>           | Peter Gore-Manager Youth, Leisure and Cultural Services  | <b>Department</b> | Youth, Leisure and Cultural Services |             |     |
| <b>Progress Comments</b>            | Exhibitions development is underway. Installation of exhibitions is to begin at the end of October 2016 in readiness for the exhibition program launch on 12 November 2016. A communications plan is also being implemented.   |                   |                                      |             |     |
|                                     | <i>Last Updated : 14/10/2016</i>   |                   |                                      |             |     |
| Action Description                  |  | Start Date        | End Date                             | Status      | %   |
| <input checked="" type="checkbox"/> | Promote positive attributes of young people identified in the Knox Youth Social Profile through social and print media outlets to strengthen the positive image of young people in Knox.   | 01/07/2016        | 30/06/2017                           | In Progress | 30% |
| <b>Responsible Person</b>           | Peter Gore-Manager Youth, Leisure and Cultural Services  | <b>Department</b> | Youth, Leisure and Cultural Services |             |     |
| <b>Progress Comments</b>            | A range of campaigns have been executed this quarter. Themes have included motivation, resilience, mindfulness and gratitude. This is also a significant channel to promote services and programs to support young people in our community (eg. Knox Youth Events Crew). |                   |                                      |             |     |
|                                     | <i>Last Updated : 13/10/2016</i>   |                   |                                      |             |     |

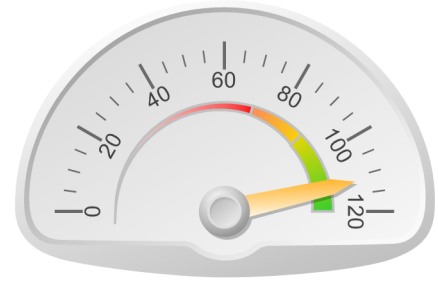
# Democratic and Engaged Communities

**Action Status**



- Off Track 28.57 %
- Monitor 0.00 %
- On Track 71.43 %
- No Target 0.00 %

**Action Performance**



|   |   |
|---|---|
| Actions reported on                           | 7 |
| At least 90% of action target achieved        | 5 |
| Between 70% and 90% of action target achieved | 0 |
| Less than 70% of action target achieved       | 2 |
| Actions with no target set                    | 0 |

## Initiatives for 2016/17


| Action Description   | Start Date   | End Date   | Status            | %                         |
|--|--|------------|-------------------|---------------------------|
| <span style="color: green;">■</span> Prepare the new City Plan and Council Plan 2017-21 through the use of a range of community engagement approaches including the introduction of a Community Panel, for Council adoption by 30 June 2017. | 01/07/2016   | 30/06/2017 | In Progress       | 25%                       |
| <b>Responsible Person</b>  | Fleur Cousins-Manager Governance and Innovation  |            | <b>Department</b> | Governance and Innovation |
| <b>Progress Comments</b>   | A suite of engagement activities to provide input into the development of the the City Plan and Council Plan have been planned and implemented, including a municipal survey, focus groups with community, business, key partners and staff, a listening post at Knox City Shopping Centre and the development of a Community Panel. Information from all engagement activities is being collated for review and analysis. Work to start drafting the City Plan will commence before the end of December 2016. |            |                   |                           |
|  | <i>Last Updated : 18/10/2016</i>   |            |                   |                           |


| Action Description   | Start Date  | End Date   | Status            | %                         |
|--|---|------------|-------------------|---------------------------|
| <span style="color: green;">■</span> Conduct the 2016 Council general elections and a comprehensive induction program for the new Council. | 01/07/2016  | 30/06/2017 | In Progress       | 30%                       |
| <b>Responsible Person</b>  | Fleur Cousins-Manager Governance and Innovation   |            | <b>Department</b> | Governance and Innovation |
| <b>Progress Comments</b>   | The 2016 general elections are currently underway. Council has been liaising directly with the Knox Council Election Office and returning officer throughout the election period. A draft transition and induction program has been developed and all sessions are being finalised with relevant presenters and facilitators. |            |                   |                           |
|  | <i>Last Updated : 18/10/2016</i>  |            |                   |                           |


| Action Description   | Start Date   | End Date   | Status            | %                         |
|--|--|------------|-------------------|---------------------------|
| <span style="color: green;">■</span> Complete a minimum of ten service reviews as part of the implementation of Year Four of Council's four-year rolling service review program. | 01/07/2016   | 30/06/2017 | In Progress       | 25%                       |
| <b>Responsible Person</b>  | Fleur Cousins-Manager Governance and Innovation  |            | <b>Department</b> | Governance and Innovation |
| <b>Progress Comments</b>   | The Year 4 Service Planning program has begun, with 10 services included in the 2016-17 year. Six of the 10 services have included a focus on process improvement using lean principles. Regular meetings to support the service analysis stage with key staff have been delivered. An update of the service analysis status for all services will be presented to EMT in November 2016. |            |                   |                           |
|  | <i>Last Updated : 18/10/2016</i>   |            |                   |                           |




# Democratic and Engaged Communities

| Action Description  | Start Date  | End Date   | Status            | %                         |
|---|---|------------|-------------------|---------------------------|
|  Implement a customer focused business improvement approach to drive improved customer experiences and organisational efficiencies. | 01/07/2016  | 30/06/2017 | In Progress       | 10%                       |
| <b>Responsible Person</b>   | Fleur Cousins-Manager Governance and Innovation   |            | <b>Department</b> | Governance and Innovation |
| <b>Progress Comments</b>  | A project proposal has been developed and an Expression of Interest will be advertised in October 2016, seeking submissions from experienced consultants to submit a response to the proposal. Short listed consultants will be invited to present to the Executive Management Team in November 2016. |            |                   |                           |
|   | <i>Last Updated : 18/10/2016</i>  |            |                   |                           |

| Action Description   | Start Date  | End Date   | Status            | %                      |
|--|---|------------|-------------------|------------------------|
|  Continue the preparation of a Digital Plan that focuses on increasing customer interaction including options for self service through technology. | 01/07/2016  | 30/06/2017 | In Progress       | 70%                    |
| <b>Responsible Person</b>  | Lesley Milburn-Manager Information Management   |            | <b>Department</b> | Information Management |
| <b>Progress Comments</b>   | A draft Digital Plan has been prepared and is being presented to the Executive Management Team in October 2016. |            |                   |                        |
|  | <i>Last Updated : 18/10/2016</i>  |            |                   |                        |

| Action Description   | Start Date  | End Date   | Status            | %                                   |
|--|---|------------|-------------------|-------------------------------------|
|  Continue to advance Council's Advocacy Strategy to guide Council's advocacy priorities and efforts. | 01/07/2016  | 30/06/2017 | In Progress       | 25%                                 |
| <b>Responsible Person</b>  | Kath Oakley-Manager Communications and Customer Service   |            | <b>Department</b> | Communications and Customer Service |
| <b>Progress Comments</b>   | The development of Council's Advocacy framework is under way and on-track to be delivered by December 2016. |            |                   |                                     |
|  | <i>Last Updated : 03/10/2016</i>  |            |                   |                                     |

| Action Description  | Start Date   | End Date   | Status            | %                      |
|---|--|------------|-------------------|------------------------|
|  Commence the replacement of Council's Electronic Document and Records Management System (EDRMS). | 01/07/2016   | 30/06/2017 | In Progress       | 15%                    |
| <b>Responsible Person</b>   | Lesley Milburn-Manager Information Management  |            | <b>Department</b> | Information Management |
| <b>Progress Comments</b>  | The project to replace Council's Electronic Document and Records Management System (EDRMS) is on track to 'go live' in March 2017. |            |                   |                        |
|   | <i>Last Updated : 18/10/2016</i>   |            |                   |                        |

**CHANDLER WARD****10.2 FINALISE TRANSFER OF COUNCIL LAND, CORNER GWYN CRESCENT AND MARIE STREET, BORONIA TO BORONIA BOWLS CLUB INCORPORATED (MELWAY REF: 65 B10)**

**SUMMARY:** *Property Management Coordinator (Angela Mitchell)*

*This report recommends that Council enter into a Deed of Variation waiving the obligations of the Contract of Sale dated 14 March 1997 between Knox City Council and Boronia Bowls Club Inc (the Club) and once this document is signed, the land then be transferred to the Club.*

**RECOMMENDATION**

That Council

1. Enter into a Deed of Variation waiving the obligations and the restrictive covenant stated in the Contract of Sale dated 14 March 1997 between Knox City Council and Boronia Bowls Club Inc.
2. Authorise the Chief Executive Officer to sign and seal all documentation to finalise the transfer of the Council land known as 5R Marie Street, Boronia contained in Certificate of Title Volume 8777 Folio 821 Lot 1 on TP44721W (as indicated in Appendix A) to Boronia Bowls Club Inc.

**1. INTRODUCTION**

Council resolved in 1996 to sell an area of Council land at the corner of Gwyn Crescent and Marie Street, Boronia to the Club. A Contract of Sale dated 14 March 1997 was prepared and signed by both parties. Due to an administrative oversight the transfer of this land was not finalised. This report seeks to put in place a process to finalise the transfer of Council land contained in Certificate of Title Volume 8777 Folio 821 Lot 1 on TP44721W.

**2. DISCUSSION**

In 1996, discussions commenced between Council and the Club for the Club to purchase an area of Council land abutting the Club (refer Appendix A). All statutory requirements pertaining to this sale were undertaken with Council resolving at the meeting on 20 February 1996 to sell the land contained in Certificate of Title Volume 8777 Folio 821 Lot 1 on TP44721W to the Club for \$5,000.

The Contract of Sale dated 14 March 1997 required the Club to comply with the following obligations following settlement of the Contract:

1. Consolidate the land with the adjoining land;
2. Construct security fencing around the land;
3. Plant mature trees on the land; and
4. Plant a 1.5 metre wide landscape buffer around the land.

## **10.2 Finalise Transfer of Council Land, Corner Gwyn Crescent and Marie Street, Boronia to Boronia Bowls Club Incorporated (cont'd)**

The Contract also required a restrictive covenant be registered over the land preventing the land from being used for any purpose other than a bowls club whilst the adjoining land was used for that purpose.

The Club paid Council the agreed purchase price, however the Transfer of Land was not signed, therefore Knox City Council is still the registered proprietor on title. In addition, none of the obligations listed in the Contract of Sale were met.

The Club has now requested an unencumbered title and requested that Council sign and seal the Transfer of Land to enable the Club to be the registered proprietor on title. The Club has indicated that they require this as they are reviewing their operations and require this land to be transferred. In order for this transfer to occur, both parties must comply with their obligations under the Contract dated 14 March 1997 unless the Contract is varied by agreement.

Considering the passage of time, with neither party meeting its obligations of the 1997 Contract of Sale, it is proposed that a Deed of Variation be entered into between the parties removing all the obligations and the restrictive covenant.

The land to be transferred comprises an area of approximately 537.6m<sup>2</sup>, is zoned General Residential Zone 4 and is affected by Vegetation Protection Overlay (VPO4), Significant Landscape Overlay (SLO2) and Design and Development Overlay (DDO2).

### **3. CONSULTATION**

All required statutory requirements, in accordance with the Local Government Act 1989, were met with Commissioners Committee of Council resolving on 20 February 1996 to sell the property to the Club. There has been ongoing discussion with the Club and internal stakeholders to enable this transfer to occur.

### **4. ENVIRONMENTAL/AMENITY ISSUES**

There are no environmental or amenity issues associated with this land noting that the Club has been maintaining the Council land.

### **5. FINANCIAL & ECONOMIC IMPLICATIONS**

It is proposed that any costs to finalise this transfer will be met by the Club.

### **6. SOCIAL IMPLICATIONS**

There are no social implications associated with this report.

## **10.2 Finalise Transfer of Council Land, Corner Gwyn Crescent and Marie Street, Boronia to Boronia Bowls Club Incorporated (cont'd)**

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

This supports Theme 5 Democratic and Engaged Communities with particular reference to:

5.3.1 Maintain accountable and transparent governance practices, and Council's sound stewardship of the community's finances and assets.

### **8. CONCLUSION**

It has been identified that the transfer of the Council land known as 5R Marie Street, Boronia contained in Certificate of Title Volume 8777 Folio 821 Lot 1 on TP44721W to the Club was not finalised. It is recommended that Council enter into a Deed of Variation of the Contract of Sale dated 14 March 1997 and that the Chief Executive Officer be authorised to sign and seal all documentation to finalise this transfer.

### **9. CONFIDENTIALITY**

There are no confidential issues associated with this report.

**Report Prepared By:** *Property Management Coordinator  
(Angela Mitchell)*

*Manager Finance and Property Services  
(Dale Monk)*

**Report Authorised By:** *Director – Corporate Development  
(Joanne Truman)*



Land under Contract of Sale  
Dated 14 March 1997

28/10/2016

**Disclaimer:**

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

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Scale 1:1774



**CHANDLER WARD****10.3 BEQUEST OF PROPERTY 23 STEWART STREET, BORONIA TO KNOX CITY COUNCIL FROM THE LATE MR RAMON LESLIE COWLING (Melway Ref: 65 A6)**

**SUMMARY:** *Property Management Coordinator (Angela Mitchell)  
Biodiversity Coordinator (Nadine Gaskell)*

*This report acknowledges the bequest of the property known as 23 Stewart Street, Boronia by the late Mr Ramon Leslie Cowling to Knox City Council and seeks to authorise the Chief Executive Officer to sign and seal all documentation for the transfer of this property.*

**RECOMMENDATION**

That Council

1. **Accept and acknowledge the bequest made by the late Mr Ramon Leslie Cowling to gift his property 23 Stewart Street, Boronia to Knox City Council.**
2. **Accepts the conditions of this bequest pursuant to the Section 173 Agreement dated 12 June 2012 identified at Land Registry by Dealing Number AJ873563G.**
3. **Authorise the Chief Executive Officer to sign and seal all documentation to effect the transfer of 23 Stewart Street, Boronia from the Estate of Mr Ramon Leslie Cowling to Knox City Council. This property is contained in Certificate of Title Volume 8106 Folio 243 as indicated in Appendix A.**
4. **On becoming the registered proprietor of 23 Stewart Street, Boronia undertake a public acknowledgement of this bequest.**
5. **On becoming the registered proprietor of 23 Stewart Street, Boronia commence the Planning Scheme Amendment process, including seeking authorisation from the Planning Minister, to rezone 23 Stewart Street, Boronia and Council's land holdings contained in Certificates of Title Volume 9073 Folio 925, Volume 9096 Folio 321, Volume 9096 Folio 845, Volume 9101 Folio 989, Volume 9125 Folio 198 and Volume 9739 Folio 530 that make up Old Joes Creek Bushland to Public Conservation and Resource Zone as indicated in Appendix B.**

**1. INTRODUCTION**

The late Mr Ramon Cowling was an active member of the Gardens for Wildlife Program, Knox Environment Society, Friends of Old Joes Creek and Friends of Chandler Hill. Mr Cowling was committed to protecting and conserving the local native vegetation on his property and had ongoing discussions with Council's Biodiversity unit over the years indicating his desire to bequest his property to Council on his death.

### **10.3 Bequest of Property 23 Stewart Street, Boronia to Knox City Council from the Late Mr Ramon Leslie Cowling (cont'd)**

The property at 23 Stewart Street, Boronia abuts Old Joes Creek and contains high quality remnant vegetation, which has been identified in the top fifteen (15) sites of biological significance in the municipality.

#### **2. DISCUSSION**

The property at 23 Stewart Street, Boronia comprises a house and land and encompasses an area of 1.54 acres (6,086m<sup>2</sup>). This property abuts the Old Joes Creek reserve and provides an important addition of significant vegetation and habitat for local fauna.

Following Mr Cowling's passing on 16 February 2016 Council was contacted by the executors of Mr Cowling's will, State Trustees, advising that Mr Cowling had bequest his property to the City of Knox.

Mr Cowling had been in discussions with Council staff for a number of years and had indicated that he would gift his property to Council on his passing. A Section 173 Agreement was signed by Mr Cowling and Council on 12 June 2012. This agreement identified certain obligations on Council upon the gifting of 23 Stewart Street, Boronia (subject land).

These are:

1. Within one (1) year of the subject land being in the name of Council, steps will be taken by Council to ensure that the subject land is set aside for the purposes of a reserve;
2. At all times the use of the subject land must be for the purposes of a bushland reserve;
3. Within one (1) year of the subject land being in the name of Council, steps will be taken by Council to ensure a permit for demolition of all buildings on the subject land is obtained;
4. Within two (2) years of the gifting of the subject land to Council, steps will be taken by Council to ensure that the subject land is rezoned from the Residential 3 Zone to a Conservation Zone; and
5. Within three (3) years of the gifting of the subject land to Council, a Public Walkway will be provided on the subject land.

Discussion at the time and, since being notified by the State Trustees, indicates that the requests and the timelines are reasonable.

### **10.3 Bequest of Property 23 Stewart Street, Boronia to Knox City Council from the Late Mr Ramon Leslie Cowling (cont'd)**

Once Council is the registered proprietor of the subject land, Council can commence the planning scheme amendment process (including public exhibition) to rezone the land. The most appropriate zone to apply to this biologically significant land which will be in Council ownership is the Public Conservation and Resource Zone (PCRZ) which has the purpose “to protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat or cultural values”.

In rezoning the subject land it is considered appropriate to also rezone Council’s other land which makes up Old Joes Creek Bushland to the same zone. These areas of land, as indicated in Appendix B, are contained in Certificates of Title Volume 9073 Folio 925, Volume 9096 Folio 321, Volume 9096 Folio 845, Volume 9101 Folio 989, Volume 9125 Folio 198 and Volume 9739 Folio 530. This is consistent with Amendment C150 (Knox Planning Scheme Rewrite) which gives direction on where to apply the PCRZ. The PCRZ is the most appropriate zone for land where the principal purpose is conservation. Presently Council’s component of Old Joes Creek Bushland is zoned Public Park and Recreation Zone for the most part, with one lot zoned Neighbourhood Residential Zone 1.

### **3. CONSULTATION**

Consultation has been undertaken with internal stakeholders and friends groups who have all indicated their desire to assist in the management of this property. State Trustees have also been in discussion with Council staff regarding the transfer of this property.

### **4. ENVIRONMENTAL/AMENITY ISSUES**

Indigenous vegetation is valued by Council and 23 Stewart Street, Boronia contains significant remnant vegetation which has been identified as a Site of Biological Significance that supports Old Joes Creek.

It is of note that the site contains one of the only known white star bush (*Asterolasia asteriscophora*) plants in Knox. This species is rare in Victoria.

By accepting the conditions of the bequest there is an opportunity to protect this site that contains rare and vulnerable flora and fauna species, as well as provide improved amenity for the community to enjoy.

### **5. FINANCIAL & ECONOMIC IMPLICATIONS**

Grass slashing, strategic native grass slashing, tree risk management and essential weed management funding can be met within the current budget.

Additional works including weed management and revegetation identified would be subject to future budget considerations.



### **10.3 Bequest of Property 23 Stewart Street, Boronia to Knox City Council from the Late Mr Ramon Leslie Cowling (cont'd)**

The estimated cost of removing the house and constructing a path is approximately \$50,000. It is expected that this will be referred to the Capital works budget and funded within one (1) year and three (3) years respectively.

#### **6. SOCIAL IMPLICATIONS**

The construction of a path within the property will provide the opportunity for residents to access Old Joes Creek Reserve from Stewart Street, Boronia.

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

This initiative supports the City Plan objectives:

Theme 3 Vibrant and Sustainable Built and Natural Environments

3.2.1 Protect and enhance the landscape and environmental values of natural areas of significance within the municipality.

3.2.2 Increase the network of habitat corridors and waterways including bush boulevards to join sites of significance with other areas of indigenous vegetation.

Theme 5 Democratic and Engaged Communities

5.3.1 Maintain accountable and transparent governance practices, and Council's sound stewardship of the community's finances and assets.

#### **8. CONCLUSION**

State Trustees advised Council that, the late Mr Ramon Leslie Cowling has gifted his property at 23 Stewart Street, Boronia to Knox City Council subject to Council agreement with a number of obligations.

The bequest was conditional on a Section 173 Agreement signed by Mr Cowling and Council 12 June 2012.

It is recommended that Council accept and acknowledge this bequest from the Late Mr Cowling and that Council meet the conditions of the Section 173 Agreement attached to the will.

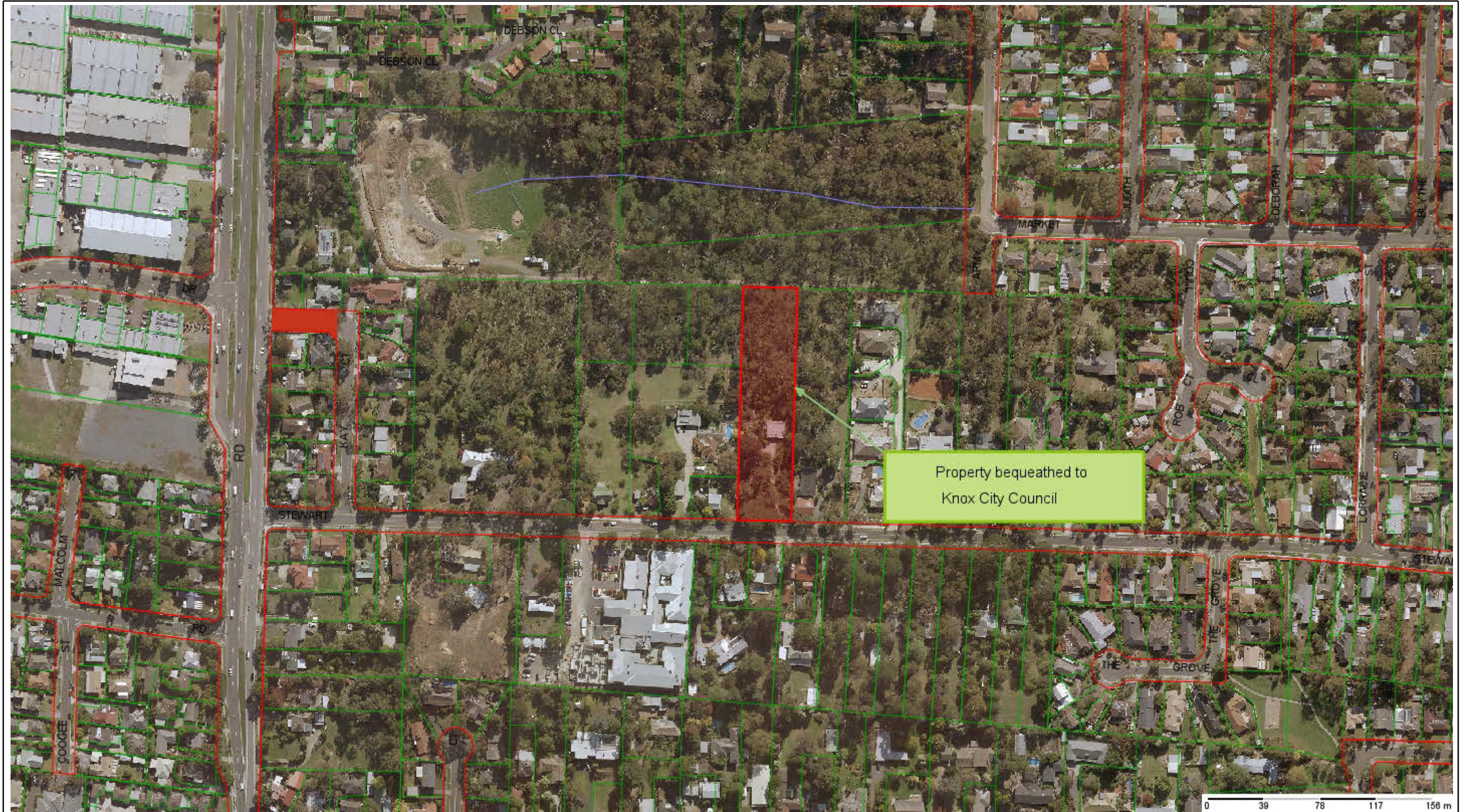
#### **9. CONFIDENTIALITY**

There are no confidential issues associated with this report.

**Report Prepared By:** *Property Management Coordinator  
(Angela Mitchell)*

*Biodiversity Coordinator  
(Nadine Gaskell)*

**Report Authorised By:** *Director – Corporate Development  
(Joanne Truman)*



Property bequeathed to Knox City Council: 23 Stewart Street Boronia

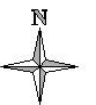
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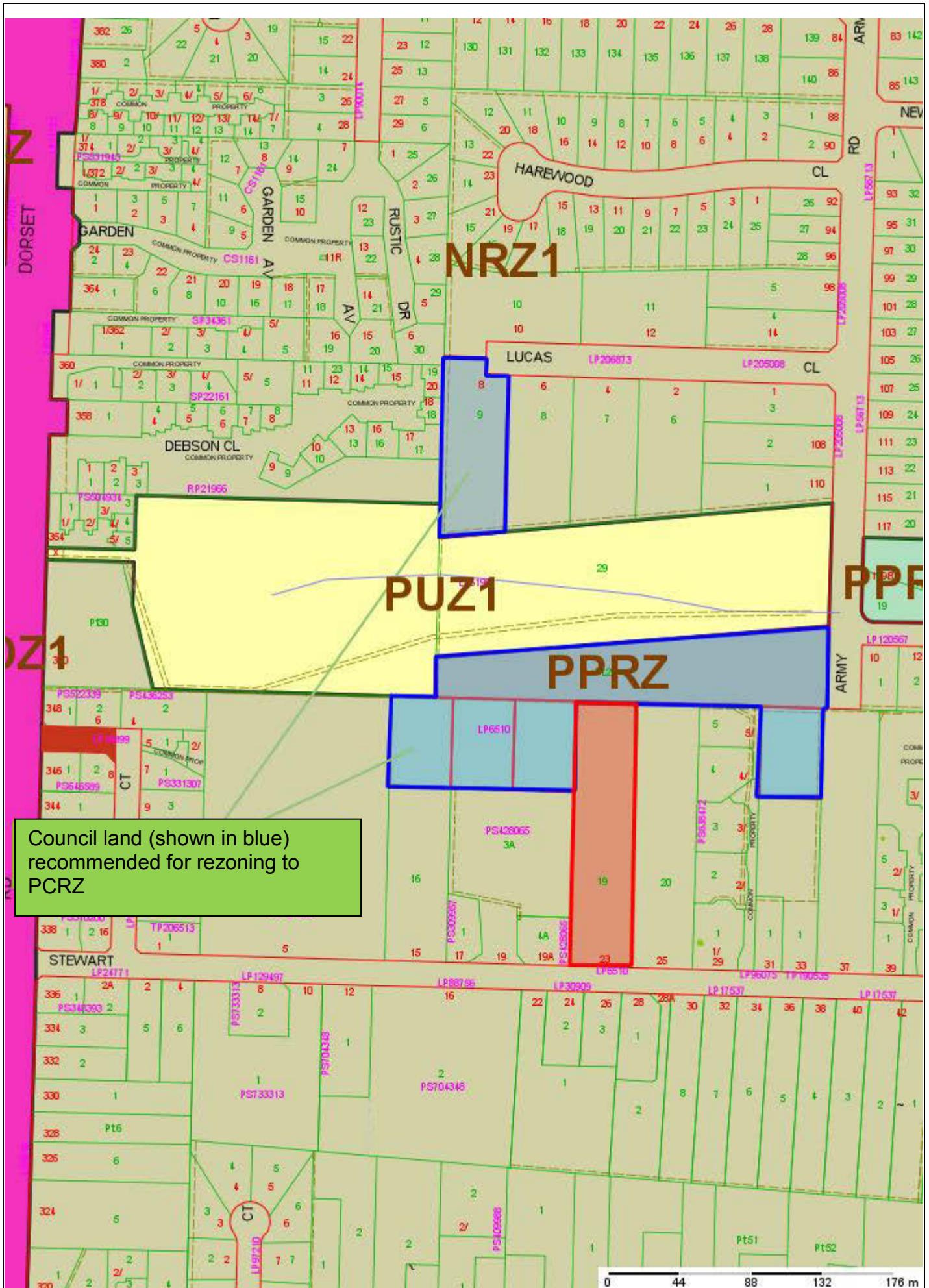
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Scale 1:2631





Council land (shown in blue) recommended for rezoning to PCRZ

Old Joes Creek Bushland - Council land to rezone to PCRZ with 23 Stewart St, Boronia

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**ALL WARDS****10.4 INCIDENTAL COMMUNITY GRANTS PROGRAM APPLICATIONS**

**SUMMARY:**            *Governance Officer - (Kirstin Ritchie)*

*This report summarises the recommended grants from the Incidental Community Grants Program.*

*All applications have been assessed against the criteria as set out in the Incidental Community Grant Program Policy.*

**RECOMMENDATION**

**That Council approve the 6 recommended Incidental Community Grant applications for a total value of \$5,891.00, as detailed in Appendix A.**

**1. INTRODUCTION**

At the Ordinary Council meeting, held on 28 June 2016, Council resolved to endorse the Incidental Community Grants Program Policy until 1 March 2017 to enable the continued provision of ad hoc one-off grants.

Under the endorsed policy the following criteria are used to determine the eligibility of applications for Incidental Community Grants:

- All requests for funding must be in writing and on the relevant funding application form; and
- Applications must be from individuals who reside in Knox or community groups that provide services to the Knox community; and
- All applications for funding must provide a demonstrated benefit to the Knox community and be in keeping with the objectives and directions of the City Plan; and
- Applications for financial donations and general fundraising activities will not be supported through the Incidental Community Grants Program; and
- The maximum grant limit is \$1,000.

This report presents to Council recommended grant allocations in accordance with this policy.

## **10.4 Incidental Community Grants Program Applications (cont'd)**

### **2. DISCUSSION**

Council has established the Incidental Community Grants program to ensure that funding can be provided to individuals and community groups who request ad hoc, incidental, community based, one-off grants.

The Incidental Community Grants Program Policy (the Policy) sets out an open and transparent grant program that meets the principles of good governance and is compliant with the requirements of the Local Government Act 1989.

In accordance with the Policy guidelines, applications for funding up to \$500.00 are assessed and determined under delegation. Applications for funding between \$501 and \$1,000 have been assessed by the Chief Executive Officer's delegate for Council's approval.

This report outlines the grant applications received since the previous Strategic Planning Committee meeting of Council, held on 13 September 2016, and recommends 6 grants for Council's approval.

### **3. CONSULTATION**

No consultation has been undertaken in relation to this report. This information is presented as part of Council's accountability to the community.

### **4. ENVIRONMENTAL/AMENITY ISSUES**

There are no environmental or amenity issues associated with this report.

### **5. FINANCIAL & ECONOMIC IMPLICATIONS**

The approval of incidental community grants is managed within Council's adopted budget.

### **6. SOCIAL IMPLICATIONS**

The Incidental Community Grants program allows Council the flexibility to respond to requests from individual's and/or community groups within Knox at a municipal level. These grants provide applicants the opportunity to participate and support a variety of community based programs.

**10.4 Incidental Community Grants Program Applications (cont'd)****7. RELEVANCE TO CITY PLAN 2013-17 (INCORPORATING THE COUNCIL PLAN)**

Provision of the Incidental Community Grants program assists Council in meeting its general objectives under the Council Plan.

**8. CONCLUSION**

This report contains the recommendation for funding through the Incidental Community Grants program in Appendix A.

This recommendation is presented to Council for consideration and endorsement.

**9. CONFIDENTIALITY**

Confidential Appendix B contains each of the individual grant applications for Council's consideration.

***Report Prepared By: Governance Officer – (Kirstin Ritchie)***

***Report Authorised By: Director – Corporate Development  
(Joanne Truman)***

**10.4 Incidental Community Grants Program Applications (cont'd)****APPENDIX A – Incidental Community Grants Applications**

| <b>Applicant Name</b>              | <b>Project Title</b>   | <b>Amount Requested</b> | <b>Amount Recommended</b> |
|------------------------------------|--|-------------------------|---------------------------|
| Crime Victim Support Association   | Purchase 1 office computer and 2 landline phones which will help provide ongoing support to victims of serious crimes of violence. | \$942                   | \$942                     |
| Wantirna Tennis Club Inc           | Funds towards repairing ground sink-age occurring between 2 tennis courts to bring surface up to a safe standard.                  | \$990                   | \$990                     |
| Rowville Baptist Cares Inc         | Financial support towards the Community Christmas Lunch held on Christmas Day.   | \$1,000                 | \$1,000                   |
| Bayswater Senior Citizens Inc      | Contribution towards a large screen TV with built in DVD player for movie days with members  | \$1,000                 | \$1,000                   |
| Templeton Tennis Club Incorporated | Purchase boxes of tennis balls to be used by club.   | \$960                   | \$960                     |
| One Hope Community Church          | Financial support towards a community carols event.  | \$999                   | \$999                     |
|                                    |  | <b>TOTAL</b>            | <b>\$5,891.00</b>         |

**10.4 Incidental Community Grants Program Applications (cont'd)**

Confidential Appendix B is circulated under separate cover.



**ALL WARDS****11.1 WORKS REPORT AS AT 7 NOVEMBER 2016**

**SUMMARY:** *Coordinator – Capital Works (Gene Chiron)*

*The Works Report shows projects on Council's Capital Works Program and indicates the status of each project as at 7 November 2016.*

**RECOMMENDATION**

That the works report, as at 7 November 2016, be received and noted.

**1. INTRODUCTION**

This report summarises Council's Capital Works Program for the 2016/2017 financial year. The aim of this report is to provide a regular and succinct status summary of each project over the last month. The Capital Works Report, as of 7 November 2016, is attached as Appendix A.

**Report Prepared By:** *Coordinator – Capital Works (Gene Chiron)*

**Report Authorised By:** *Director – Engineering & Infrastructure  
(Ian Bell)*

| <b>Project No.</b> | <b>Project Name</b>   | <b>Total Approved Budget</b> |
|--------------------|---|------------------------------|
| <b>APPENDIX A</b>  |   |                              |
| <b>1</b>           | <b>Bridges Renewal Program</b>  | <b>\$350,000</b>             |
|                    | Contractor has been awarded the contract to design the renewal works needed at the Forest Road Pedestrian Bridge. Once design has been completed we will go out to tender for construction in November / December.  |                              |
| <b>4</b>           | <b>High Risk Road Failures</b>  | <b>\$500,000</b>             |
|                    | Programming of major patching and overlay works in Forest Road between Myrtle Crescent and Olivebank Road planned for November.   |                              |
| <b>7</b>           | <b>Road Surface Renewal Program</b>   | <b>\$3,640,000</b>           |
|                    | Program is progressing well considering the wet weather. 20 streets have been completed and concrete preparation works on the remaining program are ongoing. Asphalt contractors have returned to complete the next package of 35 streets.  |                              |
| <b>8</b>           | <b>Drainage Pit and Pipe Renewal Program</b>  | <b>\$1,560,000</b>           |
|                    | Works are currently in progress at Aisbett Avenue, Pleasant Road and Rickards Avenue. Program progressing well considering the bad weather.   |                              |
| <b>9</b>           | <b>Footpath Renewal Program</b>   | <b>\$1,500,000</b>           |
|                    | Program progressing on schedule. Works are being programmed alongside our Road Resurfacing concrete works.  |                              |
| <b>10</b>          | <b>Bicycle / Shared Path Renewal Program</b>  | <b>\$500,000</b>             |
|                    | Works have now been completed along Scoresby Road, outside Fairhills Secondary School. Works are scheduled to be commence in November on the Ferny Creek Shared Path, between Hancock Drive and Glenfern Road.  |                              |
| <b>16</b>          | <b>Building Renewal Program</b>   | <b>\$4,300,000</b>           |
|                    | Program 15% committed/expended. Works nearing completion/expected to commence in November include Carrington Leisure Centre - structural rectification works, Civic Centre - boiler replacement, Wantirna Pavilion - external painting, Wantirna Tennis Pavilion - external painting, Stud Park Tennis Pavilion- external painting, Egan Lee Pavilion - floor recoating, Templeton Reserve - amenities refit.   |                              |
| <b>17</b>          | <b>Playground Renewal Program</b>   | <b>\$1,412,146</b>           |
|                    | Streeton, Ashbrook playgrounds to be completed in coming weeks. Row, Arcadia, Ronald/Paisley, Icarus and Kings Park playgrounds nearing completion. Pinehill playground construction to start shortly. Design brief sent out for Raphael, Pickett, Eildon, Windermere, Park Ridge, Balmoral and Harrow design. Design works to commence in October. Dobson Street and Alchester playgrounds to be renewed in conjunction with complementary works at these locations. |                              |
| <b>22</b>          | <b>Fire Hydrant Replacement Program</b>   | <b>\$123,000</b>             |
|                    | First payment due in December.  |                              |
| <b>24</b>          | <b>Carpark Renewal</b>  | <b>\$640,931</b>             |
|                    | Mariemont Preschool carpark have been completed.  |                              |

| <b>Project No.</b> | <b>Project Name</b>   | <b>Total Approved Budget</b> |
|--------------------|---|------------------------------|
| <b>25</b>          | <b>Plant &amp; Machinery Replacement Program</b><br>Renewal Program underway with 25% of funds committed.   | <b>\$2,787,000</b>           |
| <b>26</b>          | <b>Street Tree Replacement Program</b><br>Audit works for 2016/17 continuing. Removal works to be undertaken in February 2017.  | <b>\$485,454</b>             |
| <b>31</b>          | <b>Stamford Park Redevelopment</b><br>Stage 1 works to commence mid November on completion of Archaeologist's works. Men's Shed relocation planning works completed.  | <b>\$4,440,820</b>           |
| <b>43</b>          | <b>Shade Sails &amp; Play Structure Maintenance</b><br>Tracking as expected at this time of year.   | <b>\$38,500</b>              |
| <b>104</b>         | <b>Roadside Furniture Renewal Program</b><br>Letter has now been sent to residents at Army Road informing them of the pending tree removal where the retaining wall renewal works are going to take place. Works are expected to begin in November.   | <b>\$60,000</b>              |
| <b>147</b>         | <b>Energy &amp; Greenhouse Program for Council Facilities</b><br>Energy Audit reports have been received for 9 sporting facilities. Recommendations are currently being reviewed for implementation.  | <b>\$60,000</b>              |
| <b>229</b>         | <b>Building Code Australia Compliance</b><br>Program 6% committed/expended. Full program of works will be created once audit data has been provided. Audit data expected by January 2017.   | <b>\$100,000</b>             |
| <b>289</b>         | <b>CSR Quarry Reserve - Implementation Stage 4</b><br>Contract has been packaged with the sealing of Quarry Road.<br>Contract works within the reserve is progressing satisfactorily. Pathway formation completed with concreting delayed due to poor site conditions. Viewing platforms and boardwalk structure essentially completed. Works overall approximately 65% complete.<br>Contract works paused until site conditions improve to allow concrete to be brought into site for pouring of pathway.<br>Survey for eastern part of reserve (next to 24 Quarry Road) planned for early 2017. | <b>\$500,937</b>             |
| <b>345</b>         | <b>Asbestos Removal</b><br>Planning for current financial year projects is in progress and full program is expected to be created by December.  | <b>\$100,000</b>             |
| <b>347</b>         | <b>Miscellaneous Industrial Roads - Pavement Rehabilitation</b><br>Works have recently been completed in Jaydee Court, Rowville. Works are programmed in multiple Industrial Roads over November / December.  | <b>\$250,000</b>             |
| <b>409</b>         | <b>Parks Furniture Renewal</b><br>Furniture purchased, arrival time is November. Installation to occur between December 2016 and April 2017.  | <b>\$67,000</b>              |

| <b>Project No.</b> | <b>Project Name</b>   | <b>Total<br/>Approved Budget</b> |
|--------------------|---|----------------------------------|
| <b>410</b>         | <b>Parks Signage Renewal</b><br><br>Signage renewal audits for passive reserve requirements are complete, with first stage of renewals to commence in November.   | <b>\$20,000</b>                  |
| <b>412</b>         | <b>Water Sensitive Urban Design Renewal</b><br><br>Community consultation package delivered late October seeking residents' feedback on the Colchester Wetlands design. Analysis of the drainage catchment for the retirement village at Waterford Valley Golf Course is now complete. Hydrological study by independent consultants is now underway. Findings will inform the appropriate redesign and renewal of the existing wetlands.   | <b>\$332,613</b>                 |
| <b>441</b>         | <b>Tim Neville Arboretum Renewal</b><br><br>Project packaged with project 412 - WSUD renewal and 751 - Tim Neville Arboretum lake structure upgrade. Contract works essentially complete and conditional Practical Completion provided with only minor works and addressing of defects to be managed.   | <b>\$534,108</b>                 |
| <b>443</b>         | <b>Reserves Paths Renewal</b><br><br>Works program has been prepared and scheduled to be completed over November/December.  | <b>\$50,000</b>                  |
| <b>455</b>         | <b>Parks Crescent, Cypress Avenue, Boronia - Drainage Upgrade</b><br><br>Detailed design is progressing with completion scheduled for late November. Construction of the project on hold pending resolution of Boronia Park drainage plan.  | <b>\$189,738</b>                 |
| <b>459</b>         | <b>Dobson Street Reserve Retarding Basin</b><br><br>Contractor appointed but commencement of works on site delayed due to permit approval process. Awaiting advice on outcome of stormwater discussions with South East Water and design consultant.  | <b>\$621,628</b>                 |
| <b>492</b>         | <b>Food Act Compliance - Kitchen Retrofitting</b><br><br>Scope of works to be confirmed in November for March/April 2017 works.   | <b>\$25,000</b>                  |
| <b>494</b>         | <b>Cathies Lane - Landfill Rehabilitation Works</b><br><br>Tonkin & Taylor undertaking landfill gas monitoring. Landfill Rehabilitation Plan, Aftercare Management Plan and Hydrogeological Assessment submitted to EPA on 1 October 2015 to address PAN requirements.<br><br>Capping rehabilitation works completed in April. Drainage improvement works underway but hampered by wet weather. Recommendation from consultant's investigations is that there is no current requirement to lower leachate at the site. Investigations being undertaken to improve efficiency of existing gas extraction system through clean out of selected wells. EPA have issued a draft Post Closure Pollution Abatement Notice which will govern the management of the site. | <b>\$175,000</b>                 |
| <b>495</b>         | <b>Fencing Replacement in Early Years Facilities - Scope and Implementation</b><br><br>Works program to be finalised early December for construction over January.  | <b>\$24,000</b>                  |

| <b>Project No.</b> | <b>Project Name</b>   | <b>Total Approved Budget</b> |
|--------------------|---|------------------------------|
| <b>497</b>         | <b>Coonara Stone Cottage - Structural Failure Rectification</b><br>Project completed.   | <b>\$31,788</b>              |
| <b>516</b>         | <b>Rumann and Benedikt Reserves - Open Space Upgrade</b><br>Design documentation being reviewed to be finalised in November.  | <b>\$200,000</b>             |
| <b>529</b>         | <b>Dobson Park - Water Harvesting System</b><br>Construction complete. Awaiting maintenance plan from contractor to finalise practical completion and power connection from AUSNET.   | <b>\$51,678</b>              |
| <b>532</b>         | <b>Sheffield and Basin Olinda Roads, The Basin - Water Sensitive Urban Design</b><br>Project completed.   |                              |
| <b>536</b>         | <b>Parkland Asset Renewal</b><br>Works for Sasses Avenue LATM Renewal, Knox Dog Park & Passive Reserve Planting Renewals all complete. Boronia Road Garden Renewals, Knox Netball Centre and Ferntree Gully Community Centre works to commence between November 2016 and June 2017.   | <b>\$60,000</b>              |
| <b>537</b>         | <b>Bush Boulevard Renewal</b><br>Scoping for further Kelletts Road works currently underway. Works to commence between November 2016 and March 2017.  | <b>\$30,000</b>              |
| <b>543</b>         | <b>Llewellyn Park - Landfill Rehabilitation Works</b><br>Tonkin & Taylor undertaking landfill gas monitoring. Completed Landfill Rehabilitation Plan, Aftercare Management Plan and Hydrogeological Assessment submitted to EPA on 31 August 2015 to meet PAN requirements. Capping rehabilitation works commenced May and are continuing, after being hampered by wet weather. Anticipate completion by March 2017. It has been determined that a landfill gas extraction system is required. A detailed design will be prepared and implemented over the next twelve to eighteen months. Requires additional monitoring bores which are to be installed in December 2016. Information bulletin was distributed to surrounding residents in May. Post Closure Pollution Abatement Notice issued in June. | <b>\$175,000</b>             |
| <b>566</b>         | <b>Artwork Renewal</b><br>Ongoing renewal program of Placemaker legacy works.   | <b>\$20,000</b>              |
| <b>576</b>         | <b>Early Years Facility Emergency Warning System</b><br>Planned sites being scoped and costed for planned January and March holiday implementation.   | <b>\$50,000</b>              |
| <b>584</b>         | <b>Tormore Reserve - Masterplan Development</b><br>Knox Construction Department to provide a price for construction of Stage 2 path works.  | <b>\$200,000</b>             |
| <b>587</b>         | <b>Upper Ferntree Gully Neighbourhood Activity Centre - Design</b><br>Anticipated project stages & timing beyond June 2017: Design Development & Construction Documentation - 1 May to 30 September 2017; Tender - 1 October to 30 December 2017; Construction incl. Public Art - April to October 2018.  | <b>\$473,153</b>             |

| <b>Project No.</b> | <b>Project Name</b>  | <b>Total Approved Budget</b> |
|--------------------|--|------------------------------|
| <b>589</b>         | <b>Knox Early Years (KEYs) Online</b><br>Reviewing handover tasks particularly in relation to the Fees module.   | <b>\$27,411</b>              |
| <b>593</b>         | <b>Marie Wallace Park - Masterplan Development</b><br>Multi-activity area, open lawn area and picnic area with BBQ facilities are open to public use. Stage 2 works including northern picnic area with BBQ facilities, nature play area and bike training area are being documented for tender with a view to staged construction over this financial year and early next financial year. | <b>\$914,102</b>             |
| <b>607</b>         | <b>Ashton Road, FTG - Reconstruction</b><br>Have packaged contract with Kingston Street & Mountain Gate Drive projects. Contract works now well underway.<br>Kerb & Channel and drainage works now essentially completed and site being prepared for asphalt early November.   | <b>\$452,285</b>             |
| <b>608</b>         | <b>Kingston Street, FTG - Reconstruction</b><br>Have packaged contract with Ashton Road & Mountain Gate Drive projects. Contract works now well underway.<br>Kerb & Channel, parking indent and drainage works now essentially completed and site being prepared for asphalt for asphalt early November.   | <b>\$393,301</b>             |
| <b>609</b>         | <b>Mountain Gate Drive, FTG - Reconstruction</b><br>Have packaged contract with Kingston Street & Ashton Road projects. Contract works now well underway with Kerb & channel and drainage works between Kevin Avenue and Ashton Road.  | <b>\$526,116</b>             |
| <b>610</b>         | <b>Elm Street, Bayswater - Reconstruction</b><br>Construction contract packaged with Maple Street and Orange Grove. Contract works are essentially complete with Practical Completion inspection on hold until works in Orange Grove are completed.  | <b>\$447,079</b>             |
| <b>611</b>         | <b>Orange Grove, Bayswater- Reconstruction</b><br>Construction contract packaged with Maple Street and Elm Street.<br>Contract works are nearing completion with Practical Completion inspection expected early November.  | <b>\$397,031</b>             |
| <b>612</b>         | <b>Maple Street, Bayswater - Reconstruction</b><br>Construction contract packaged with Maple Street and Orange Grove. Contract works are essentially completed with Practical Completion inspection on hold until works in Orange Grove are completed.   | <b>\$263,583</b>             |
| <b>618</b>         | <b>Rubber Rock Removal in Child Care Centres</b><br>Scope of works finalised. Works to be undertaken in December/January school holidays.  | <b>\$60,000</b>              |
| <b>622</b>         | <b>Walker Reserve - Stage 2, Wantirna South</b><br>Netball Club consulted regarding plans. Contractor has been appointed and expect works to commence around mid-November once pre-construction documentation is approved.   | <b>\$320,000</b>             |

| <b>Project No.</b> | <b>Project Name</b>  | <b>Total Approved Budget</b> |
|--------------------|--|------------------------------|
| <b>628</b>         | <b>Boronia Library - Scope and Concept</b><br>Project on hold, subject to wider precinct deliberations.  | <b>\$71,782</b>              |
| <b>630</b>         | <b>Early Years Hubs - Bayswater</b><br>Landscape design on temporary hold.   | <b>\$650,000</b>             |
| <b>638</b>         | <b>Karoo Road, Rowville - Design</b><br>Detailed design for bus stop at southern end of Karoo Road (near Valleyview Drive) completed. Detailed Design for remainder of Karoo Road nearing completion with internal consultation completed including Biodiversity. Design being finalised and anticipate going to tender from 26 November, with tenders closing 20 December and likely to be reported to February 2017 Council meeting. | <b>\$644,491</b>             |
| <b>648</b>         | <b>Row Reserve, Rowville - Implement Masterplan</b><br>Detailed Design for hardcourt area and picnic shelter being undertaken for construction in first half 2017.   | <b>\$100,000</b>             |
| <b>649</b>         | <b>Scoresby (Exner) Reserve - Masterplan</b><br>Design for car park 90% complete and expected to be finalised by mid November. Anticipate construction of car-park early in New Year.  | <b>\$250,000</b>             |
| <b>655</b>         | <b>Entry Signage - Scope and Concept</b><br>Signage installed. Project complete.   | <b>\$3,500</b>               |
| <b>660</b>         | <b>Mountain Highway (No. 598), Bayswater Drainage - Design</b><br>Council is in process of reviewing the detailed design submitted by Consultant.  | <b>\$23,967</b>              |
| <b>664</b>         | <b>Storm Water Harvesting - Concept Designs</b><br>Sportsturf Consultants have provided their final report which has reviewed the stormwater harvesting and warm season grasses upgrade program. Stakeholder departments are currently reviewing.  | <b>\$62,961</b>              |
| <b>667</b>         | <b>Dobson Creek Catchment - Streetscape Water Sensitive Urban Design</b><br>Melbourne Water, University of Melbourne and Council are working together to analyse the overall impact of the completed WSUD works within the Dobsons Creek catchment to find optional water quality treatment sites for the construction of additional WSUD project and improvement works.   | <b>\$203,402</b>             |
| <b>668</b>         | <b>Knox Active Aging Management System (KAAMS)</b><br>Phase 2 Knox Active Aging Management System is underway.   | <b>\$212,595</b>             |
| <b>675</b>         | <b>Public Art Project</b><br>The Draft Public Art Strategy is being finalised and will be presented to the Council for consideration in early 2017. This will then inform plans for specific public art projects in the future from 2017-18. A specific public art piece will not be delivered during 2016-17.   | <b>\$119,658</b>             |

| <b>Project No.</b> | <b>Project Name</b>   | <b>Total Approved Budget</b> |
|--------------------|---|------------------------------|
| 689                | <b>Lewis Park Oval 1 Renewal</b><br>Detailed design completed. Construction deferred to 2017/18. User groups consulted.   | <b>\$20,000</b>              |
| 699                | <b>Miller Road/Dorrigo Drive Traffic Treatment</b><br>Project has been completed.   | <b>\$4,964</b>               |
| 704                | <b>Mountain Highway footpath connection 4</b><br>Preliminary discussions have been held with the developers of 1268 Mountain Highway about the proposed footpath.<br>To avoid foreseeable damage to the footpath, works will not be undertaken until construction works at the front of the property have been completed.<br>No firm details are available as to when development will occur. | <b>\$80,000</b>              |
| 707                | <b>Practice wickets /sports reserve assets / tennis courts / netball courts</b><br>Tormore nets in design stage.  | <b>\$225,000</b>             |
| 708                | <b>Cricket run ups and goal squares</b><br>Seebeck Reserve work to commence in November.  | <b>\$20,000</b>              |
| 710                | <b>Colchester Reserve Rugby Pitches</b><br>Contract works approximately 60% complete with works significantly delayed by prolonged wet weather. Earthworks completed with sprinkler & AG drain works to follow. Final growing medium layer expected to be installed in November.  | <b>\$457,230</b>             |
| 712                | <b>Tennis Court Renewals</b><br>Rita Mathews TC: Contract works are approximately 80% complete and delayed due to adverse weather. Fencing has been erected, retaining wall constructed, drainage, sprinklers, cabling and lights installed and base course being graded.   | <b>\$235,065</b>             |
| 713                | <b>Sports Facility Lighting Renewal</b><br>Works complete. Awaiting invoices to be finalised.   | <b>\$36,500</b>              |
| 714                | <b>Family and Children Services Softfall Program</b><br>Program established. Works to commence over December/January school holidays.   | <b>\$25,000</b>              |
| 716                | <b>Early Years Hubs - Wantirna South</b><br>Construction Tender process to commence 9/11/16.  | <b>\$6,578,222</b>           |
| 717                | <b>Knox Central Package</b><br>Negotiations to acquire the Westfield parcels for future road corridor and delivery of Knox Central Masterplan recommenced in October.<br>The Operations Centre land has settled with residual funding to remain allocated to the project in the event that a second overflow parcel is required.  | <b>\$11,585,000</b>          |



| <b>Project No.</b> | <b>Project Name</b>   | <b>Total Approved Budget</b> |
|--------------------|---|------------------------------|
| 718                | <b>Bulk Replacement of Street Lights with LED</b><br>Replacement of lights well underway with just over 6,100 lights replaced. On schedule for completion by December.  | <b>\$6,071,446</b>           |
| 721                | <b>Eildon Park Reserve (Pavilion upgrade), Rowville - Design</b><br>Contract has been let. Works to commence mid November.  | <b>\$658,969</b>             |
| 724                | <b>Knox (Interim) Library</b><br>Detailed design on hold pending further discussions with Westfield.  | <b>\$678,520</b>             |
| 725                | <b>Placemakers Site - Design</b><br>Design to be finalised for works to replace the fire damaged premise to progress to building works in mid to late 2017.   | <b>\$222,263</b>             |
| 727                | <b>Knox Community Arts Centre - Outdoor Furniture</b><br>Path works onsite to be carried out by Knox Construction Department and KCAC to get quotation to improve site signage.   | <b>\$12,000</b>              |
| 733                | <b>Preschool Office/Storage - Minor Works</b><br>Quotes being sought for Wattleview, The Fields, Cooina, Flamingo with works to be undertaken over the Christmas/New Year period.   | <b>\$70,000</b>              |
| 735                | <b>Family &amp; Children Services Buildings Door Jamb Protectors</b><br>Program of works finalised. Works to be undertaken in December/January and March/April school holiday period.   | <b>\$25,000</b>              |
| 738                | <b>The Basin Progress Hall - Stage 4 of 4</b><br>Project completed.   | <b>\$72,501</b>              |
| 743                | <b>Quarry Road, Upper Ferntree Gully</b><br>Contract has been packaged with the CSR Quarry Master-plan project. Contract works for Quarry Road are essentially complete. Waiting on Ausnet to install public lighting over plateau speed devices which is expected to occur by late November. | <b>\$456,263</b>             |
| 746                | <b>Revegetation Plan</b><br>Scoping and planning project. Plant list being prepared. Site preparation commencing in December.   | <b>\$100,000</b>             |
| 747                | <b>Chandler Park, Boronia - Masterplan Implementation</b><br>Memo being edited according to changed on - site conditions.   | <b>\$368,169</b>             |
| 749                | <b>Fairpark Reserve, FTG - Masterplan Implementation</b><br>Memo being prepared and contractor awarded in October. Construction to commence January 2017  | <b>\$240,609</b>             |

| <b>Project No.</b> | <b>Project Name</b>   | <b>Total<br/>Approved Budget</b> |
|--------------------|---|----------------------------------|
| <b>750</b>         | <b>Basin Triangle Reserve, The Basin - Masterplan Implementation</b><br><br>Construction works currently underway by Knox Construction Department and Open Space and Landscape Design Team, following quotation evaluation.   | <b>\$95,450</b>                  |
| <b>751</b>         | <b>Tim Neville Arboretum - Lake Structure Upgrade</b><br><br>Project packaged with Project 441 - Tim Neville Arboretum Masterplan Implementation, Project 751 - TNA Lakes Upgrade & Wetland system and Project 529 - Dobson Park Stormwater Harvesting.<br>Contract works essentially complete and conditional Practical Completion provided with only minor works and addressing of defects to be managed. | <b>\$150,000</b>                 |
| <b>752</b>         | <b>Mountain Gate Shopping Centre Reserve - Design</b><br><br>At Design Development stage with design to be put out to community consultation late October.  | <b>\$19,425</b>                  |
| <b>755</b>         | <b>Talaskia Reserve, Upper Ferntree Gully - Design</b><br><br>Masterplan endorsed by Council on 13 September.   | <b>\$100,000</b>                 |
| <b>756</b>         | <b>Heany Park, Rowville</b><br><br>Construction works completed awaiting for a custom seat to be installed for practical completion certificate to be issued.   | <b>\$73,741</b>                  |
| <b>757</b>         | <b>Carrington Park, Knoxfield - Masterplan</b><br><br>Construction to be undertaken by Knox Construction Department.  | <b>\$150,000</b>                 |
| <b>758</b>         | <b>Jenola Parade Masterplan Implementation</b><br><br>Construction works to commence in early November.   | <b>\$41,332</b>                  |
| <b>759</b>         | <b>Alchester Village - Masterplan Implementation</b><br><br>Masterplan implementation completed.  | <b>\$89,600</b>                  |
| <b>760</b>         | <b>Alchester Village - Park Masterplan</b><br><br>Construction works currently underway.  | <b>\$60,000</b>                  |
| <b>761</b>         | <b>Dandenong Creek Gateways - Revegetation of Strategic Road Corridors</b><br><br>Project to commence December.   | <b>\$49,620</b>                  |
| <b>762</b>         | <b>Dobsons-Clyde Street Flood Retarding System - Design</b><br><br>Refer to Project No. 459.  | <b>\$20,000</b>                  |
| <b>763</b>         | <b>Boronia Road Overland Flowpath - Construction</b><br><br>Project is being delivered in conjunction with Project No. 455 (Park Crescent, Cypress Avenue - Drainage Upgrade). Construction of the project on hold pending resolution of Boronia Park drainage plan.  | <b>\$550,000</b>                 |

| <b>Project No.</b> | <b>Project Name</b>   | <b>Total Approved Budget</b> |
|--------------------|---|------------------------------|
| 765                | <b>Alchester Village Shopping Centre - new toilet block</b><br>Project complete.  | \$135,200                    |
| 768                | <b>Wantirna Mall Toilets</b><br>Project complete and commissioned.  | \$116,530                    |
| 769                | <b>Mint Street, Wantirna – Dandenong Creek Wetland Construction</b><br>Design review completed and awaiting presentation of final plans before tendering. Project to be packaged with Cash Fues Place Wetland System.       | \$400,000                    |
| 771                | <b>Colchester Road, Boronia – Wetland and Raingarden</b><br>Refer to Project No. 412.   | \$40,000                     |
| 773                | <b>Suffern Avenue (Waldheim Street) Wetland</b><br>In process of finalising the detailed design and cost estimation.  | \$373,979                    |
| 775                | <b>Alchester Village Lighting Project</b><br>Park lighting works are complete and awaiting power connection by Ausnet. Street lighting upgrade works are being undertaken by Ausnet and are due for completion in November. | \$91,775                     |
| 785                | <b>Printer Upgrade</b><br>Quotations currently being sought.  | \$78,107                     |
| 786                | <b>Micro Soft Office Upgrade</b><br>Pilot group results being assessed.   | \$150,000                    |
| 787                | <b>Website Development</b><br>Project on hold.  | \$36,000                     |
| 788                | <b>Electronic Record System Upgrade (Project Phoenix)</b><br>Software installed, training of administrators and key users underway.   | \$743,038                    |
| 789                | <b>Facilities Booking Review/Upgrade</b><br>Implementation scheduled for this month, software testing and user testing underway.  | \$35,800                     |
| 791                | <b>Server Infrastructure</b><br>Awaiting response to request for quotations.  | \$198,500                    |
| 792                | <b>PC Rollout</b><br>Roll out complete.   | \$80,000                     |
| 793                | <b>Non Leased Software and Hardware</b><br>Awaiting resources to continue this project.   | \$100,000                    |

| <b>Project No.</b> | <b>Project Name</b>   | <b>Total Approved Budget</b> |
|--------------------|---|------------------------------|
| <b>794</b>         | <b>Switch Replacement Program (Leased)</b>  | <b>\$38,000</b>              |
|                    | Commencement of installation of connectivity to all sites is underway. Mimesweeper email gateway installed and running in parallel to old system, firewall transfer will be undertaken within the next two weeks.                     |                              |
| <b>796</b>         | <b>Park Crescent, Boronia - Reconstruction</b>  | <b>\$240,000</b>             |
|                    | Project packaged with Erica Avenue and Woodvale Road with tenders for contract having closed on 11 October. Tender evaluation underway with tender report expected to be presented to November Council meeting.                       |                              |
| <b>797</b>         | <b>McMahons Road, Ferntree Gully - Reconstruction</b>   | <b>\$240,000</b>             |
|                    | Project deferred due to potential development of Norvel Quarry site likely to adversely affect road.  |                              |
| <b>798</b>         | <b>Woodvale Road, Boronia - Reconstruction</b>  | <b>\$210,000</b>             |
|                    | Project packaged with Erica Avenue and Park Crescent with tenders for contract having closed on 11 October. Tender evaluation underway with tender report expected to be presented to November Council meeting.                       |                              |
| <b>799</b>         | <b>Windermere Drive, Ferntree Gully - Reconstruction</b>  | <b>\$350,000</b>             |
|                    | Detail design 95% complete with design review to follow.  |                              |
| <b>800</b>         | <b>Smithfield Square, Wantirna - Reconstruction</b>   | <b>\$210,000</b>             |
|                    | Design progressing.   |                              |
| <b>801</b>         | <b>Sasses Avenue, Bayswater - Reconstruction</b>  | <b>\$240,000</b>             |
|                    | Design progressing.   |                              |
| <b>802</b>         | <b>Erica Avenue, Boronia - Reconstruction</b>   | <b>\$240,000</b>             |
|                    | Project packaged with Park Crescent and Woodvale Road with tenders for contract having closed on 11 October. Tender evaluation underway with tender report expected to be presented to November Council meeting.                      |                              |
| <b>803</b>         | <b>Macquarie Place, Boronia - Reconstruction</b>  | <b>\$210,000</b>             |
|                    | Detail design completed. Responses to questionnaire survey will feed into influencing construction methodology and delivery of works. Tenders will be advertised during November with construction likely to occur early in New Year. |                              |
| <b>804</b>         | <b>Dorset Road (169), Boronia - Flood Mitigation</b>  | <b>\$97,000</b>              |
|                    | Site surveyed and scope of works assessed with internal stakeholders. Detailed design to commence in November.  |                              |
| <b>806</b>         | <b>Cash Fues Place, Wantirna – Dandenong Creek Wetland Design</b>   | <b>\$65,000</b>              |
|                    | Design review completed and awaiting presentation of final plans before tendering. Project to be packaged with Mint Street wetland system.  |                              |

| <b>Project No.</b> | <b>Project Name</b>  | <b>Total Approved Budget</b> |
|--------------------|--|------------------------------|
| <b>809</b>         | <b>Bayswater Activity Centre Streetscape Improvements</b><br>Design works for Mountain Hwy remain near completion with electrical design packages outstanding. Cost estimates have been reviewed by Level Crossing Removal Authority and accompanying MOU is being prepared for signature as per Council resolution. | <b>\$1,700,000</b>           |
| <b>812</b>         | <b>Asset Management System Implementation</b><br>Project planning in progress.   | <b>\$20,000</b>              |
| <b>813</b>         | <b>Information architecture design and planning</b><br>Draft digital strategy delivered to EMT, being shared with SMT in two weeks. ICT roadmap underway.  | <b>\$75,200</b>              |
| <b>814</b>         | <b>Standard Operating Environment Upgrade</b><br>New SOE partially built.  | <b>\$70,000</b>              |
| <b>815</b>         | <b>Pathway Smartclient implementation</b><br>Pathway has been upgraded in readiness for Smartclient implementation this month.   | <b>\$87,300</b>              |
| <b>816</b>         | <b>ePathway Payment enhancements/extension</b><br>Pathway upgrade to latest release complete in readiness for upgrade of ePathway enhancements, due for upgrade November.  | <b>\$70,000</b>              |
| <b>817</b>         | <b>WAN Upgrade</b><br>WAN upgrade underway, cabling to all external sites, being scheduled and undertaken.   | <b>\$100,000</b>             |
| <b>818</b>         | <b>DRP Update and full test</b><br>Once WAN upgrade complete and DR external site in place, DR test will be undertaken, due early 2017.  | <b>\$100,000</b>             |
| <b>819</b>         | <b>IT Security Audit (policies &amp; procedures)</b><br>Scheduled for March 2017.  | <b>\$40,000</b>              |
| <b>820</b>         | <b>Mobile phone refresh (iPhone)</b><br>Project planning to commence in November.  | <b>\$20,000</b>              |
| <b>821</b>         | <b>Nimble</b><br>Project scheduled to commence in December.  | <b>\$90,000</b>              |
| <b>822</b>         | <b>Security, Email Filtering and Firewall</b><br>Project commenced, due for completion March 2017.   | <b>\$120,000</b>             |
| <b>823</b>         | <b>DCI - Air Conditioner</b><br>Design and strategy will form part of the overall Digital Strategy.  | <b>\$100,000</b>             |

| <b>Project No.</b> | <b>Project Name</b>   | <b>Total<br/>Approved Budget<br/>\$2,000</b> |
|--------------------|---|--|
| 824                | <b>VESDA Fresh Air Unit</b><br>Once WAN project and DR site transferred to Manningham, this project will not be required.   |  |
| 825                | <b>Microsoft Licensing (True Up)</b><br>Scheduled for March/April 2017.   | \$150,000                                    |
| 826                | <b>Microsoft SQL Licence</b><br>Be undertaken in March/April 2017.  | \$220,000                                    |
| 827                | <b>Microsoft SharePoint Upgrade</b><br>Design and strategy to be commenced March/April 2017.  | \$100,000                                    |
| 828                | <b>New Licences - HelpMaster Pro</b><br>Review of Service Desk systems will inform this project.  | \$2,500                                      |
| 829                | <b>Knox Community Art Centre, Bayswater</b><br>Quotations for furniture replacement being obtained.   | \$30,000                                     |
| 830                | <b>Park Ridge Reserve, Rowville - Oval Renewal</b><br>The fences have been erected around the oval. However, given the recent wet weather the contractor has sent Council a Notice of Delay - the delay is estimated to be 9 days.          | \$440,000                                    |
| 831                | <b>Templeton Reserve, Wantirna - Oval Renewal</b><br>The fences have been erected around the ground. However, due to the recent wet weather conditions the contractor sent Council a Notice of Delay - the delay is estimated to be 9 days. | \$260,000                                    |
| 832                | <b>Knox Gardens Reserve, Wantirna South - Oval 2 Renewal</b><br>The top layer of organic material (grass and root zone) has been removed. The wet weather has delayed ground shaping works.   | \$250,000                                    |
| 833                | <b>Knox Gardens Reserve, Wantirna South - Tennis Court Renewal</b><br>Design scheduled to commence early in New Year with funding consideration to follow once estimate is finalised.   | \$44,000                                     |
| 834                | <b>Oversowing of Sports Fields</b><br>Batterham Reserve and Knox Park identified for oversowing again in 2017.  | \$20,000                                     |
| 837                | <b>Westfield Library - Design</b><br>Awaiting outcomes of discussions with Westfields.  | \$200,000                                    |
| 838                | <b>Bayswater Community Hub - Scoping</b><br>Final draft of project scope to be reviewed by Steering Group on 9 November.  | \$120,000                                    |

| <b>Project No.</b> | <b>Project Name</b>   | <b>Total Approved Budget</b> |
|--------------------|---|------------------------------|
| 839                | <b>Preschool Bathroom Upgrades, Scoping and Design</b><br>Scoping/design stage with concept plans/cost estimates to be delivered early December.  | <b>\$60,000</b>              |
| 840                | <b>Knoxfield Preschool - Bathroom Upgrade</b><br>Quotes have been received. Contractor appointment expected early November.   | <b>\$54,000</b>              |
| 841                | <b>Knox Skate &amp; BMX Park, New Floodlighting</b><br>Quotes have been received and contractor appointed for commencement in November.   | <b>\$70,000</b>              |
| 842                | <b>Knox Athletics Track, Hammer Throw Cage Upgrade</b><br>Awaiting to receive feedback from the Athletics Club and outcome of Leisure discussions with BMX Club before preparing draft design plans.  | <b>\$60,000</b>              |
| 843                | <b>Gilbert Park Reserve, Pavilion Upgrade</b><br>Design due to commence second half of 2016/17.   | <b>\$65,000</b>              |
| 844                | <b>Score Boards - Design and Installation</b><br>Applications have been received and 8 projects in various stages of the design to construct phases.  | <b>\$350,000</b>             |
| 845                | <b>Carrington Park Leisure Centre - Basketball Rings</b><br>Works programmed to be complete by April 2017 (as part of Structural rectification project).  | <b>\$35,000</b>              |
| 846                | <b>Knox Gardens Reserve - Lower Oval Shelters</b><br>Scope of works to be finalised in October with works to be undertaken early 2017.  | <b>\$40,500</b>              |
| 847                | <b>Boronia Basketball Stadium - Safety Padding</b><br>Confirmation of scope of works in October, project scheduled to be completed by February 2017.  | <b>\$65,000</b>              |
| 848                | <b>Mariemont Preschool, Wantirna - Upgrade of Foyer and Office Space</b><br>Works program being reassessed.   | <b>\$158,000</b>             |
| 849                | <b>Repurposing Scoping of Facilities from Hub Projects.</b><br>Scoping the future use of Family and Children's Services Child Care Centres is tracking on schedule. Once scoping is complete, information will go to Council for further advice.  | <b>\$50,000</b>              |
| 850                | <b>Murrindal Playgroup, Rowville - Outdoor Blind Installation (Community Submission)</b><br>Shade sail installed.   | <b>\$3,450</b>               |
| 851                | <b>Senior Citizens Centres - Facilities Development Plan</b><br>Active Communities have engaged an external consultant - K2 Planning, to develop an asset development plan. Five existing Council Senior Citizens Centres are under review and the role includes incorporating recommendations for the redevelopment of one site into a multipurpose community facility to support greater community access and utilisation including | <b>\$85,000</b>              |

| <b>Project No.</b> | <b>Project Name</b>   | <b>Total<br/>Approved Budget</b> |
|--------------------|---|----------------------------------|
|                    | intergenerational use.  |                                  |
| <b>852</b>         | <b>Community Facilities Climate Control - Options Analysis</b><br>Awaiting energy use data for Progress Halls. Site visit and scoping scheduled for mid November.   | <b>\$15,000</b>                  |
| <b>853</b>         | <b>Aimee Seebeck Hall, Amenities Design</b><br>Scoping works scheduled to commence in November.   | <b>\$10,000</b>                  |
| <b>854</b>         | <b>Knox Community Gardens/Vineyard Pergola Upgrade</b><br>Awaiting direction from Council before commencement.  | <b>\$10,000</b>                  |
| <b>855</b>         | <b>Boronia Road, Wantirna - Footpath</b><br>Works scheduled for November.   | <b>\$25,000</b>                  |
| <b>856</b>         | <b>Boronia Road, Boronia - Footpath Feasibility Study</b><br>Due to commence survey in November.  | <b>\$10,000</b>                  |
| <b>857</b>         | <b>Rollings Road, Upper FTG - Footpath</b><br>Traffic & Transport have undertaken the consultation process with the residents and given commitment to undertake the works prior to the end of 2016.   | <b>\$65,100</b>                  |
| <b>858</b>         | <b>Ferntree Gully Road, Ferntree Gully - Footpath</b><br>Works scheduled for December.  | <b>\$31,500</b>                  |
| <b>859</b>         | <b>Mountain Highway, Wantirna - Footpath 3</b><br>Construction of this pedestrian connection was a condition of the Planning Permit issued for the Wantirna Rise development. The developer will be constructing this path at their cost. Consideration is being given to bringing forward a suitable high priority footpath project. | <b>\$57,750</b>                  |
| <b>860</b>         | <b>Bergins Road, Rowville - Footpath 3</b><br>Construction works scheduled for February 2017. Design to be revised to incorporate shared use width.   | <b>\$125,000</b>                 |
| <b>861</b>         | <b>Beresford Drive/Colchester Road, Boronia - Channelised Right Turn</b><br>Design completed and under review by Traffic & Transport through a Road Safety Audit. Awaiting on outcome of review before finalising plans.  | <b>\$70,000</b>                  |
| <b>862</b>         | <b>Burwood Highway, Wantirna - Shared Path 2 - Design</b><br>Waiting on advice from Traffic & Transport, in consultation with Biodiversity, on preferred alignment of shared use path.  | <b>\$10,000</b>                  |
| <b>863</b>         | <b>Fitzgerald Street, FTG - Streetlights</b><br>A quotation is being sought from AusNet to undertake these works.   | <b>\$45,000</b>                  |



| <b>Project No.</b> | <b>Project Name</b>  | <b>Total Approved Budget</b> |
|--------------------|--|------------------------------|
| <b>864</b>         | <b>Lakeside Boulevard, Rowville - Pedestrian Refuge</b><br>Works scheduled for early December.   | <b>\$15,000</b>              |
| <b>865</b>         | <b>Mountain Highway, Boronia - Footpath Connection 2</b><br>Works scheduled for December.  | <b>\$20,000</b>              |
| <b>866</b>         | <b>Ferntree Gully Village Square - Masterplan Implementation</b><br>Consultant engaged, at Design Development Stage.   | <b>\$100,000</b>             |
| <b>867</b>         | <b>Knox Regional Netball Centre, Ferntree Gully - Masterplan</b><br>Collecting history of site and preparing brief to engage consultants to develop a Landscape Masterplan.  | <b>\$55,000</b>              |
| <b>868</b>         | <b>H V Jones, Ferntree Gully Masterplan Implementation</b><br>Preparing a brief to engage consultants on developing a Masterplan.  | <b>\$45,000</b>              |
| <b>869</b>         | <b>Gilbert Park, Knoxfield - Masterplan Implementation</b><br>Preparing a brief to engage consultants on developing the Masterplan.  | <b>\$30,000</b>              |
| <b>871</b>         | <b>Energy Performance Audit for Community Buildings</b><br>Assessment of Expressions of Interest currently underway with the other partner Councils. Expected to shortlist three respondents to carry out a detailed energy assessment of up to two Knox facilities. | <b>\$120,000</b>             |
| <b>874</b>         | <b>Fulham Road, Rowville Reconstruction - Design</b><br>Geotech investigation and survey completed. Detailed design to commence early in New Year.   | <b>\$30,000</b>              |
| <b>875</b>         | <b>Parkhurst Drive, Knoxfield Reconstruction - Design</b><br>Geotech investigation and survey completed. Detailed design to commence early in New Year.  | <b>\$45,000</b>              |
| <b>876</b>         | <b>Eastgate Court, Wantirna South Reconstruction - Design</b><br>Geotech investigation and survey completed and design underway.   | <b>\$25,000</b>              |
| <b>877</b>         | <b>Rosehill Street, Scoresby Reconstruction - Design</b><br>Geotech investigation and survey completed. Design yet to commence.  | <b>\$25,000</b>              |
| <b>878</b>         | <b>Alma Avenue, Ferntree Gully Reconstruction - Design</b><br>Geotech investigation completed and expect survey to commence in New Year.   | <b>\$25,000</b>              |
| <b>879</b>         | <b>Winwood Drive, Ferntree Gully Reconstruction - Design</b><br>Geotech investigation completed and survey expected to be carried out early in New Year.   | <b>\$25,000</b>              |

| <b>Project No.</b> | <b>Project Name</b>   | <b>Total<br/>Approved Budget</b> |
|--------------------|---|----------------------------------|
| 880                | <b>Helene Court, Boronia Reconstruction - Design</b><br>Geotech investigation and survey completed with detailed design underway.             | <b>\$25,000</b>                  |
| 882                | <b>Knox Regional Football Centre Storage Shed</b><br>Project to provide safe and isolated storage for the Centre's grooming machine and fuel. | <b>\$7,000</b>                   |
|                    |   | <b>Total: \$73,561,876</b>       |

**12. MOTIONS FOR WHICH NOTICE HAS PREVIOUSLY BEEN GIVEN****13. SUPPLEMENTARY ITEMS****14. URGENT BUSINESS****14.1 URGENT BUSINESS****14.2 CALL UP ITEMS****15. QUESTIONS WITHOUT NOTICE**