



# **KNOX CITY COUNCIL**

# **AGENDA**

Ordinary Meeting of Council

To be held at the

Civic Centre

511 Burwood Highway

Wantirna South

On

Tuesday 26 July 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 26 JULY 2016 AT 7.00 P.M.**

**BUSINESS:**

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**2. DECLARATIONS OF CONFLICT OF INTEREST**

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held on Tuesday 28 June 2016*

3.2 *Confirmation of Minutes of Strategic Planning Committee  
Meeting held on Tuesday 12 July 2016*

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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 (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 June to 30 June 2016) be noted.**

**REPORT**

Details of planning applications decided under delegation from 1 June to 30 June 2016 are attached. The applications are summarised as follows:

<b>Application Type</b>		<b>No</b>
Building & Works:	Residential	7
	Other	7
Subdivision		31
Units		18
Tree Removal/Pruning		13
Change of use		6
Single Dwelling		4
Easement		2
Liquor Licence		2
Boundary Realignment		1
Signage		1
<b>TOTAL</b>		<b>92</b>

**Report Prepared By:** *Acting Manager – City Planning & Building  
(Greg Kent)*

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

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

1 June – 30 June 2016

<b>Ward</b>	<b>No/Type</b>	<b>Address</b>	<b>Description</b>	<b>Decision</b>
Baird	2016/6211	8 Rankin Road BORONIA VIC 3155	3 Lot Subdivision (Approved Unit Development)	1/06/2016 Approved
Baird	2016/6204	77 Dorset Road FERNTREE GULLY VIC 3156	2 Lot Subdivision (Approved Unit Development)	1/06/2016 Approved
Baird	2016/9056	47 Valerie Street BORONIA VIC 3155	Removal of one (1) Eucalyptus viminalis	7/06/2016 Approved
Baird	2016/6220	28 Manuka Drive FERNTREE GULLY VIC 3156	2 Lot Subdivision (Approved Unit Site)	7/06/2016 Approved
Baird	2016/6021	1/21 Scoresby Road BAYSWATER VIC 3153	Change of use for a food and drink premises (cafe), alterations and additions, display of signage and alteration of access to a Road Zone Category 1	9/06/2016 Approved
Baird	2016/6059	19 Stonehaven Avenue BORONIA VIC 3155	The construction of four (4) double storey dwellings	9/06/2016 Refused
Baird	2015/6851	17 Catesby Court BORONIA VIC 3155	2 Lot Subdivision (Approved Unit Development)	10/06/2016 Approved
Baird	2015/6980	58 Burke Road FERNTREE GULLY VIC 3156	The construction of a double storey dwelling to the rear of the existing	20/06/2016 Notice of Decision
Baird	2016/6180	2A, 2B, 5B, 6A, 6B, 7A, 7B, 8 & 10/841 Mountain Highway BAYSWATER VIC 3153	Multiple Lot boundary realignment and creation of easements	17/06/2016 Approved
Baird	2015/6823	30 Faraday Street BORONIA VIC 3155	The construction of four double storey dwellings on the land	15/06/2016 Refused
Baird	2016/6285	5 Kenneth Road BAYSWATER VIC 3153	4 Lot Subdivision (Approved Unit Site)	23/06/2016 Approved
Baird	2016/6287	14 Woodvale Road BORONIA VIC 3155	7 Lot Subdivision (Approved Unit Site)	30/06/2016 Approved
Baird	2015/6043	47 Hazelwood Road BORONIA VIC 3155	Development of the land for two (2) double storey dwellings and one (1) single storey dwelling	29/06/2016 Approved

Ward	No/Type	Address	Description	Decision
Baird	2016/9058	12 Ramage Street BAYSWATER VIC 3153	Installation of 55sq mt silo	15/06/2016 Approved
Chandler	2016/6257	395 Forest Road THE BASIN VIC 3154	Construction of outbuilding and installation of 3 shipping containers.	2/06/2016 Approved
Chandler	2016/6135	383 Forest Road THE BASIN VIC 3154	Change of Use (Restricted Recreational Facility) and Reduction in Bicycle Parking	2/06/2016 Approved
Chandler	2016/6322	48 Government Road THE BASIN VIC 3154	Buildings and Works (Deck)	6/06/2016 Approved
Chandler	2016/6053	13 Judith Avenue BORONIA VIC 3155	Alteration & addition to dwelling and construction of a swimming pool	9/06/2016 Approved
Chandler	2016/6214	1/33 Albert Avenue BORONIA VIC 3155	Four Lot Re- Subdivision (Approved Unit Site)	21/06/2016 Approved
Chandler	2016/6344	2 Waratah Avenue THE BASIN VIC 3154	Buildings and Works (Extension to existing residence)	10/06/2016 Approved
Chandler	2016/6029	4-6 Isa Way BORONIA VIC 3155	Second storey office addition and reduction in carparking	15/06/2016 Approved
Chandler	2016/9062	47 Underwood Road BORONIA VIC 3155	Removal of (1) one tree as per inspection by Wolf	21/06/2016 Approved
Chandler	2016/9059	56 Landscape Drive BORONIA VIC 3155	Removal of one (1) Eucalyptus nicholii	10/06/2016 Approved
Chandler	2016/9061	17 Westmere Drive BORONIA VIC 3155	Remove one (1) Corymbia citriodora	22/06/2016 Approved
Chandler	2016/9065	161 Forest Road BORONIA VIC 3155	Removal of (1) one Eucalyptus obliqua	28/06/2016 Approved
Chandler	2016/6318	6 Normleith Grove BORONIA VIC 3155	2 Lot Subdivision (Approved Unit Site)	17/06/2016 Approved
Chandler	2016/6419	21 Leslie Avenue BORONIA VIC 3155	Removal of sixteen (16) dead trees	24/06/2016 Approved
Chandler	2016/6336	290 Dorset Road BORONIA VIC 3155	10 Lot Subdivision (approved apartment building)	30/06/2016 Approved
Chandler	2016/6243	32 Bambury Street BORONIA VIC 3155	5 Lot Subdivision (Approved Unit Site)	21/06/2016 Approved
Chandler	2016/6112	26 Judith Avenue BORONIA VIC 3155	Buildings and works (extension to an existing dwelling)	29/06/2016 Approved
Chandler	2016/6166	4 Alchester Crescent BORONIA VIC 3155	Restaurant and cafe liquor licence	17/06/2016 Approved



Ward	No/Type	Address	Description	Decision
Chandler	2016/6223	14 Kalman Drive BORONIA VIC 3155	Change of Use - Indoor Recreation Facility (Gymnastics)	30/06/2016 Approved
Collier	2015/6943	21 Inchcape Avenue WANTIRNA VIC 3152	The construction of two double storey dwellings	14/06/2016 Approved
Collier	2016/6066	5 Selborne Close WANTIRNA VIC 3152	The construction of two (2) double storey dwellings	10/06/2016 Notice of Decision
Collier	2016/6085	TRD798 66 Mountain Highway WANTIRNA VIC 3152	To vest tree reserve no 1 on LP216295 in Knox City Council and creation of a Sewerage Easement	10/06/2016 Notice of Decision
Collier	2016/6252	28 Mint Street WANTIRNA VIC 3152	2 Lot Subdivision (Approved Unit Site)	15/06/2016 Approved
Dinsdale	2016/6272	Knox Ozone (MASTER) 509 Burwood Highway WANTIRNA SOUTH VIC 3152	Buildings & works and change of use - child care centre	9/06/2016 Approved
Dinsdale	2016/6130	585 Burwood Highway KNOXFIELD VIC 3180	Buildings and Works (mezzanine floor addition), car parking reduction and alteration to the access of a Category 1 road	9/06/2016 Approved
Dinsdale	2016/6251	42 Mareeba Crescent BAYSWATER VIC 3153	2 Lot Subdivision (Approved Unit Site)	15/06/2016 Approved
Dinsdale	2016/6345	4 Dillon Court BAYSWATER VIC 3153	2 Lot Subdivision (Approved Unit Site)	17/06/2016 Approved
Dinsdale	2015/6971	4 Monaro Close WANTIRNA SOUTH VIC 3152	The construction of two double storey dwellings	24/06/2016 Notice of Decision
Dinsdale	2015/6934	57 Kanooka Road WANTIRNA SOUTH VIC 3152	The construction of two (2) double storey dwellings on the land	17/06/2016 Approved
Dinsdale	2016/6052	16 Suffolk Street WANTIRNA SOUTH VIC 3152	The construction of two (2) single storey dwellings on the land	21/06/2016 Notice of Decision
Dinsdale	2016/6291	722 Mountain Highway BAYSWATER VIC 3153	Use the land for the sale and consumption of liquor (cafe to a restaurant license) in association with the existing restaurant.	29/06/2016 Approved

Ward	No/Type	Address	Description	Decision
Dinsdale	2016/6297	99 Stud Road BAYSWATER VIC 3153	2 Lot Subdivision (Unit Site)	16/06/2016 Approved
Dinsdale	2016/6306	7 Pach Road WANTIRNA SOUTH VIC 3152	7 Lot Subdivision (Approved Unit Site)	30/06/2016 Approved
Dinsdale	2016/6224	1/5 Wadhurst Drive BORONIA VIC 3155	Change of Use - Dog training and dog daycare facility	23/06/2016 Notice of Decision
Dinsdale	2016/6367	684 Mountain Highway BAYSWATER VIC 3153	Construction of a metal shelter attached to existing building.	23/06/2016 Approved
Dinsdale	2016/9060	2/40 Orchard Road BAYSWATER VIC 3153	Construct a shed	24/06/2016 Approved
Dobson	2016/9055	77 Finmere Crescent UPPER FERNTREE GULLY VIC 3156	Pruning of 1 tree	1/06/2016 Approved
Dobson	2016/6379	39 St Elmo Avenue FERNTREE GULLY VIC 3156	Removal of four indigenous trees	7/06/2016 Approved
Dobson	2016/6268	34 Cornhill Street FERNTREE GULLY VIC 3156	2 Lot Subdivision (Approved Unit Site)	8/06/2016 Approved
Dobson	2016/6177	25 Rosewood Boulevard LYSTERFIELD VIC 3156	Buildings and works (construction of a verandah, carport and shed) and removal of vegetation	6/06/2016 Approved
Dobson	2016/9057	1164 Burwood Highway UPPER FERNTREE GULLY VIC 3156	Removal of one (1) Eucalyptus botryoides (Southern Mahogany Gum)	10/06/2016 Approved
Dobson	2016/6115	8 Parkview Drive FERNTREE GULLY VIC 3156	Buildings and works (construction of a dwelling), fence and associated vegetation removal	9/06/2016 Approved
Dobson	2016/6315	89 Mountain Gate Drive FERNTREE GULLY VIC 3156	2 Lot Subdivision (Approved unit site)	10/06/2016 Approved
Dobson	2016/6040	10 Arbor Avenue FERNTREE GULLY VIC 3156	The construction of a double storey dwelling on the land	14/06/2016 Approved
Dobson	2016/6289	3 Walbundry Avenue FERNTREE GULLY VIC 3156	Buildings and Works (Three (3) storey dwelling) and removal of native vegetation	21/06/2016 Approved
Dobson	2016/6222	33 Waters Avenue UPPER FERNTREE GULLY VIC 3156	Construction of a single dwelling on the land	29/06/2016 Approved

Ward	No/Type	Address	Description	Decision
Dobson	2016/6415	31 Winwood Drive FERNTREE GULLY VIC 3156	Tree removal and pruning	21/06/2016 Approved
Dobson	2016/6405	45 Francis Crescent FERNTREE GULLY VIC 3156	Removal & pruning of trees	21/06/2016 Approved
Dobson	2016/6105	10 Mount Vlastic Drive LYSTERFIELD VIC 3156	Use and construction of a dwelling	27/06/2016 Approved
Dobson	2016/6337	1/2 Flynn Street FERNTREE GULLY VIC 3156	Buildings and Works (Garage)	29/06/2016 Approved
Friberg	2015/6910	13-15 Kathryn Road KNOXFIELD VIC 3180	Variation of Easement	10/06/2016 Approved
Friberg	2016/6282	6 Lindfield Court KNOXFIELD VIC 3180	2 Lot Subdivision (Approved Unit Site)	10/06/2016 Approved
Friberg	2016/6160	484 Scoresby Road FERNTREE GULLY VIC 3156	2 Lot Subdivision (Approved Unit Development)	15/06/2016 Approved
Friberg	2015/6891	21 Conn Street FERNTREE GULLY VIC 3156	The construction of four (4) double storey dwellings on the land	14/06/2016 Refused
Friberg	2016/6281	4/70 Rushdale Street KNOXFIELD VIC 3180	Change of Use - Indoor Recreational Facility (Personal Training Studio)	20/06/2016 Approved
Friberg	2016/6317	26 David Street KNOXFIELD VIC 3180	2 Lot Subdivision (Approved Unit Site)	16/06/2016 Approved
Friberg	2016/6196	9 Ophelia Street FERNTREE GULLY VIC 3156	The construction of two (2) double storey dwellings on the land	23/06/2016 Approved
Friberg	2016/6178	12 Ross Street FERNTREE GULLY VIC 3156	The construction of a double storey dwelling to the rear of the existing dwelling	29/06/2016 Approved
Friberg	2015/6764	44 Conn Street FERNTREE GULLY VIC 3156	The construction of four (4) double storey dwellings	23/06/2016 Approved
Friberg	2016/6258	Bal of Land 17 Thomas Street FERNTREE GULLY VIC 3156	Buildings and works for an office associated with a Bus Depot and a reduction in the car parking requirements	17/06/2016 Approved
Scott	2016/6401	2 Carrabin Court KNOXFIELD VIC 3180	Removal of 5 Eucalyptus trees (4 x Eucalyptus radiata, 1 x Eucalyptus cephalocarpa)	9/06/2016 Approved

Ward	No/Type	Address	Description	Decision
Scott	2016/6080	2 Azalea Court KNOXFIELD VIC 3180	The construction of a double storey dwelling to the side of the existing dwelling, including alterations to the existing dwelling	17/06/2016 Approved
Scott	2016/9063	56 Norma Crescent KNOXFIELD VIC 3180	Remove one (1) Eucalyptus pseudoglobulus	27/06/2016 Approved
Scott	2016/6280	16 Kent Street KNOXFIELD VIC 3180	3 Lot Subdivision (Approved Unit Site)	28/06/2016 Approved
Taylor	2016/6310	284 Dandelion Drive ROWVILLE VIC 3178	2 Lot Subdivision (Approved Unit Site)	10/06/2016 Approved
Taylor	2016/6249	163 Dandelion Drive ROWVILLE VIC 3178	2 Lot Subdivision (Approved Unit Site)	15/06/2016 Approved
Taylor	2016/6212	5-7 Gearon Avenue ROWVILLE VIC 3178	8 Lot Subdivision (Approved Unit Development)	20/06/2016 Approved
Taylor	2015/6957	16 Snowgum Close ROWVILLE VIC 3178	The construction of a double storey dwelling to the rear of the existing dwelling	29/06/2016 Notice of Decision
Tirhatuan	2016/6228	135 Berrabri Drive SCORESBY VIC 3179	2 Lot Subdivision (Approved Unit Site)	7/06/2016 Approved
Tirhatuan	2016/6267	2 Benedikt Court SCORESBY VIC 3179	The development of the land for two (2) single storey dwellings	9/06/2016 Approved
Tirhatuan	2016/6296	22 Deschamp Crescent ROWVILLE VIC 3178	2 Lot Subdivision (Approved Unit Site)	10/06/2016 Approved
Tirhatuan	2015/6516	3 Ingrid Street SCORESBY VIC 3179	2 Lot Subdivision	17/06/2016 Approved
Tirhatuan	2015/6662	12 The Fairway ROWVILLE VIC 3178	2 lot Subdivision	10/06/2016 Approved
Tirhatuan	2016/6213	42 Seebeck Road ROWVILLE VIC 3178	3 Lot Subdivision (Approved Unit Development)	15/06/2016 Approved
Tirhatuan	2016/9043	12 Mississippi Close ROWVILLE VIC 3178	2 Lot Subdivision	30/06/2016 Approved
Tirhatuan	2015/6962	2/1464 Ferntree Gully Road KNOXFIELD VIC 3180	89 Lot Staged Subdivision (Approved Development)	30/06/2016 Approved
Tirhatuan	2016/6263	954 Stud Road ROWVILLE VIC 3178	Alteration to existing signage to include electronic signage	16/06/2016 Approved

<b>Ward</b>	<b>No/Type</b>	<b>Address</b>	<b>Description</b>	<b>Decision</b>
Tirhatuan	2015/6942	10 Third Avenue ROWVILLE VIC 3178	The construction of a single storey dwelling to the rear of the existing dwelling	23/06/2016 Approved
Tirhatuan	2016/6011	12 Gilligans Court ROWVILLE VIC 3178	The construction of three (3) double storey dwellings on the land	24/06/2016 Notice of Decision

**Total:** 92

**BAIRD WARD**

**6.2 APPLICATION FOR USE AND DEVELOPMENT OF THE LAND FOR A CHILD CARE CENTRE (EXTEND THE EXISTING CHILD CARE CENTRE LOCATED AT 172 BORONIA ROAD) AND A REDUCTION IN THE CAR PARKING REQUIREMENTS AT 172 BORONIA ROAD AND 2 PINE CRESCENT, BORONIA, (Application No. P/2015/6935)**

**1. SUMMARY:**

<b>Land:</b>	2 Pine Crescent & 172 Boronia Road, Boronia
<b>Applicant:</b>	Nigel R Jenkins Pty Ltd
<b>Proposed Development:</b>	Use and develop the land for a child care centre (extend the existing child care centre located at No. 172 Boronia Road) and a reduction in the car parking requirements
<b>Existing Land Use:</b>	Residential / Existing Child Care Centre
<b>Zoning:</b>	General Residential Zone – Schedule 4 Mixed Use Zone
<b>Overlays:</b>	Design and Development Overlay – Schedule 7
<b>Local Policy:</b>	Municipal Strategic Statement (MSS) Clause 21.07 (Economic Development)
<b>Application Received:</b>	15 December 2015
<b>Objections:</b>	10 objections, 1 supporter
<b>PCC Meeting:</b>	None

**Assessment:**

*It is considered that the extension to the existing Child Care Centre is appropriate in the context of the Boronia Activity Centre and the applicable State and Local Planning Policies.*

*The site is a large land parcel well placed within the Boronia activity centre that is adjacent to non-residential uses and has a frontage to Boronia Road. These locational advantages make this site ideal to accommodate a large child care facility that will service the Boronia community.*

*Furthermore, subject to conditions, there is sufficient car parking on site to meet the needs of parents and staff without compromising the on-street car parking network and traffic flow in Pine Crescent.*

*Accordingly, it is recommended that Council issue a Notice of Decision to Grant a Planning Permit, subject to the included conditions.*

## 6.2 172 Boronia Road and 2 Pine Crescent, Boronia (cont'd)

### **2. BACKGROUND**

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

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

- The subject site comprises of two (2) allotments located on the corner of Boronia Road and Pine Crescent, Boronia.
- The land at 172 Boronia Road Boronia is currently used as a Child Care Centre (Top Kids) which caters for 110 children.
- The Child Care Centre is accessed via Pine Crescent and has fourteen (14) on-site car parking spaces.
- The land at 2 Pine Crescent Boronia is currently occupied by a single storey dwelling.
- The site is located within the Boronia Activity Centre and approximately 400m from the Boronia Train Station.
- The adjoining properties to the west and south are residential and the property to the west, at No. 178 Boronia Road is occupied by a single storey office complex.

#### **2.2 Permit History**

Planning Permit P/2005/6550 was issued on the 29 November 2005 to use 172 Boronia Road, Boronia for a Child Care Centre and associated buildings and works.

#### **2.3 The Proposal**

(Refer to attached plans at Appendix B)

It is proposed to extend the existing child care centre at 172 Boronia Road to the adjoining property at 2 Pine Crescent.

The existing building at 172 Boronia Road would be retained and a new single storey building constructed at 2 Pine Crescent. The two buildings would be connected by a covered walkway, with the car parking area situated between the buildings.

A total of twenty three (23) car parking spaces would be provided, with eight (8) car parking spaces being tandem spaces.

The new building is located adjacent to the southern side boundary of the site, with new outdoor play areas to be located in the front setback of Pine Crescent and adjacent to the western side boundary.

## 6.2 172 Boronia Road and 2 Pine Crescent, Boronia (cont'd)

The Child Care Centre is to operate as follows:

- The Centre would care for one hundred and seventy six (176) children at any one time. An increase of sixty six (66) children.
- Thirty one (31) staff will be required at the centre during peak periods.
- The centre will operate between 7.00am to 6.30pm Monday to Friday.

### 3. CONSULTATION

#### 3.1 Advertising

The application was advertised by way of mail notices to adjoining and nearby property owners and occupiers, and a notice was erected on the site. Council received one (1) letter of support and ten (10) objections to the proposal. The primary concerns expressed can be summarised as follows:

#### Car parking and Traffic flow in Pine Crescent

- *It is recognised that Pine Crescent experiences a high volume of traffic, particularly during peak commuter hours and on-street car parking is reasonably well utilised. Surveys indicate that in the morning the on-street carparking has an occupancy rate of 30% while in the evening occupancy increases to 79%.*
- *However, Council Officers are satisfied that the car parking arrangements on-site are sufficient to cater for the Centre with minimal reliance on on-street parking.*
- *With regard to traffic flow, the existing road width of Pine Crescent is considered sufficient to allow for on-street car parking without compromising the safe operation of the road.*

#### Noise from Waste Collection

- *A Waste Management Plan is recommended to be required by permit condition. This would ensure that bins are required to be collected during times that accord with Council's own waste contract requirements which are between the hours of 6:00am and 6:00pm, Monday to Friday, on arterial roads as nominated by Council, or between 6:30am and 6:00pm, Monday to Friday, on all other roads.*

#### Compliance with Department of Education and Training regulations for Child Care

- *Child Care regulations are not regulated by the Planning Scheme and separate approvals will be required to be obtained by the applicant. Nevertheless, the applicant has indicated that the plans have been designed to meet state and national requirements of open space and play areas.*



## 6.2 172 Boronia Road and 2 Pine Crescent, Boronia (cont'd)

### 3.2 Referrals

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

#### Traffic Engineer

- *Council's Traffic Engineer advised of no objection to the application subject to a number of changes to the layout and allocation of car parking on the site. This is discussed in Section 4.3 of this report.*

#### Drainage Engineer

- *No objection. Standard conditions to be included on any permit issued.*

#### Arborist

- *Council's Arborist requested that the Cedrus deodara within the front setback of No. 2 Pine Cres be retained as it is a significant tree in the streetscape. No neighbour's vegetation will be affected on the boundaries.*

#### Health

- *No objection. Standard amenity conditions to be included on any permit issued.*

#### VicRoads

- *No objection. No conditions.*

## **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**

##### Mixed Use Zone

Part of the subject site (172 Boronia Road) is zoned Mixed Use Zone of the Knox Planning Scheme. The purpose of which is to provide for residential, commercial, industrial and other uses which complement the mixed-use function of the locality, to provide for housing at higher densities and to encourage development that responds to the existing or preferred neighbourhood character of the area.

## 6.2 172 Boronia Road and 2 Pine Crescent, Boronia (cont'd)

- *Pursuant to Clause 32.04 (Mixed Use Zone) a permit is required to use and develop the land for a Child Care Centre. The buildings constructed on a lot that abuts land which is in a General Residential Zone (such as this lot) must meet the requirements of Clauses 55.04-1 (Side and Rear Setbacks), 55.04-2 (Walls on Boundary), 55.04-3 (Daylight to Existing Windows), 55.04-5 (Overshadowing) and 55.04-6 (Overlooking) along that boundary.*
- *The proposed expansion to the child care centre is considered appropriate in this location. The expansion will support the ongoing use of the site for an important community infrastructure within the Activity Centre.*
- *Furthermore, the new building can be comfortably accommodated on this large site without any detriment to the neighbouring residential properties.*

### General Residential Zone – Schedule 4

Part of the subject site (2 Pine Crescent) is zoned General Residential Zone – Schedule 4 of the Knox Planning Scheme. The purpose of which is to provide for residential development at a range of densities with a variety of dwellings to meet the housing needs of all households, encourage residential development that respects the neighbourhood character and to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

- *Pursuant to Clause 32.08 (General Residential Zone) a permit is required use and develop the land for a Child Care Centre.*

The decision guidelines at Clause 32.08-10 of the Zone assist in determining whether the proposed child care would be appropriate for this site. The decision guidelines include:

### Use

- *The purpose of the General Residential Zone is not simply to provide for residential use and development. It also provides for various non-residential uses to be located within it. It also recognises that there is a range of non-residential uses that provide services that should be highly accessible and proximate to residential communities.*

## 6.2 172 Boronia Road and 2 Pine Crescent, Boronia (cont'd)

- *The site is well suited to a Child Care Centre. The existing Centre has serviced the local community on part of the site for more than 10 years successfully with no Council record of neighbourhood complaints. The Centre benefits from its location and size within the Activity Centre, adjacent to other similar non-residential land uses, with a direct frontage to a large arterial road, being Boronia Road.*
- *Given the locational advantages of this site, the Centre's expansion to the adjacent lot orientated to Pine Crescent is appropriate.*
- *Nevertheless, this is a large Child Care Centre with some residential neighbours. However, this is a well planned expansion that has been designed to consider potential impacts on the neighbours.*
- *The new building is designed to back onto the southern side boundary (the site's residential interface) with the outdoor play areas and car parking located centrally on the site to buffer adjacent residential properties from noise and light spill.*
- *Traffic and Car parking concerns are discussed at Section 4.3 of this report.*

### Built Form

- *The residential area to the south is within the Boronia Activity Centre and designated for a high degree of housing change with development (and recent approvals) in the immediate area typically consisting of town houses and apartment buildings.*
- *The proposed built form acceptably reflects the existing residential form within Pine Crescent and would complement the existing child care centre.*
- *The building will have a single storey pitched form, with the building being designed to back onto the southern side boundary. The proposed centre is a low scale building with side and rear setbacks reflective of typically residential housing stock.*
- *While the large front setback is somewhat inconsistent with the adjacent properties, it is a reasonable design response to orientate this low scale building away from the sensitive residential interface and locate play areas for the children with the front setback, adjacent to a less sensitive interface.*
- *Furthermore, the front setback to Pine Crescent offers an opportunity to provide generous landscaping to soften the car park within the streetscape.*

## 6.2 172 Boronia Road and 2 Pine Crescent, Boronia (cont'd)

- *On this basis it is considered that the architectural built form for the Centre can be absorbed within this residential context without detracting significantly from the existing and emerging streetscape character.*

### Car parking & Access

- *The proposal will generate an additional 52 vehicle trips during commuter peak hours, with traffic generation limited predominately to Boronia Road and Pine Crescent.*
- *Given that Boronia Road carries several thousand vehicles each day. This is relatively small increase in vehicle movements for Boronia Road/Pine Crescent intersection.*
- *Consequently, it is considered that the amount of extra traffic generated by this proposal can be comfortably accommodated in the road network.*
- *VicRoads and Council Traffic Engineer's have raised no concerns with the traffic generated by the proposal.*
- *The adequacy of the car parking and its impact on the traffic flow in Pine Crescent is assessed below at Section 4.3 of this report.*

### Waste

- *While it is recognised that the road width does present challenges for waste collection trucks, this is an existing condition in the street.*
- *Given the size of the site there is sufficient area for small waste collection vehicles to enter and collect refuse from the site.*
- *It is recommended that conditions be included on any permit issued requiring that a Waste Management Plan be prepared and submitted to Council outlining the location for bin storage and collection.*
- *Furthermore it is recommended that conditions be included to ensure bin areas are screened from view and maintained to ensure that facilities are kept free from any offensive odour.*

## 6.2 172 Boronia Road and 2 Pine Crescent, Boronia (cont'd)

### 4.1.2 Overlays

#### Design & Development Overlay 7

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 carry out works.

To achieve the design objectives in the Overlay, any proposed development must meet the requirements, including preferred and mandatory building heights, design standards, materials and colours, landscape design and signage.

- *The new building is well designed and will generally achieve the design objectives for the Boronia Activity Centre. The building in terms of height fits comfortably within the maximum 9m permitted in this location and the design complements the commercial building that exists on the site.*
- *The new building also contributes to achieving an ecologically sustainable Boronia, making efficient use of the site to providing a community facility within proximity to public transport infrastructure. Importantly the applicant has committed to achieving Council's best practice sustainable design principles and it is recommended that a comprehensive Sustainable Design Assessment be required as part of permit conditions.*
- *The proposal seeks to enclose part of the Pine Crescent frontage with a picket fence with a height of between 1.8m and 2m. The fence would essentially enclose the new play area. While less than ideal, utilising the front setback to Pine Crescent as a play area makes efficient use of the site, and directs noise spill away from residential neighbours. There is scope to reduce the length of the high fencing along the frontage and conditions are recommended to reduce the picket fence to the extent of the play area.*
- *In terms of the on-site landscaping, the applicant proposes to remove a large Cedrus deodara within the setback to Pine Crescent as the falling limbs and pine cones represent a risk within the children's play area. Despite this being a significant tree in the streetscape, it is not a tree that is protected by the planning scheme or any local law. Therefore, there is limited scope to require the trees retention. However, it is recommended that the front setback be replanted with indigenous canopy trees.*

## 6.2 172 Boronia Road and 2 Pine Crescent, Boronia (cont'd)

### 4.2 Policy Consideration

#### 4.2.1 State Planning Policy Framework (SPPF)

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 – Ensure all new land, land use and development appropriately responds to its landscape, valued built form and cultural context, and protects places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.

Clause 17 Economic Development and Clause 17.01-1 (Business) - encourages 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.

- *Facilities like childcare centres are a form of community facility and social infrastructure. It is appropriate that they be provided for in urban areas and in particular this location, within the Boronia Activity Centre with good access available to a major arterial road, in Boronia Road.*

#### 4.2.2 Local Planning Policy Framework

Clause 21 – Municipal Strategic Statement (MSS). The City of Knox plays an important role in the economic prosperity of Melbourne's south-east with a strong business base and reputation as a high employment generator. Council's Municipal Strategic Statement aims to facilitate and maintain local employment by maintaining and increasing employment opportunities in the municipality. It also seeks to ensure sufficient land is set aside for industrial and production uses and consolidate retail activities into the nominated Activity Centres.

#### Clause 21.07-2 Economic Development Objectives and Strategies

Objective 9 relates to non residential uses in residential areas, and has the following strategies:

Objective 9 (Non residential uses in residential areas) - To allow non-residential uses in residential areas which provide services to the community without significant detriment to residential amenity.

## 6.2 172 Boronia Road and 2 Pine Crescent, Boronia (cont'd)

Locate non-residential uses on declared arterial, link or collector roads carrying a minimum of 3,000 vehicles per day on the periphery of retail activity centres or major community facilities.

- *Boronia Road is a declared arterial road that carries approximately 14,000 vehicles per day.*

Locate uses which intend to be open late at night near other compatible late night uses.

- *The Centre would operate 7.00am to 6.30pm. These hours are not considered excessive for this location.*

New development is to be similar in character, size, setback and height to the development in the surrounding neighbourhood.

- *The proposed centre is a low scale building with side and rear setbacks reflective of typical residential housing stock. The building will have a single storey pitched form.*

New development is to harmonise with the surrounding area through its use of materials, colours and landscaping.

- *The new building has a low site coverage and generous areas available for landscaping. The building is to be constructed of face brick with a muted, dark tiled roof. Accent colours of red, blue, yellow and green are used throughout the new building and fence. This will essentially replace the materials and colouring of the existing Centre building on the site and will fit comfortably in the context.*

Limit signage to identification purposes and traffic management only.

- *No new signage is proposed.*

Support the expansion of existing non-residential activities so long as amenity is not detrimentally affected

- *The Centre's expansion has been designed to consider potential impacts on the neighbours. The new building is designed to back onto the southern side boundary (the sites residential interface) with the outdoor play areas and car parking located centrally on the site to buffer adjacent residential properties from noise and light spill.*
- *Key concerns raised by residents are in relation to car parking and traffic generation. This is discussed at Section 4.3 of this report.*

## 6.2 172 Boronia Road and 2 Pine Crescent, Boronia (cont'd)

Design developments to minimise any intrusion to residential amenity in terms of overlooking, overshadowing and excessive noise.

- *The built form will not be detrimental to the amenity of the adjoining residential zone, and meets the objectives of Clause 55 for side and rear setbacks, walls on boundary, daylight to existing windows, overshadowing and overlooking. A full assessment against the relevant provision of Clause 55 is provided at Section 4.3 of this report.*

### 4.3 Particular Provisions

#### Clause 52.06 Car Parking

A ten (10) space car parking reduction for the existing Child Care Centre was approved under Planning Permit P2005/6550.

Pursuant to Clause 52.06-5 the proposal to increase the child care centre numbers by sixty six (66) children requires fourteen (14) additional spaces to be provided on the site (0.22 spaces to each child).

It is proposed to provide twenty three (23) spaces on the site for the expanded centre (nine (9) additional spaces on the site).

Therefore, pursuant to Clause 52.06-5 of the Scheme the proposal seeks an additional five (5) space reduction.

- *In support of the proposal the applicant has provided a Car Parking Demand Assessment, prepared by Traffix Group which included a detailed car parking survey of the surrounding area, an analysis of the existing car parking demands for the Centre and review of the staffing rosters for the Centre.*
- *In summary Traffix Group concluded that a reduction of the requirements was acceptable for the following reasons:*
  - *Based on an analysis of the current operations of the Centre, rather than relying on the statistical rate in the Scheme, the Centre has a maximum demand for twenty five (25) spaces.*
  - *Survey data collected reveals that there would be sufficient capacity in Pine Crescent to accommodate the two (2) overflow parking spaces during peak times.*
  - *At present the existing on-site parking for the Centre is underutilised, with the majority of staff currently parking on-street.*
- *Council Traffic Engineer's initially raised concern with the parking arrangements for staff, noting that the street was relatively busy due to it being a collector road for a large residential pocket in the Activity Centre.*



**6.2 172 Boronia Road and 2 Pine Crescent, Boronia (cont'd)**

- *This is also reflected in the large number of objections received from residents in relation to parking and traffic flow in the area.*
- *It is recognised that Child Care Centres have two separate and distinct car parking needs, being staff and parents. Due to the nature of the parking activities, staff parking typically has a more significant impact on the on-street parking network as they are likely to be long stay parkers.*
- *Council Traffic Engineer's took a more conservative analysis of the Centre operations and advised that the peak demand for car parking would be twenty seven (27) spaces. Resulting in an overflow of four (4) spaces in the street.*
- *Having established the on-street car parking needs for the Centre, given the low occupancy rates in the morning and afternoon in Pine Crescent, Council Officers accept that an additional four (4) cars parked on the street would not be unreasonable.*
- *However, this position is predicated on the requirement that staff and parents utilise the car parking on the site.*
- *It is understood that to date, staff from the Centre have been actively encouraged to park on the street, with the existing car parking on-site being significantly underutilised.*
- *A change in the management practices of the Centre is therefore fundamental to ensuring that safe operation of Pine Crescent is maintained and that there is sufficient on-street car parking to service residents and adjoining businesses.*
- *To address staff parking practices, the application nominates that the eight (8) tandem spaces will be line marked for staff, while four (4) spaces will be line marked and signed as 'express' 15 minute parent parking, with the remaining eleven (11) spaces being shared between parents and staff.*
- *Council's Traffic Engineers have advised they are generally comfortable with this approach, subject to conditions requiring that a minimum of ten (10) spaces on the site set aside for staff to improve staff utilisation of the car park.*
- *Furthermore, it has been recommended that the applicant be required to provide a Car Parking Management Plan that address management strategies for staff and parent parking, operation and procedures for the tandem spaces, signage, enforcement and complaints procedures.*

## 6.2 172 Boronia Road and 2 Pine Crescent, Boronia (cont'd)

- *Minor changes to the car parking layout have also been recommended to ensure that the layout of car park meets the Design Standard for Car parking and that the car park is functional and safe.*
- *In light of the above, it is considered that subject to the inclusion of these operational conditions, the car parking reduction proposed by the Centre can be accommodated in Pine Crescent, without unreasonably compromising the on-street parking network or traffic flow in Pine Crescent.*

### Clause 52.29 Land Adjacent to a Road Zone Category 1

The purpose of Clause 52.29 is to ensure appropriate access to identified roads.

- *No new access is proposed to Boronia Road and VicRoads has advised of no objection to the Centre's expansion and has not requested any conditions to be included.*

### Clause 55 (ResCode)

Pursuant to Clause 32.08-6 of the Scheme the ResCode provisions do not apply to buildings and works associated with a Child Care Centre. However, an assessment against the provisions Clause 55 of the Knox Planning Scheme highlight that the proposed built form is generally consistent with the neighbourhood character of Pine Crescent and would provide a reasonable level of amenity for adjoining residential properties. An assessment of the key criteria; including any areas of non compliance are considered below:

#### Site Layout and Building Massing

- B6 Street Setback – *Complies.*
- B7 Building Height – *Complies.*
- B8 Site Coverage – *Complies.*
- B9 Permeability – *Complies.*

#### Amenity Impacts

- B17 Side and rear setbacks – *Complies.*
- B18 Walls on boundaries – *Minor variation. The average height of the wall along the southern boundary is 3.31m. As noted, below this should be reduced to 3.2m.*
- B19 & 20 Daylight to existing windows/north facing windows – *Complies.*

## 6.2 172 Boronia Road and 2 Pine Crescent, Boronia (cont'd)

- B21 Overshadowing open space – *Can comply. Minor variation sought in relation the private open space of No. 2/4 Pine Crescent. The shadows cast by the wall on the boundary partially extend beyond the fence line. Reducing the average height to 3.2m should reduce the shadow to be within the confines of the shadows cast by the fence line.*
- B22 Overlooking – *Can Comply. The elevated play area adjacent to the garage and private open space of No.1 / 4 Pine Crescent may create some overlooking. It is recommended that this be screened to provide some protection for residents.*

### 4.4 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:

- *It is considered that the extension to the existing Child Care Centre is appropriate in the context of the Boronia Activity Centre and is supported by the applicable State and Local Planning Policies, the Mixed Use Zone and the General Residential Zone.*
- *The site is a large land parcel well placed within the Boronia Activity centre that is adjacent to non-residential uses and has access to Boronia Road. These locational advantages make this site ideal to accommodate a large child care facility and that will service the Boronia community.*
- *The design of the new building and the layout of the Centre will ensure that the use would not unreasonably impact on the amenity of adjoining residential dwellings.*
- *Subject to conditions, there is sufficient car parking on site to meet the needs of parents and staff without compromising the on-street car parking network and traffic flow in Pine Crescent.*

## 6. CONFIDENTIALITY

There are no confidentiality issues associated with this report.

**6.2 172 Boronia Road and 2 Pine Crescent, Boronia (cont'd)****RECOMMENDATION**

That Council issue a Notice of Decision to Grant a Planning Permit to develop the land for a child care centre and a reduction in the car parking requirements at 172 Boronia Road and 2 Pine Crescent, Boronia, subject to the following conditions:

1. Before the use and/or development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
  - 1.1 The height of the store and equipment wall located on the southern side boundary reduced to have an average wall height of 3.2m above natural ground level.
  - 1.2 The provision of a 1.7m high privacy screen provided to the masonry blade wall within the passive activities area to protect No. 1/4 Pine Crescent from overlooking from the terrace.
  - 1.3 A 2.0m high lapped paling fencing provided to west boundary of No. 2 Pine Crescent (shared with No. 1 Tulip Crescent).
  - 1.4 The new 2m high picket fence reduced in length so that it encloses only the play area within the front setback of Pine Crescent. Fencing enclosing the car parking must be open metal fencing to match the sliding gate.
  - 1.5 A minimum of ten (10) staff car parking spaces nominated in the car parking area.
  - 1.6 A Sustainable Design Assessment in accordance with Condition 23.
  - 1.7 A Construction Management Plan in accordance with Condition 20.
  - 1.8 A Car Parking Management Plan in accordance with Condition 15.
  - 1.9 A Waste Management Plan in accordance with Condition 12.
  - 1.10 Drainage plans in accordance with Condition 8.
  - 1.11 Landscape plans in accordance with Condition 9.

**General**

2. The use and development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

**Child Care Centre Operation Conditions**

3. The child care centre must only operate between 7am and 6.30pm, Monday to Friday.

**6.2 172 Boronia Road and 2 Pine Crescent, Boronia (cont'd)****Recommendation (cont'd)**

- 4. No more than one hundred and seventy six (176) children shall be cared for within the child care centre at any one time.**
- 5. The loading and unloading of goods to and from vehicles must only be carried out on the land and occur between the hours of:**
  - Monday to Friday: 6.30am and 7.00pm**
- 6. All bins and receptacles used for the storage and collection of garbage, bottles and other solid waste must, to the satisfaction of the Responsible Authority be kept in a storage area screened from view, in a clean and tidy condition and free from any offensive odour.**
- 7. Noise, light, and odour emanating from the subject land must comply with Environment Protection Authority regulations regarding noise to the satisfaction of the Responsible Authority.**

**Drainage**

- 8. 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:**
  - 8.1 All stormwater drainage discharge from the site connected to a legal point of discharge.**
  - 8.2 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.**
  - 8.3 The on-site detention system to be installed in a suitable location for easy access and maintenance.**
  - 8.4 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.**
  - 8.5 All levels to be to AHD (Australian Height Datum).**

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

**Landscaping**

- 9. 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 landscaping plan must be generally in accordance with the landscaping concept plan shown on ground floor plan for the development prepared by John Patrick Pty Ltd. The plan must show:**

**6.2 172 Boronia Road and 2 Pine Crescent, Boronia (cont'd)****Recommendation (cont'd)**

- 9.1 A survey (including botanical names, height and width) of all existing vegetation to be retained and / or removed.**
- 9.2 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).**
- 9.3 Buildings and trees (including botanical names, height and width) on neighbouring properties within three metres of the boundary.**
- 9.4 Details of the surface finishes of pathways and driveways.**
- 9.5 Details and location of all existing and proposed services including above and below ground lines, cables and pipes.**
- 9.6 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.**
- 9.7 Landscaping and planting within all open areas.**
- 10. 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.**
- 11. 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.**

**Waste Management**

- 12. Prior to the commencement of any buildings or works, a Waste Management Plan for the development must be prepared and 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 include but is not limited to:**
  - 12.1 The manner in which waste will be stored and collected including: type, size and number of containers.**
  - 12.2 Spatial provision for on-site storage.**
  - 12.3 The size of the collection vehicle and the frequency, time and point of collection.****To the satisfaction of the Responsible Authority.**
- 13. Garbage and recyclables storage and collection must be undertaken in accordance with the approved plan/documentation, and must be undertaken by a private contractor, to the satisfaction of the Responsible Authority.**

**6.2 172 Boronia Road and 2 Pine Crescent, Boronia (cont'd)****Recommendation (cont'd)****Traffic Management**

14. A minimum of ten (10) staff car parking spaces must be available at all times.
15. Before the plans are endorsed, a Car Parking Management plan must be prepared by an appropriately qualified traffic consultant must be submitted to and approved by the Responsible Authority. When approved, the document will be endorsed and form part of this permit. The car parking management plan must address, but is not necessarily limited to, all of the following:
  - 15.1 Allocation of car parking;
  - 15.2 Signage for parking spaces;
  - 15.3 Line marking of parking spaces; and
  - 15.4 An operational manual that details staff policies for car parking, procedures for the management of tandem and express car parking spaces and complaints handling procedures.

To the satisfaction of the Responsible Authority.

16. The car parking management plan must be implemented to the satisfaction of the Responsible Authority. No alterations may be made without the prior written approval of the Responsible Authority.
17. Parking areas and driveways must be kept available and maintained for these purposes at all times to the satisfaction of the Responsible Authority.

**Car Parking & Accessways**

18. Before the building is occupied, driveways and car parking areas must be:
  - 18.1 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
  - 18.2 Formed to such levels and drained so that they can be used in accordance with the approved plan; and
  - 18.3 Treated with an all-weather seal or some other durable surface; and
  - 18.4 Line-marked or provided with some other adequate means of showing the car parking spaces.

To the satisfaction of the Responsible Authority.

**6.2 172 Boronia Road and 2 Pine Crescent, Boronia (cont'd)****Recommendation (cont'd)**

- 19. Any relocation of pits or other services affected by this development must be relocated to the satisfaction of the relevant servicing authority and the Responsible Authority, at the cost of the owner/developer.**

**Construction Management Plan**

- 20. Prior to the development commencing a Construction Management Plan covering matters such as hours of construction, control of noise, dust and airborne matter, damage to public assets, control of run-off, contact numbers for complaints, VicRoads requirements, etc. must be prepared to the satisfaction of the Responsible Authority.**
- 21. Construction activity at the site is to accord with this approved Construction Management Plan.**

**Amenity During Construction**

- 22. 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:**
- 22.1 the appearance of building, works or materials on the land**
  - 22.2 parking of motor vehicles**
  - 22.3 transporting of materials or goods to or from the site**
  - 22.4 hours of operation**
  - 22.5 stockpiling of top soil or fill materials**
  - 22.6 air borne dust emanating from the site**
  - 22.7 noise**
  - 22.8 rubbish and litter**
  - 22.9 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.**



**6.2 172 Boronia Road and 2 Pine Crescent, Boronia (cont'd)****Recommendation (cont'd)****Sustainable Design Assessment**

23. 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.
24. Prior to the occupation of the development, the development must be constructed in accordance with the Sustainable Design Assessment.

**Fencing**

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

**Stormwater**

27. Stormwater runoff from all buildings and hardstanding surfaces shall be properly collected and discharged in a complete and effective system of drains within the property and shall not cause or create a nuisance to abutting properties.
28. Landscaping works must be completed before the use of the land commences to the satisfaction of the Responsible Authority and then maintained to the satisfaction of the Responsible Authority. Three copies of plans showing these landscaping works must be submitted to and approved by the Responsible Authority prior to the commencement of development.

**Time Limits**

29. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
30. This permit will expire if one of the following circumstances applies:
  - 30.1 The development is not started within two years of the date of this permit.
  - 30.2 The development is not completed within four years of the date of this permit.

**6.2 172 Boronia Road and 2 Pine Crescent, Boronia (cont'd)****Recommendation (cont'd)**

**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):**

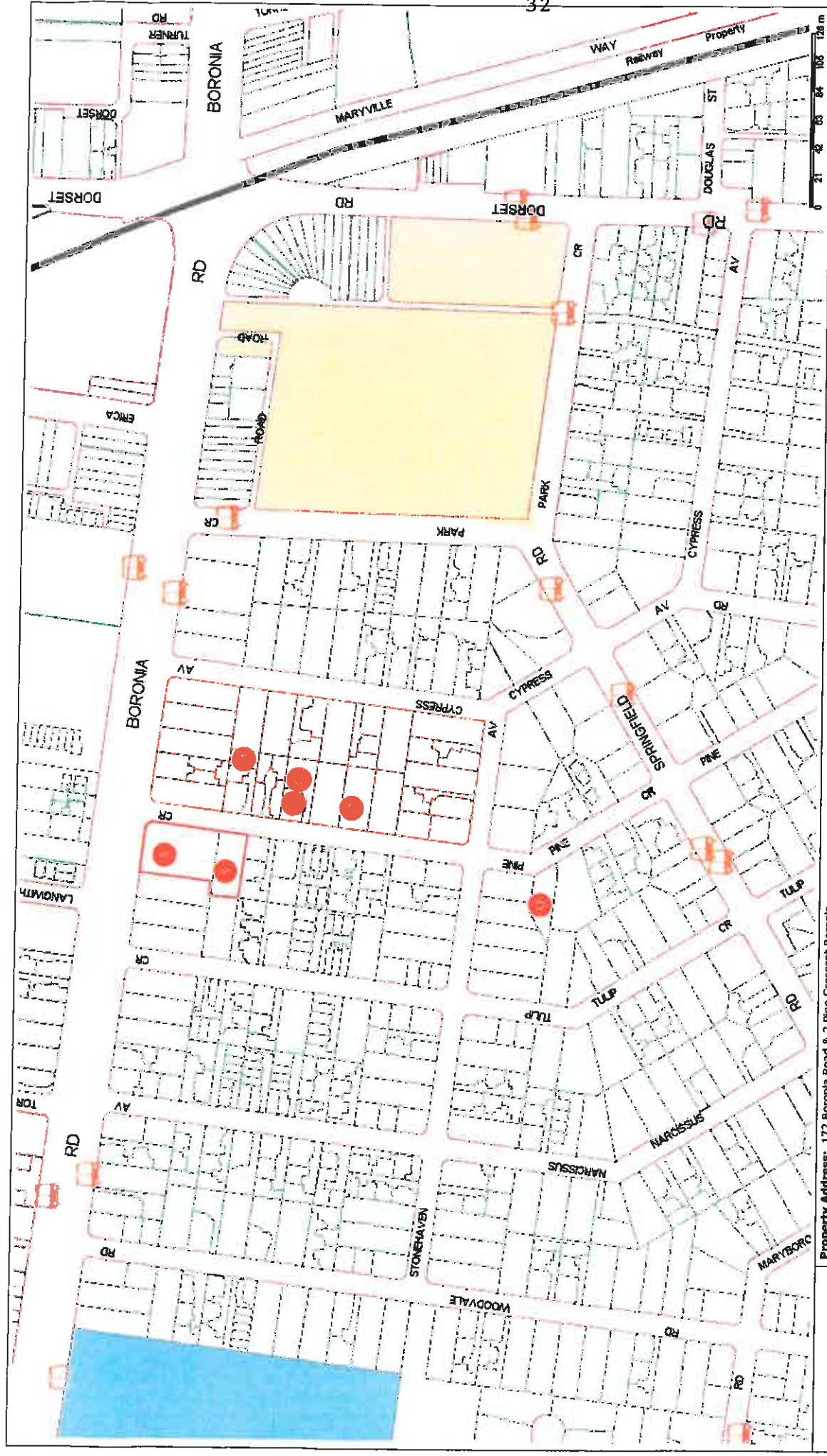
- **Applicant shall engage a certified Engineering Consultant to analyse the site's existing drainage to determine type and size of the Onsite Detention (OSD) system. This shall be designed in accordance with the Knox City Council (Responsible Authority) Stormwater Drainage Guidelines, (copy available on Council's website), and approved drainage design methods specified in the current edition of Australian Rainfall and Runoff.**
- **The total Permissible Site Discharge for the property is 9.0L/s to the existing Council drainage system for a 5 year ARI event.**
- **Applicant is to direct all stormwater to the 225mm stormwater pipe near the south-eastern corner 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 Applicant is required to use Australian Height Datum (AHD) to present levels in all future plans. Applicant must ensure that levels on the plan are accurate.**
- **Drainage works in the Road reserve or in the Council easement will require a road opening permit.**
- **Drainage system designed so as to avoid impact on any vegetation shown on the endorsed plans as being retained.**
- **Water Sensitive Urban Design (WSUD) should be addressed as part of this development, eg water storage tanks, swale drains, etc.**

**6.2 172 Boronia Road and 2 Pine Crescent, Boronia (cont'd)****Recommendation (cont'd)****Other Notes:**

- Council encourages the consideration of water storage tanks for all developments.
- A building permit must be obtained before development is commenced.
- Buildings are not allowed to be built over Council easements.
- The building must achieve a minimum 6-Star Energy Rating.
- Indigenous plants can be purchased through approved indigenous nurseries, as listed in the Knox City Council 'Preferred Local Replacement Plants' Information Sheet.
- A minimum of 80% of all new vegetation (both canopy trees and understorey) should be indigenous species.
- Letterboxes and all other structures (including meter boxes) shall be constructed to a maximum height of 900mm or relocated clear of a splayed area (2m x 2.5m) in accordance with AS2890.1, Clause 3.2.4 to ensure safe sight distances. Letterboxes shall face towards the street frontage.
- Internal public lighting shall be provided to the satisfaction of the relevant authority and in accordance with AS1158. This would generally be low height or bollard type lighting to avoid spill-over into adjacent properties. It may be sensor activated, to avoid all night running costs.
- Raised concrete slabs on the existing footpath fronting the site should be grounded.
- All litter and rubbish associated with the construction must be contained on site at all times.

***Report Prepared By: Senior Planner (Morgan Livingstone)***

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



**Property Address:** 172 Boronia Road & 2 Pine Crescent Boronia  
**Description:** Use and develop the land for a child care centre catering for 176 children (Extend the existing child care centre located at no. 172) and a reduction in the car parking requirements  
**Ward name:** Baird

REPORT APPENDIX: A

Scale 1:2744

**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. While every endeavour 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 inaccuracies or omissions based on this information.
2. Planning information should be used on a non-guaranteed basis. For accurate survey information please obtain a Planning Certificate from the Department of Infrastructure.
3. This print contains information from Vicmap Property (Copyright State of Victoria). The State of Victoria warrants the accuracy or completeness of information in this product. Any person using or relying on this information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any omissions or inaccuracies in the information.
4. Drainage and flood extent information has been provided to Council on a yearly basis by Melbourne Water for indicative purposes only. Where the latest Melbourne Water drainage and flood extent mapping is critical, please contact Melbourne Water.





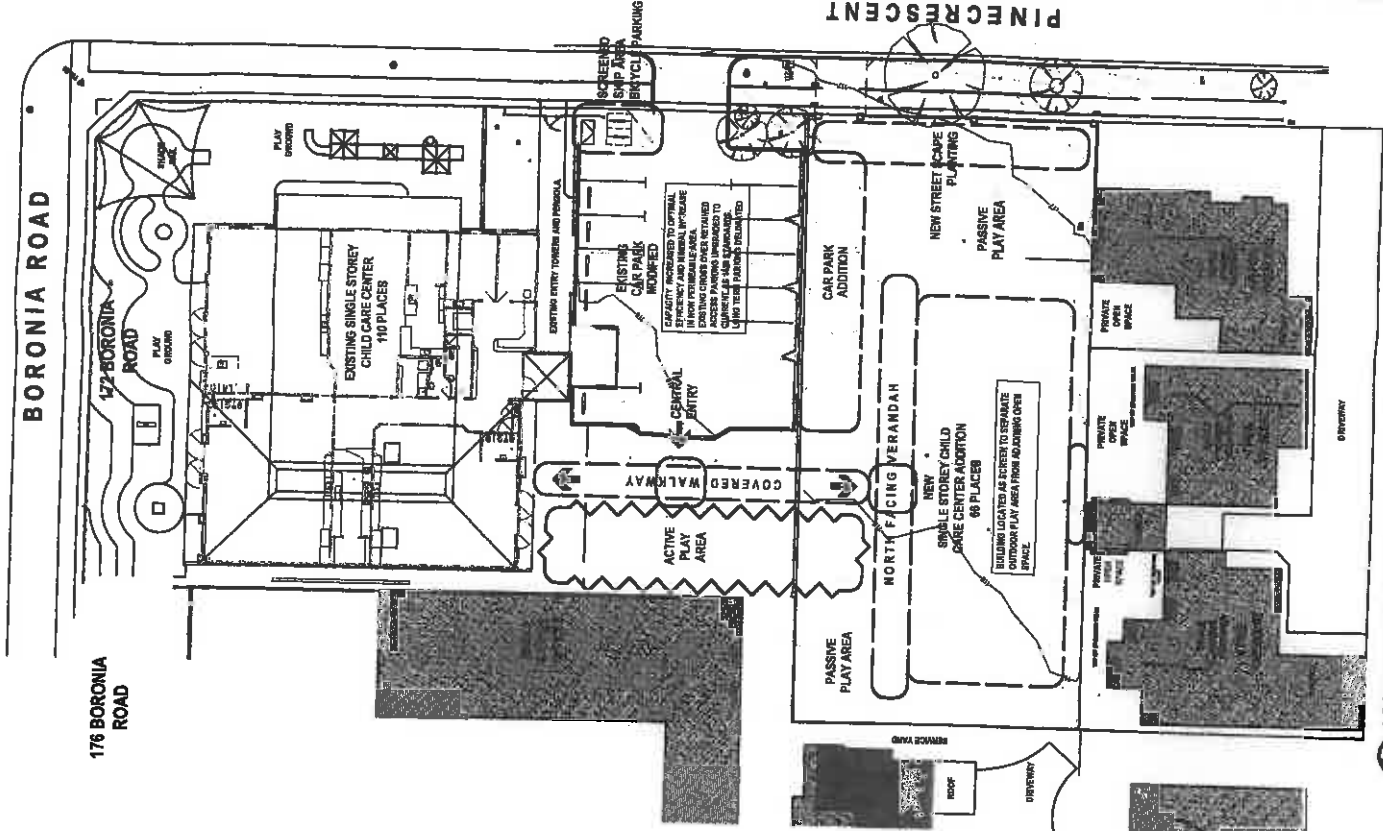
<p><b>APPENDIX: A</b></p>	<p>Scale 1:3000</p>
<p><b>Property Address:</b> 172 Boronia Road and 2 Pine Crescent BORONIA  <b>Description:</b> Use and develop the land for a child care centre catering for 176 children (Extend the existing child care centre located at No. 172 Boronia Road) and a reduction in the car parking requirements  <b>Ward name:</b> Baird</p>	<p><b>Disclaimer:</b></p> <p>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</p> <ol style="list-style-type: none"> <li>1. Whilst every endeavour 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, and omissions or for actions based on the information.</li> <li>2. Planning information should be used only as a means of preliminary investigation. For accurate survey information please obtain a Planning Certificate from the Department of Infrastructure.</li> <li>3. This print contains information from Vicmap Property (Copyright State of Victoria). The State of Victoria does not accept any responsibility or liability for any errors, omissions or inaccuracies in the information.</li> <li>4. Council's 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.</li> </ol>



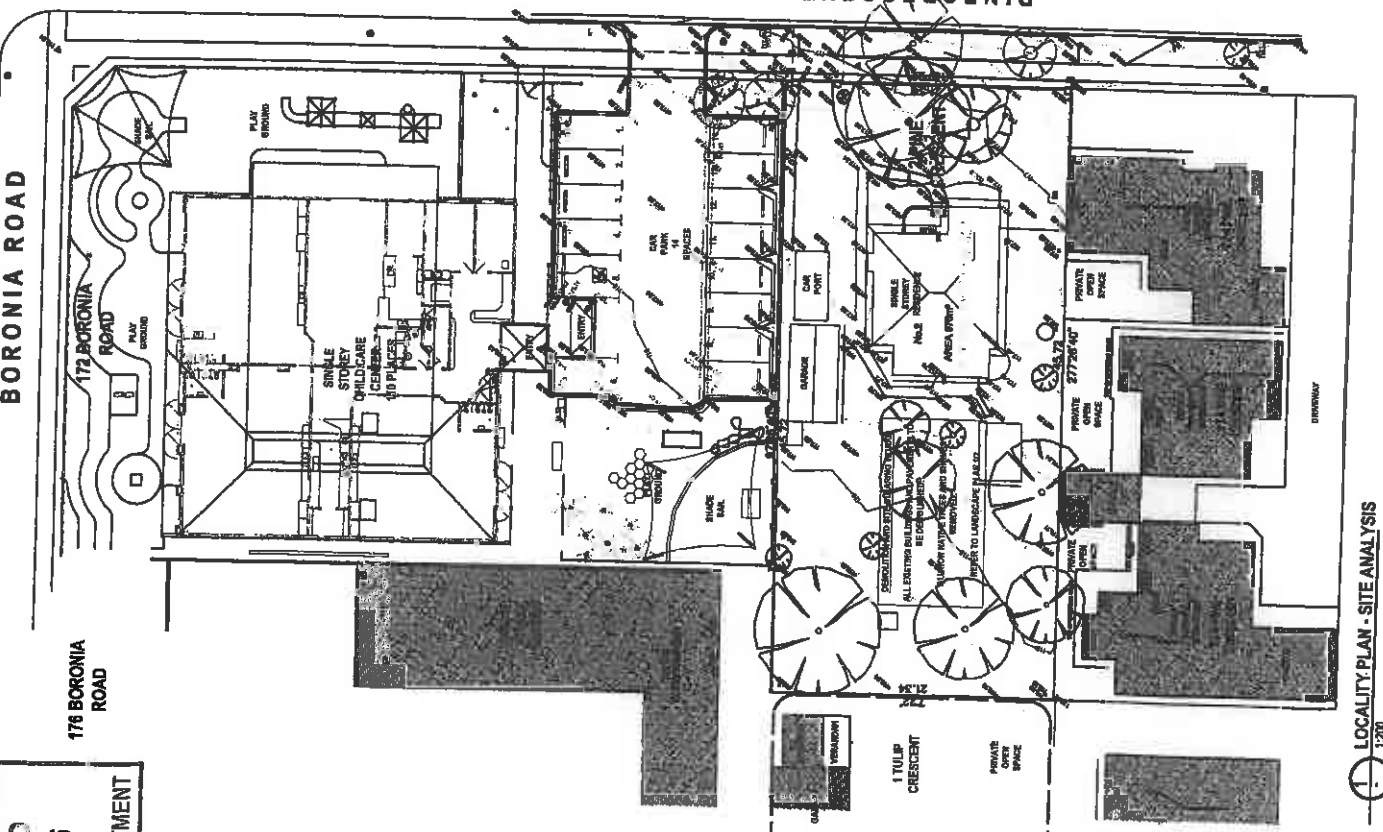
# 172 BORONIA ROAD and 2 PINE CRESCENT BORONIA

## APPENDIX B

NO.	DATE	REVISION
1	1/14/16	PRELIMINARY DESIGN DEVELOPMENT
2	1/21/16	DESIGN DEVELOPMENT
3	1/27/16	DESIGN DEVELOPMENT
4	2/1/16	DESIGN DEVELOPMENT
5	2/8/16	DESIGN DEVELOPMENT
6	2/15/16	DESIGN DEVELOPMENT
7	2/22/16	DESIGN DEVELOPMENT
8	2/29/16	DESIGN DEVELOPMENT
9	3/6/16	DESIGN DEVELOPMENT
10	3/13/16	DESIGN DEVELOPMENT
11	3/20/16	DESIGN DEVELOPMENT
12	3/27/16	DESIGN DEVELOPMENT
13	4/3/16	DESIGN DEVELOPMENT
14	4/10/16	DESIGN DEVELOPMENT
15	4/17/16	DESIGN DEVELOPMENT
16	4/24/16	DESIGN DEVELOPMENT
17	5/1/16	DESIGN DEVELOPMENT
18	5/8/16	DESIGN DEVELOPMENT
19	5/15/16	DESIGN DEVELOPMENT
20	5/22/16	DESIGN DEVELOPMENT
21	5/29/16	DESIGN DEVELOPMENT
22	6/5/16	DESIGN DEVELOPMENT
23	6/12/16	DESIGN DEVELOPMENT
24	6/19/16	DESIGN DEVELOPMENT
25	6/26/16	DESIGN DEVELOPMENT
26	7/3/16	DESIGN DEVELOPMENT
27	7/10/16	DESIGN DEVELOPMENT
28	7/17/16	DESIGN DEVELOPMENT
29	7/24/16	DESIGN DEVELOPMENT
30	7/31/16	DESIGN DEVELOPMENT
31	8/7/16	DESIGN DEVELOPMENT
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33	8/21/16	DESIGN DEVELOPMENT
34	8/28/16	DESIGN DEVELOPMENT
35	9/4/16	DESIGN DEVELOPMENT
36	9/11/16	DESIGN DEVELOPMENT
37	9/18/16	DESIGN DEVELOPMENT
38	9/25/16	DESIGN DEVELOPMENT
39	10/2/16	DESIGN DEVELOPMENT
40	10/9/16	DESIGN DEVELOPMENT
41	10/16/16	DESIGN DEVELOPMENT
42	10/23/16	DESIGN DEVELOPMENT
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74	6/4/17	DESIGN DEVELOPMENT
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93	10/15/17	DESIGN DEVELOPMENT
94	10/22/17	DESIGN DEVELOPMENT
95	10/29/17	DESIGN DEVELOPMENT
96	11/5/17	DESIGN DEVELOPMENT
97	11/12/17	DESIGN DEVELOPMENT
98	11/19/17	DESIGN DEVELOPMENT
99	11/26/17	DESIGN DEVELOPMENT
100	12/3/17	DESIGN DEVELOPMENT



LOCALITY PLAN - DESIGN RESPONSE  
1:200



LOCALITY PLAN - SITE ANALYSIS  
1:200

**Knox City Council**  
**RECEIVED**  
17 FEB 2016  
**PLANNING DEPARTMENT**

1 TULIP CRESCENT PROPERTY SUBJECT TO PLANNING PERMIT APPLICATION P10170627 6 DWELLINGS CURRENT USES SHOWN. PROPOSED USES SHOWN ON DESIGN RESPONSE PLAN

TOP KIDS CHILD CARE CENTRE  
172 BORONIA ROAD & 2 PINE CRESCENT BORONIA for Questco Pty Ltd

**H. J. J. STARKS**  
ARCHITECT

11/11/2015  
77-200-000  
11/11/2015

LOCALITY PLANS ANALYSIS AND DESIGN RESPONSE

PROJECT NO: P10170627  
SCALE: 1:200 @ A1  
DATE: 17/02/2016

# 172 BORONIA ROAD and 2 PINE CRESCENT BORONIA

## APPENDIX B

NO.	DATE	DESCRIPTION
1.	17/11/2016	PRELIMINARY DESIGN
2.	17/11/2016	REVISED DESIGN

REFER  
DETAIL PLAN  
DWG P 3

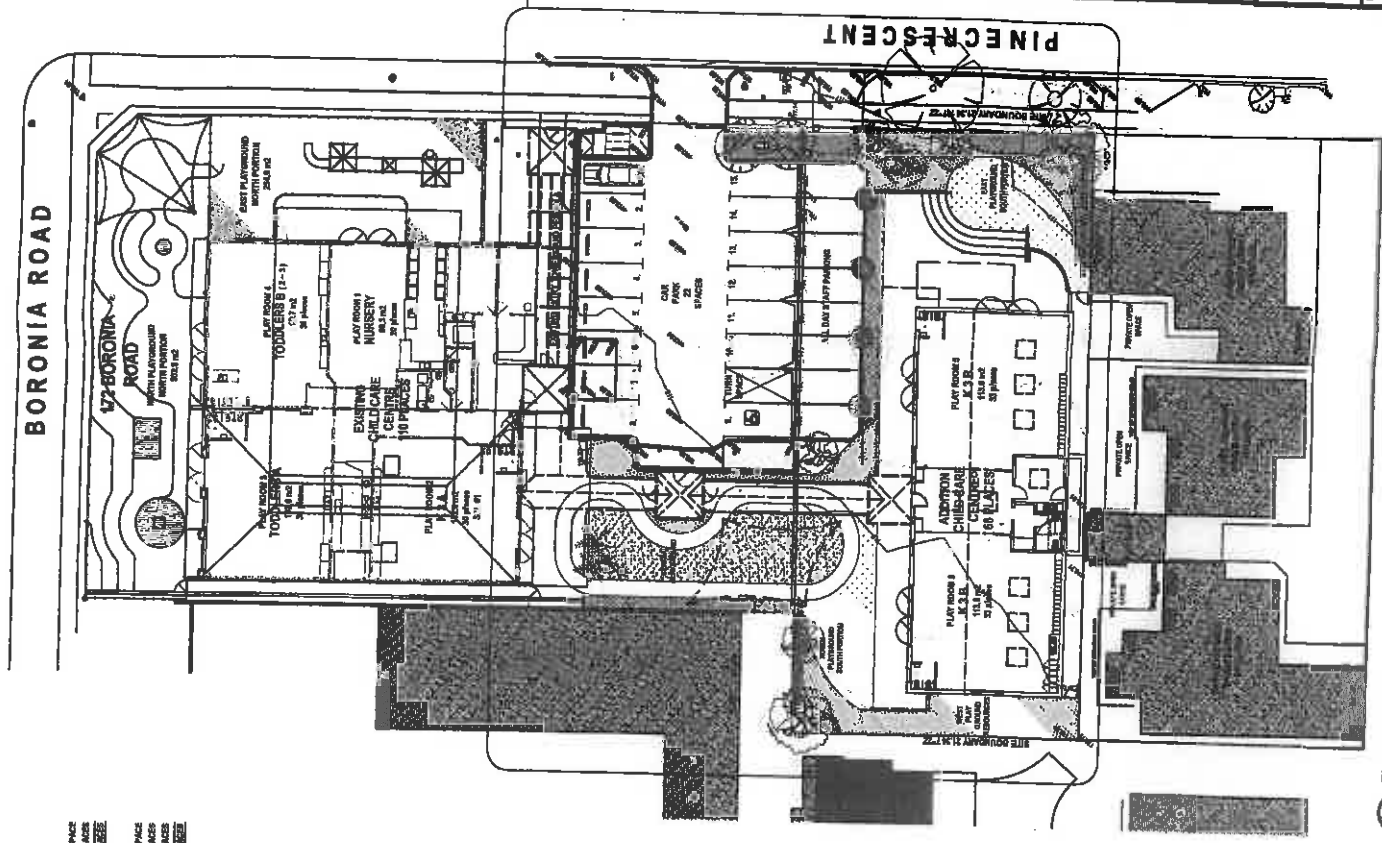
**TOP KIDS  
CHILD CARE CENTRE**  
172 BORONIA ROAD  
&  
2 PINE CRESCENT  
BORONIA  
for  
Quintco Pty Ltd



**SITE LAYOUT  
GROUND FLOOR &  
ROOF PLAN**

DATE	17/02/2016	TIME	9:10 AM
DRAWN BY	J.A.A.	CHECKED BY	J.A.A.
SCALE	1:1	PROJECT NO.	17/02/2016
DATE	17/02/2016	TIME	9:10 AM

17/02/2016 9:10 AM



**FLOOR PLAN**  
1:200

**TOTAL DEVELOPMENT AREA ANALYSIS**

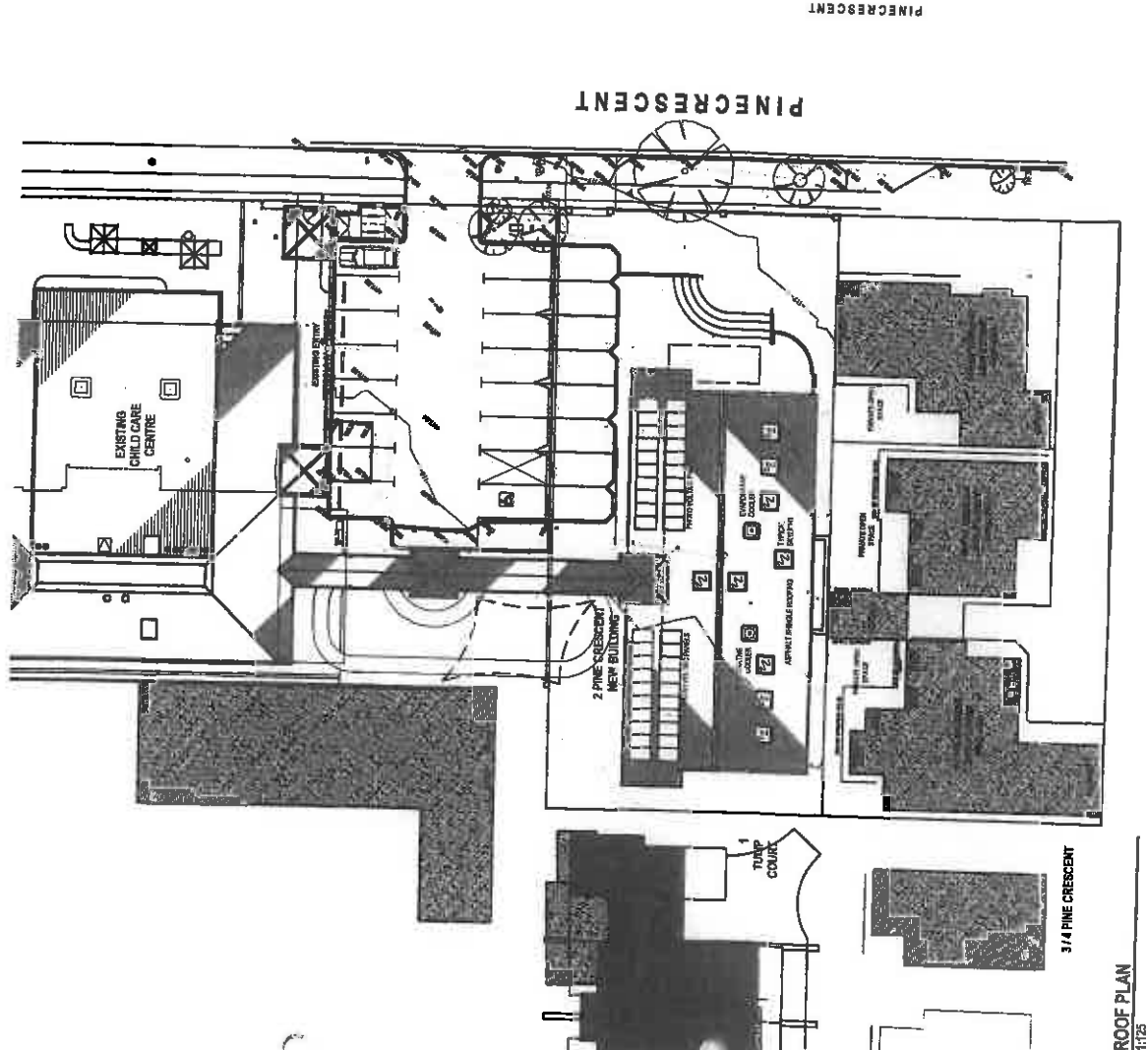
TOTAL DEVELOPMENT AREA ANALYSIS	
EXISTING	NEW
ACCESS SPACE	ACCESS SPACE
GENERAL PARKING	GENERAL PARKING
TOTAL EXISTING	TOTAL EXISTING
PROPOSED	PROPOSED
ACCESS SPACE	ACCESS SPACE
GENERAL PARKING	GENERAL PARKING
LOW TERN STAFF PARKING	LOW TERN STAFF PARKING
TOTAL PROPOSED	TOTAL PROPOSED

**TOTAL DEVELOPMENT AREA ANALYSIS**

TOTAL DEVELOPMENT AREA ANALYSIS	
EXISTING	NEW
ACCESS SPACE	ACCESS SPACE
GENERAL PARKING	GENERAL PARKING
TOTAL EXISTING	TOTAL EXISTING
PROPOSED	PROPOSED
ACCESS SPACE	ACCESS SPACE
GENERAL PARKING	GENERAL PARKING
LOW TERN STAFF PARKING	LOW TERN STAFF PARKING
TOTAL PROPOSED	TOTAL PROPOSED

**TOTAL DEVELOPMENT AREA ANALYSIS**

TOTAL DEVELOPMENT AREA ANALYSIS	
EXISTING	NEW
ACCESS SPACE	ACCESS SPACE
GENERAL PARKING	GENERAL PARKING
TOTAL EXISTING	TOTAL EXISTING
PROPOSED	PROPOSED
ACCESS SPACE	ACCESS SPACE
GENERAL PARKING	GENERAL PARKING
LOW TERN STAFF PARKING	LOW TERN STAFF PARKING
TOTAL PROPOSED	TOTAL PROPOSED



**ROOF PLAN**  
1:125

**Knox City Council**  
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Knox City Council  
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17 FEB 2016  
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TOP ROGS  
CHILD CARE CENTRE  
172 BORONIA ROAD  
&  
2 PINE CRESCENT  
CRESCENT  
BORONIA  
for  
Questco Pty Ltd

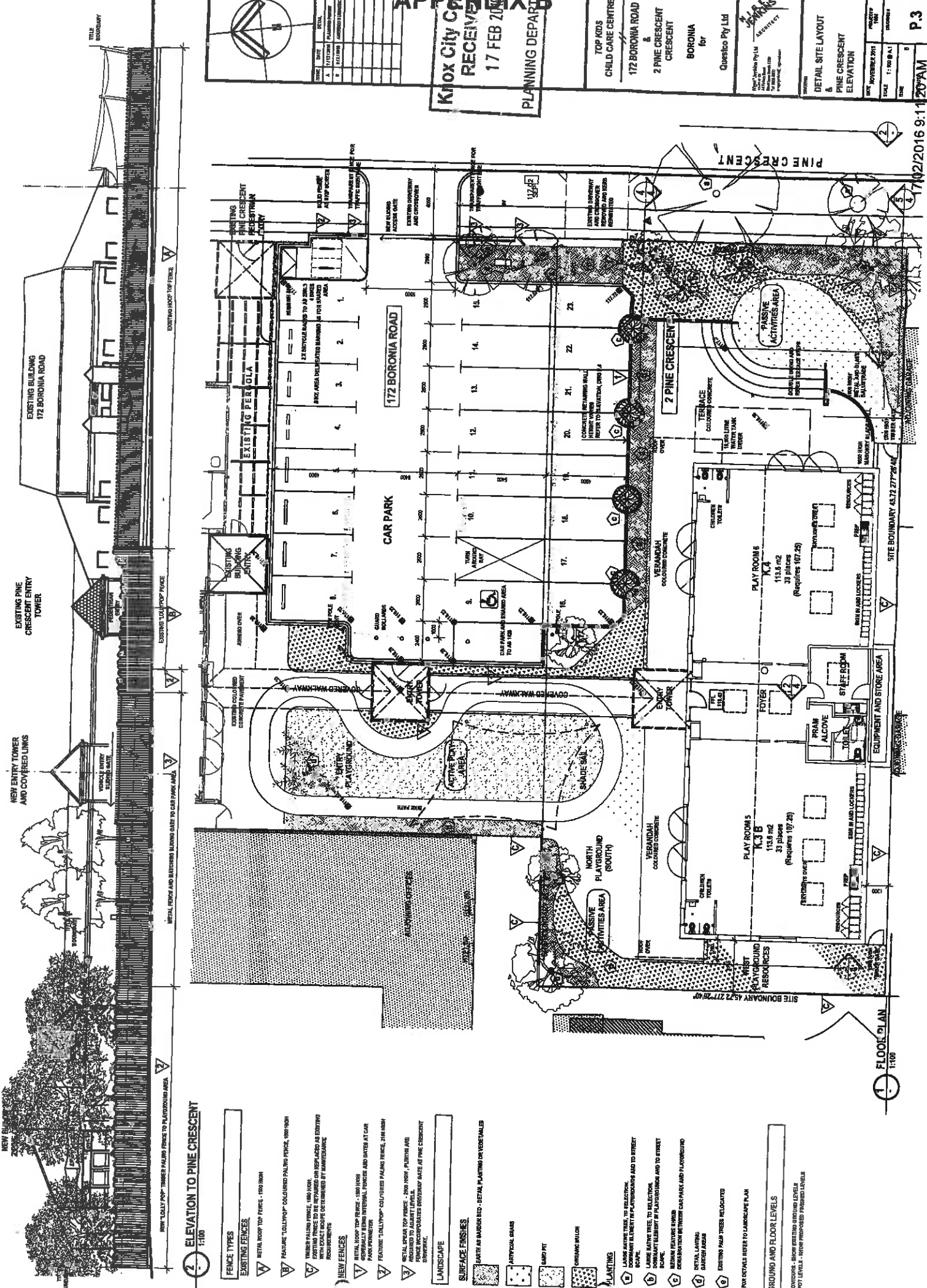
Questco Pty Ltd  
ARCHITECT  
Ralph Jackson Pty Ltd  
76/78 Ballarat St  
Melbourne 3000  
Tel: 03 9438 3433  
www.questco.com.au

DATE	REVISION
17/11/2014	PROVISIONAL PLAN
17/02/2015	REVISED PLAN
17/02/2016	FINAL PLAN

DETAIL SITE LAYOUT  
&  
PINE CRESCENT  
ELEVATION

DATE NOVEMBER 2015  
SCALE 1:100 @ A1  
PAGE 3

17/02/2016 9:11 PM



2 ELEVATION TO PINE CRESCENT  
1:100

- FENCE TYPES**
  - EXISTING FENCES
    - METAL ROOF TOP FENCE, 100 HIGH
    - FRANKE 'TOLLPOP' COLOURED PAINTED FENCE, 800 HIGH
    - TRIMER PALM FENCE, 500 HIGH
    - FRONTING FENCE TO BE REPLACED OR REPLACED AS EXISTING WITH EXACT SCOPE DETERMINED BY MAINTENANCE REQUIREMENTS
  - NEW FENCES
    - METAL ROOF TOP FENCE, 100 HIGH
    - FRANKE 'TOLLPOP' COLOURED PAINTED FENCE, 200 HIGH
    - METAL GEAR TOP FENCE, 200 HIGH, PLANTS ARE REQUIRED TO ADJUST LEVELS
    - FENCE INCORPORATES SPRAYWAY GATE AT PINE CRESCENT STREET.
- LANDSCAPE**
  - SURFACE FINISHES**
    - DIRT AS SAND BED, METAL PLANTING UTENSILS
    - ARTIFICIAL GRASS
    - SAND PIT
    - GRASSING MEDIUM
  - PLANTING**
    - LANE NATIVE TREES, TO RELATION.
    - PLANT ELEMENTS IN PLAYGROUNDS AND TO STREET
    - LARGE NATIVE TREES TO USE EXISTING DOMINANT ELEMENT IN PLAYGROUNDS AND TO STREET SCALE.
    - BRUSH FEATURE WITH DENIMINATION BETWEEN CARPARK AND PLAYGROUND
    - METAL LANTERN BARKER ARBOR
    - EXISTING PALM TREES RELOCATED
    - POPLARALS REFER TO LANDSCAPE PLAN
- GROUND AND FLOOR LEVELS**
  - CONTOURS SHOW EXISTING GROUND LEVELS
  - SPOT LEVELS - REFER PROVIDED FINISHED LEVELS



# 172 BORONIA ROAD and 2 PINE CRESCENT BORONIA

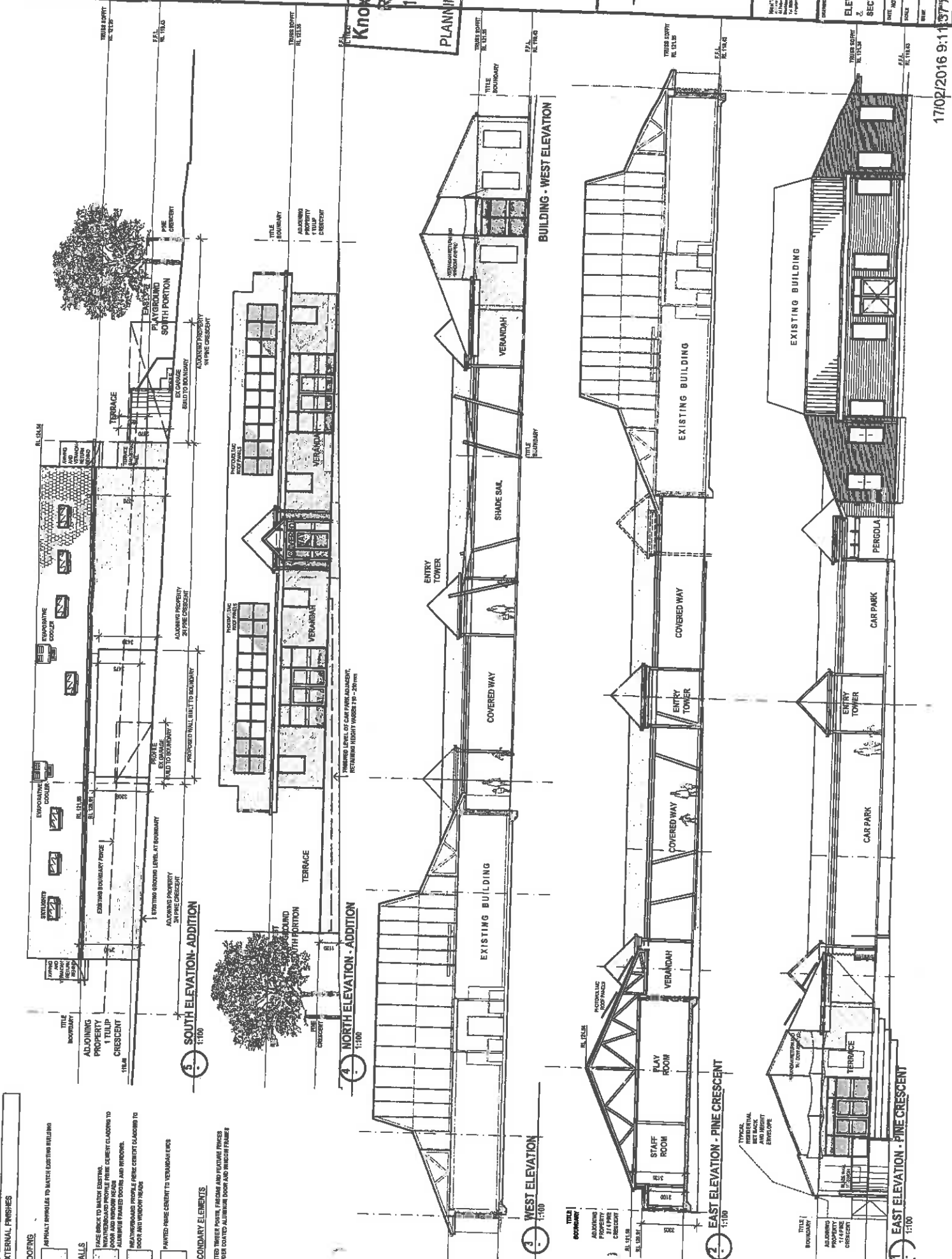
## APPENDIX B

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17 FEB 2016  
PLANNING DEPARTMENT

TOP KIDS  
CHILD CARE CENTRE  
172 BORONIA ROAD  
&  
2 PINE CRESCENT  
BORONIA  
for  
Questco Pty Ltd

**J. J. JAMES**  
ARCHITECT

DATE: NOVEMBER 2015	PROJECT NO: 1508 Q.A.1	DRAWING NO: B
SCALE: 1:100 Q.A.1		
ELEVATIONS SECTIONS		
P.4		



- EXTERNAL FINISHES**
- ROOFING**
- ASPHALT SHINGLES TO MATCH EXISTING BUILDING
- WALLS**
- FINISHES TO MATCH EXISTING
- CONCRETE TO MATCH EXISTING
- ALUMINIUM FRAMED DOORS AND WINDOWS
- WEATHERBOARD PROFILE PERICENT CLADDING TO DOOR AND WINDOW HEADS
- PAINTED PERICENT TO VERANDAHS EDS
- SECONDARY ELEMENTS**
- UNITED STATES PAVEMENT FINISHES AND POLYURETHANE FINISHES
- WINTER COATED ALUMINIUM DOOR AND WINDOW FINISHES

17/02/2016 9:11:37 AM

# 172 BORONIA ROAD and 2 PINE CRESCENT BORONIA

## APPENDIX B

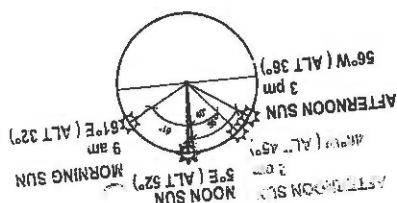
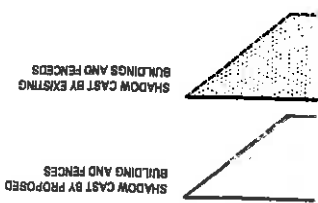
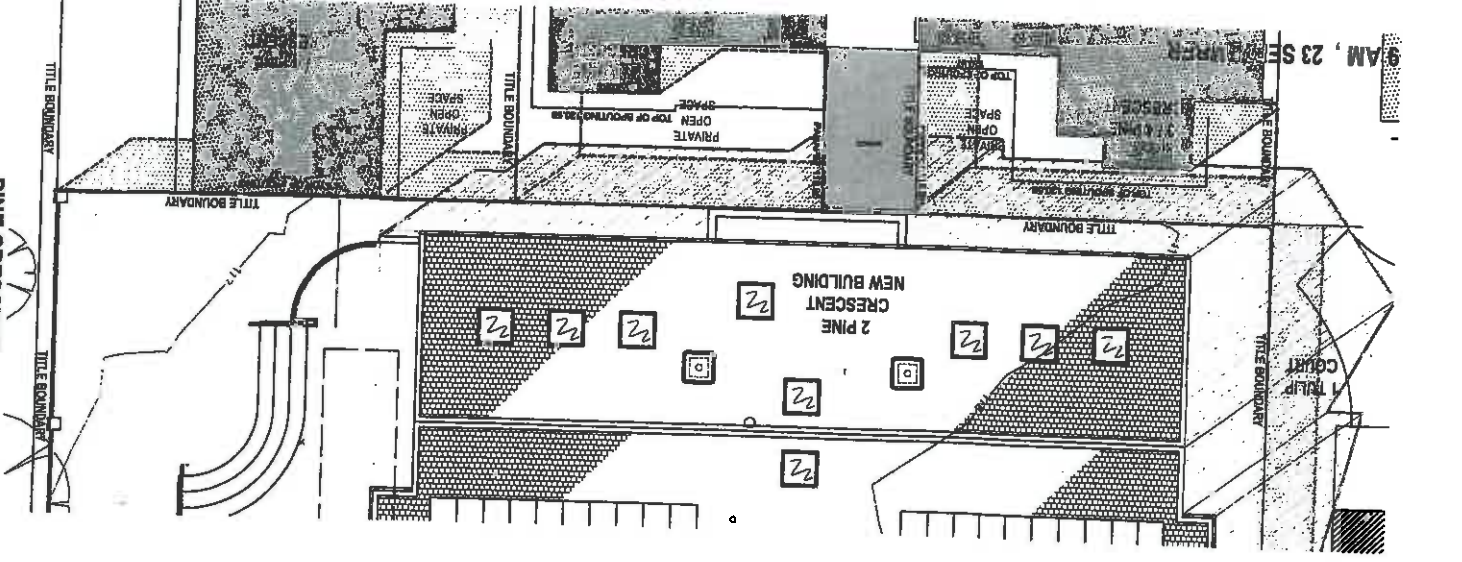
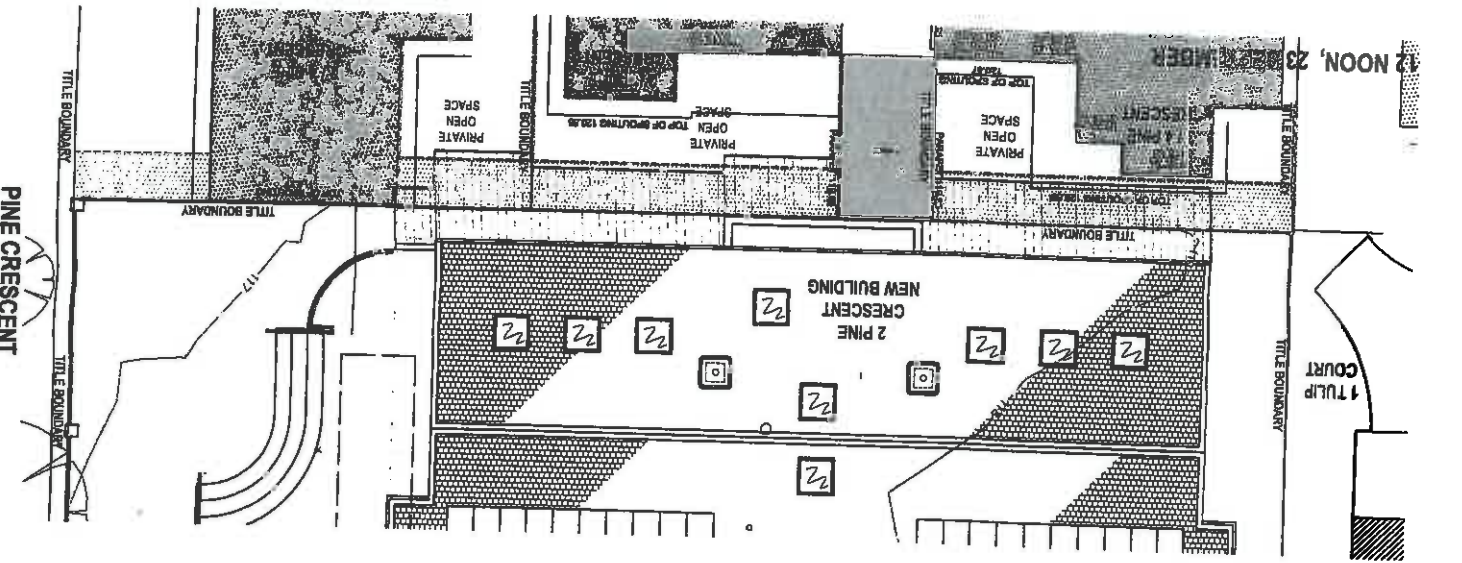
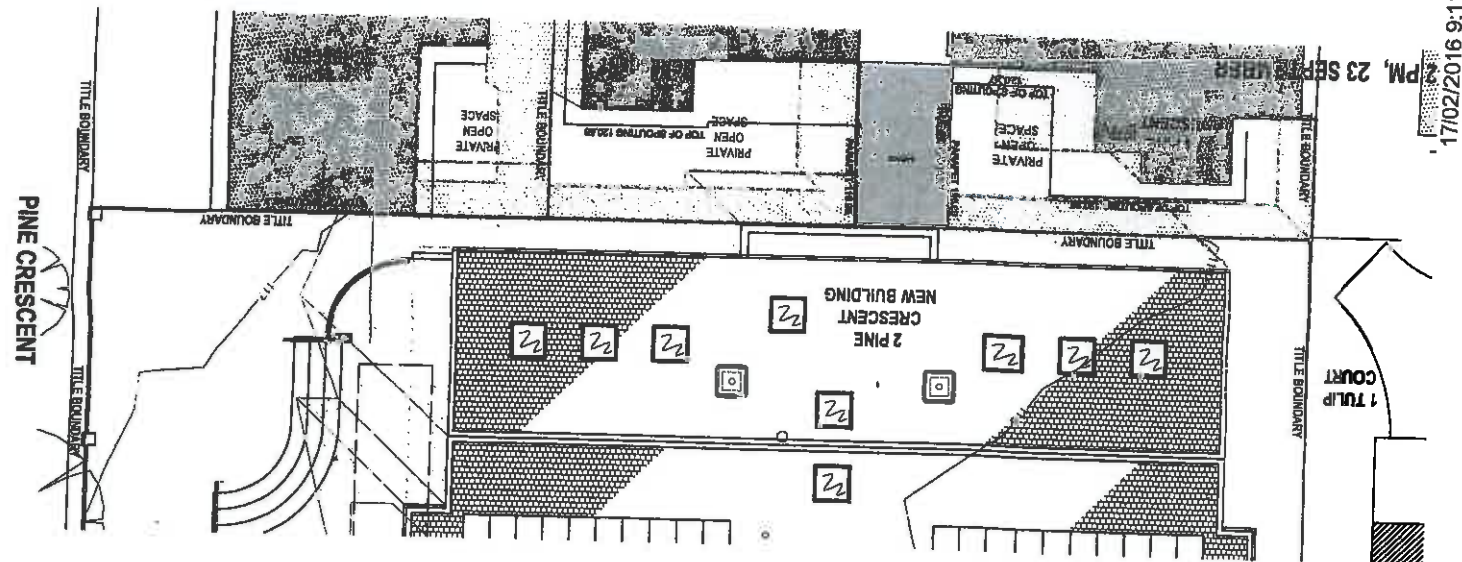
NO.	DATE	REVISION
1	17/02/2016	PRELIMINARY

TOP KIDS  
CHILD CARE CENTRE  
172 BORONIA ROAD  
&  
2 PINE CRESCENT  
CRESCENT  
BORONIA  
for  
Queens Pty Ltd

**JAMES**  
ARCHITECT

SHADOW  
DIAGRAMS #1  
9AM, NOON & 3PM

DATE: FEBRUARY 2016  
SCALE: 1:100 @ A1  
SHEET: 1  
PROJECT: 172 BORONIA ROAD & 2 PINE CRESCENT BORONIA  
P.5

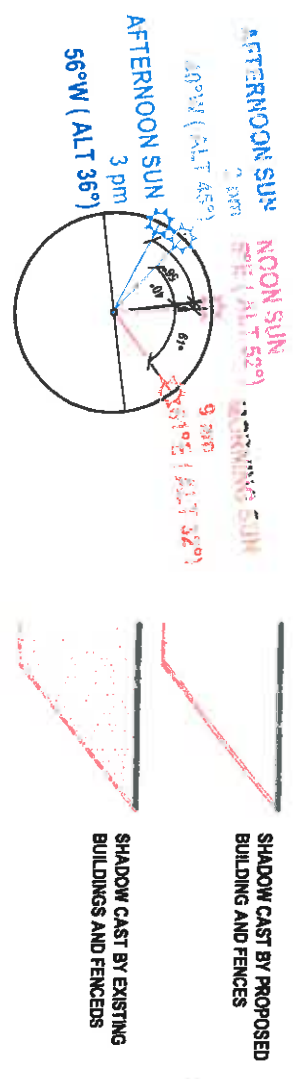
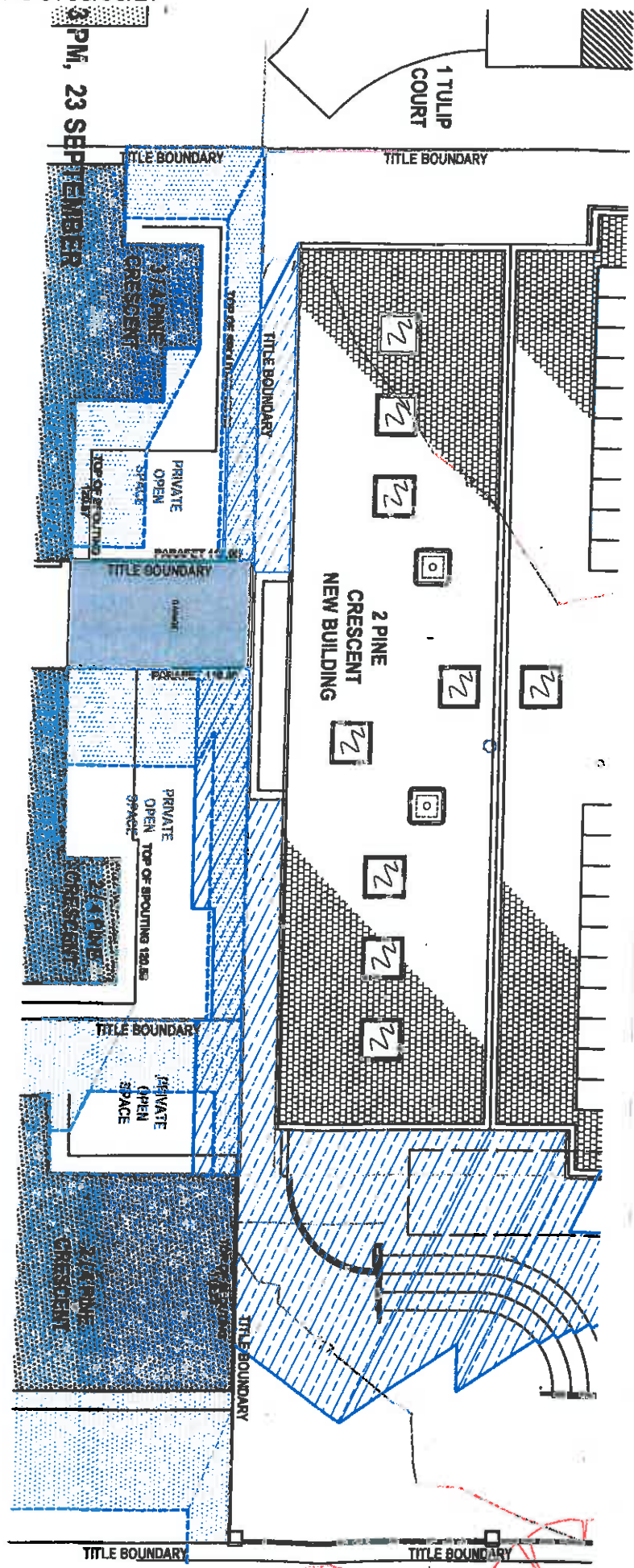


PLANNING DEPARTMENT  
17 FEB 2016  
RECEIVED  
Knox City Council

17/02/2016 9:11:58 AM

# APPENDIX B

<p><b>P.6</b></p>	<p>ISSUE A</p>	<p>DATE NOVEMBER 2015</p>	<p>PROJECT # 1404</p>
	<p>SCALE 1:100 @ A1</p>	<p>DATE NOVEMBER 2015</p>	
	<p>DRAWING #</p>	<p>PROJECT # 1404</p>	
<p><b>SHADOW DIAGRAMS #2</b> 3 PM</p>			
<p><b>TOP KIDS CHILD CARE CENTRE</b> 172 BORONIA ROAD &amp; 2 PINE CRESCENT for BORONIA Questco Pty Ltd</p>			
<p><b>J.M.S.E.C. Architects</b> 117 St Johns Place Sydney NSW 1585 Tel: (02) 9388 0000 Email: jms@jms.ec.au</p>			
<p><b>17/02/2016 9:12 TO AM</b></p>			
<p>ISSUE A</p>	<p>DATE 17/02/2016</p>	<p>PROJECT # 1404</p>	<p>SCALE 1:100 @ A1</p>
<p>ISSUE DETAIL</p>	<p>DATE</p>	<p>PROJECT #</p>	<p>SCALE</p>



PINE CRESCENT

40  
**APPENDIX B**

**Knox City Council**  
**RECEIVED**  
**17 FEB 2016**

**PLANNING DEPARTMENT**

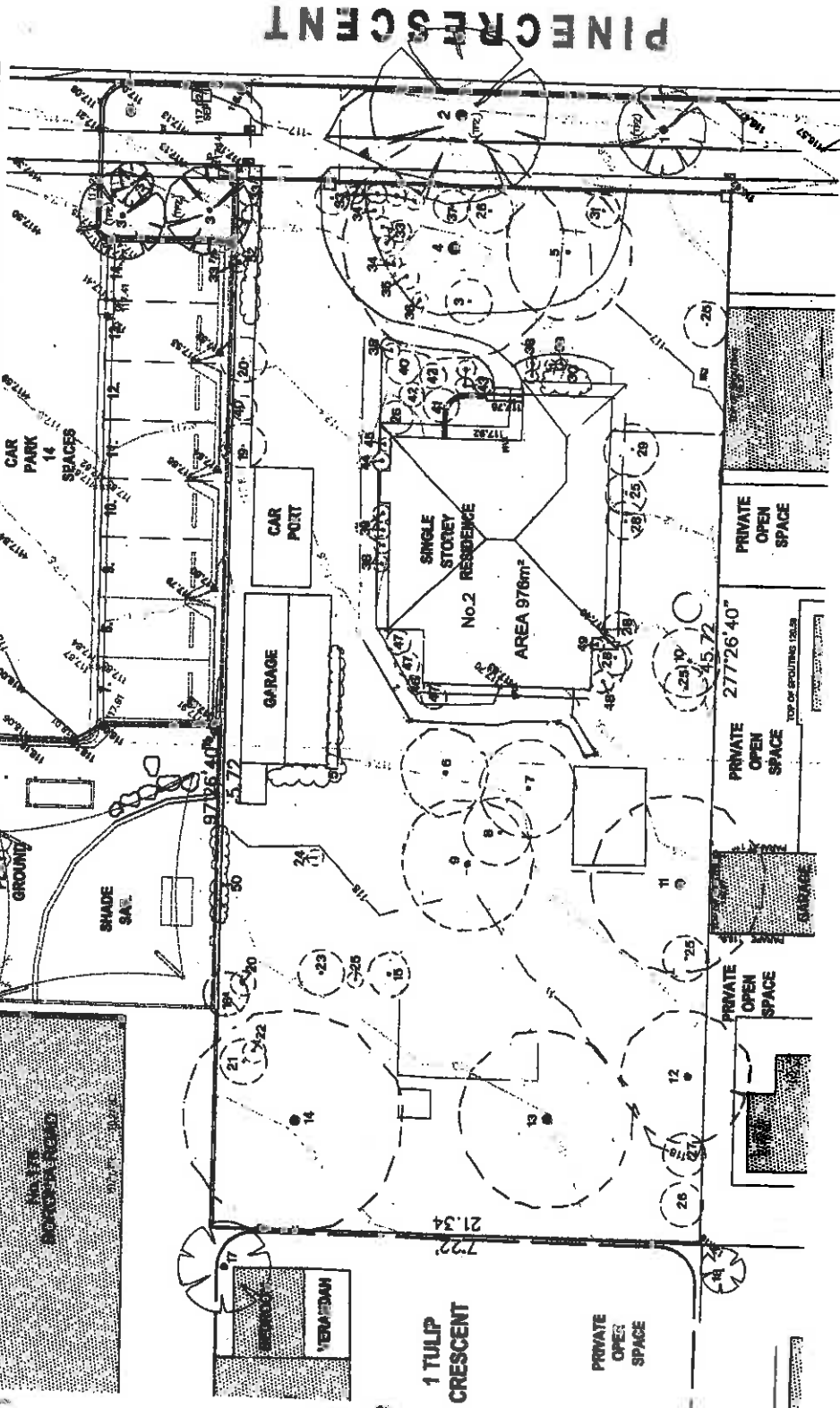


SHEET 1 OF 2 <b>LANDSCAPE PROPOSAL FOR:</b> 172 BORONIA ROAD 2 PINE CRESCENT, BORONIA VIC 3083 FOR:	DRAWN BY: GRAEME WOOTTON LDC 985 4000 COLUMBIA ST WARRIMUN VIC 3800 PH: (085) 4887 8844 FAX: (085) 4887 7244 Email: gwootton@grgre.com.au
SCALE: 1:100	DATE: JANUARY 2016

CODE	BOTANICAL NAME	COMMON NAME	HT / WT
1	W.A. Willow Myrtle	Tree	6m
2	Calluna	Bush	6m
3	Banksia	Shrub	6m
4	Codia	Shrub	15m
5	Doonoh	Shrub	6m
6	Street Gum	Tree	30m
7	Leptosiphon	Tree	20m
8	Prickly Paperbark	Shrub	4m
9	Leptosiphon	Tree	14m
10	Leptosiphon	Tree	14m
11	Leptosiphon	Tree	14m
12	Leptosiphon	Tree	14m
13	Magnolia Grandiflora	Tree	5m
14	Mahoe	Tree	10m
15	Leptosiphon	Tree	14m
16	Leptosiphon	Tree	14m
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58	Leptosiphon	Tree	14m
59	Leptosiphon	Tree	14m
60	Leptosiphon	Tree	14m

CODE	BOTANICAL NAME	COMMON NAME	HT / WT
1	Leptosiphon	Tree	14m
2	Leptosiphon	Tree	14m
3	Leptosiphon	Tree	14m
4	Leptosiphon	Tree	14m
5	Leptosiphon	Tree	14m
6	Leptosiphon	Tree	14m
7	Leptosiphon	Tree	14m
8	Leptosiphon	Tree	14m
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37	Leptosiphon	Tree	14m
38	Leptosiphon	Tree	14m
39	Leptosiphon	Tree	14m
40	Leptosiphon	Tree	14m
41	Leptosiphon	Tree	14m
42	Leptosiphon	Tree	14m
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44	Leptosiphon	Tree	14m
45	Leptosiphon	Tree	14m
46	Leptosiphon	Tree	14m
47	Leptosiphon	Tree	14m
48	Leptosiphon	Tree	14m
49	Leptosiphon	Tree	14m
50	Leptosiphon	Tree	14m
51	Leptosiphon	Tree	14m
52	Leptosiphon	Tree	14m
53	Leptosiphon	Tree	14m
54	Leptosiphon	Tree	14m
55	Leptosiphon	Tree	14m
56	Leptosiphon	Tree	14m
57	Leptosiphon	Tree	14m
58	Leptosiphon	Tree	14m
59	Leptosiphon	Tree	14m
60	Leptosiphon	Tree	14m

CODE	BOTANICAL NAME	COMMON NAME	HT / WT
1	Leptosiphon	Tree	14m
2	Leptosiphon	Tree	14m
3	Leptosiphon	Tree	14m
4	Leptosiphon	Tree	14m
5	Leptosiphon	Tree	14m
6	Leptosiphon	Tree	14m
7	Leptosiphon	Tree	14m
8	Leptosiphon	Tree	14m
9	Leptosiphon	Tree	14m
10	Leptosiphon	Tree	14m
11	Leptosiphon	Tree	14m
12	Leptosiphon	Tree	14m
13	Leptosiphon	Tree	14m
14	Leptosiphon	Tree	14m
15	Leptosiphon	Tree	14m
16	Leptosiphon	Tree	14m
17	Leptosiphon	Tree	14m
18	Leptosiphon	Tree	14m
19	Leptosiphon	Tree	14m
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21	Leptosiphon	Tree	14m
22	Leptosiphon	Tree	14m
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24	Leptosiphon	Tree	14m
25	Leptosiphon	Tree	14m
26	Leptosiphon	Tree	14m
27	Leptosiphon	Tree	14m
28	Leptosiphon	Tree	14m
29	Leptosiphon	Tree	14m
30	Leptosiphon	Tree	14m
31	Leptosiphon	Tree	14m
32	Leptosiphon	Tree	14m
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34	Leptosiphon	Tree	14m
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59	Leptosiphon	Tree	14m
60	Leptosiphon	Tree	14m



**PROTECTION OF TREES DURING WORKS**

The Tree Protection Zone (TPZ) shall be determined by measuring from trunk diameter (DBH) at 1.4m above the ground for all trees and multiplying by 12. This tree is to be retained (DBH) is the diameter of the tree at the point of measurement. The TPZ is to be established from the trunk diameter of the tree, which will be measured at the point of measurement. The TPZ shall be established and marked on the ground during construction.

The Tree Protection Zone to be located and clearly marked on all trees. The zone shall be maintained at all times of construction with 12 mm diameter steel sheet piling or 4.0 mm diameter steel sheet piling or 4.0 mm diameter steel sheet piling. The zone shall be maintained at all times of construction with 12 mm diameter steel sheet piling or 4.0 mm diameter steel sheet piling or 4.0 mm diameter steel sheet piling.

No fuel, oil, dump, chemicals, waste, equipment, vehicles or temporary buildings shall be allowed in the Tree Protection Zone, unless authorized in writing by the Council. All activities shall be restricted to the TPZ and other areas as outlined in the specifications. Should AS 4576 - 2004 (Specification of Trees on Development Sites) be applicable, it shall apply.

Any vegetation in the Tree Protection Zone shall be retained unless otherwise stated.

No fuel, oil, dump, chemicals, waste, equipment, vehicles or temporary buildings shall be allowed in the Tree Protection Zone, unless authorized in writing by the Council. All activities shall be restricted to the TPZ and other areas as outlined in the specifications. Should AS 4576 - 2004 (Specification of Trees on Development Sites) be applicable, it shall apply.

Any vegetation in the Tree Protection Zone shall be retained unless otherwise stated.

**TREE ASSESSMENT:**

An arborist was made regarding existing trees on site and only trees No. 1-6 were found to be of conservation value. Only trees No. 3 will be retained because they show good form. Tree No. 4 is also a tree in good health & shape. But problems large head cover that can be a safety hazard to pedestrians and drivers. These trees should be removed. It is recommended that trees No. 1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60 be removed.

The proposed landscape plan will include long term tree species in keeping with local environmental conditions.



# 172 BORONIA ROAD and 2 PINE CRESCENT BORONIA APPENDIX B

**PREPARING A GRASSY BED FROM A CONCRETE**

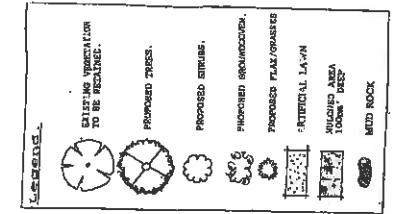
1. Clear the site of debris and weeds.

2. If the site is contaminated by oil or other liquids, it must be cleaned and treated. If it is contaminated by oil, it must be cleaned and treated. If it is contaminated by other liquids, it must be cleaned and treated.

3. If the site is contaminated by other liquids, it must be cleaned and treated. If it is contaminated by other liquids, it must be cleaned and treated.

4. If the site is contaminated by other liquids, it must be cleaned and treated. If it is contaminated by other liquids, it must be cleaned and treated.

5. If the site is contaminated by other liquids, it must be cleaned and treated. If it is contaminated by other liquids, it must be cleaned and treated.



CODE	PLANTING SCHEDULE...	COMMON NAME	HEIGHT	WIDTH	QUANTITY
A	IRIS	Castell Blush	15m x 2m	300	2
B	BANJA Janghita	Blackwood White	15m x 2m	300	5
C	BANJA Mangrove	Blackwood White	15m x 2m	300	2
D	PROSA	White, Green and Red	2m x 1.5m	150	12
E	PROSA	White, Green and Red	2m x 1.5m	150	11
F	PROSA	White, Green and Red	2m x 1.5m	150	4
G	PROSA	White, Green and Red	2m x 1.5m	150	7
H	PROSA	White, Green and Red	2m x 1.5m	150	7
I	PROSA	White, Green and Red	2m x 1.5m	150	7
J	PROSA	White, Green and Red	2m x 1.5m	150	7
K	PROSA	White, Green and Red	2m x 1.5m	150	7
L	PROSA	White, Green and Red	2m x 1.5m	150	7
M	PROSA	White, Green and Red	2m x 1.5m	150	7
N	PROSA	White, Green and Red	2m x 1.5m	150	7
O	PROSA	White, Green and Red	2m x 1.5m	150	7
P	PROSA	White, Green and Red	2m x 1.5m	150	7
Q	PROSA	White, Green and Red	2m x 1.5m	150	7
R	PROSA	White, Green and Red	2m x 1.5m	150	7
S	PROSA	White, Green and Red	2m x 1.5m	150	7
T	PROSA	White, Green and Red	2m x 1.5m	150	7

**Knox City Council**  
**RECEIVED**  
17 FEB 2016  
**PLANNING DEPARTMENT**

NOTE TO CONTRACTORS:  
All services shall be located  
on the front to any works.

ANNOUNCED SUBMISSION  
DATE

SHEET 2 OF 2  
LANDSCAPE PROPOSAL FOR:  
2 PINE CRESCENT  
172 BORONIA ROAD  
BORONIA NSW  
DATE: JANUARY 2016

**PROTECTION OF TREES DURING WORKS**

1. The Protection Zones (PZ) should be determined by measuring the trunk diameter (DBH) at 1.3m above ground level and multiplying by 7. If the tree is multi-trunked the DBH for each trunk should be measured and multiplied by 7. The PZ is the sum of these measurements.

2. The PZ should be marked on the site plan with a solid line. The PZ should be marked on the site plan with a solid line.

3. The PZ should be marked on the site plan with a solid line. The PZ should be marked on the site plan with a solid line.

4. The PZ should be marked on the site plan with a solid line. The PZ should be marked on the site plan with a solid line.

5. The PZ should be marked on the site plan with a solid line. The PZ should be marked on the site plan with a solid line.

**Tree Planting**

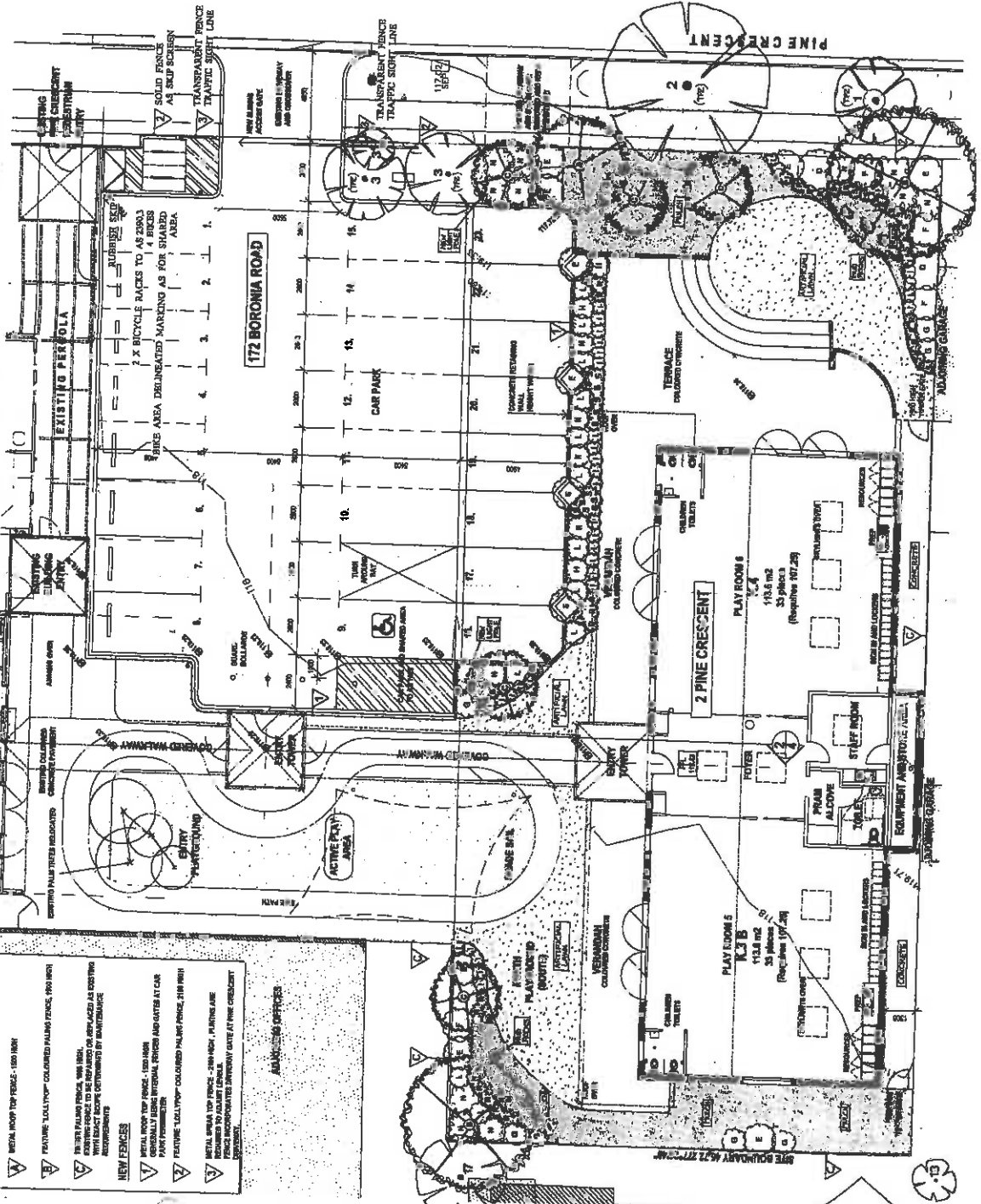
1. Use a shovel to dig a hole that is 2 times the width of the root ball and 2 times the depth of the root ball. The hole should be dug to a depth of 1.5m.

2. Place the tree in the hole, ensuring that the root ball is at least 50mm above the bottom of the hole. The tree should be planted at the same depth as it was in the nursery.

3. Fill the hole with soil, ensuring that the soil is well-compacted around the root ball. The soil should be filled to the top of the hole.

4. Water the tree thoroughly after planting. The tree should be watered regularly during the first year of growth.

5. The tree should be watered regularly during the first year of growth. The tree should be watered regularly during the first year of growth.



**FENCE TYPES**

**EXISTING FENCES**

- Metal hoop top fence - 1800 high
- Painted 'QUALITY' colored paling fence, 1800 high
- Painted 'QUALITY' colored paling fence, 1800 high
- Painted 'QUALITY' colored paling fence, 1800 high

**NEW FENCES**

- Metal hoop top fence - 1800 high
- Painted 'QUALITY' colored paling fence, 1800 high
- Painted 'QUALITY' colored paling fence, 1800 high
- Painted 'QUALITY' colored paling fence, 1800 high



**BAIRD WARD****6.3 APPLICATION FOR THE CONSTRUCTION OF FOUR (4) DOUBLE STOREY DWELLINGS AND ONE (1) SINGLE STOREY DWELLING (TOTAL FIVE (5) DWELLINGS) AT 16 PHYLLIS AVENUE, BORONIA (Application No. P/2016/6058)****1. SUMMARY:**

<b>Land:</b>	16 Phyllis Avenue, Boronia
<b>Applicant:</b>	Andrew Ramage
<b>Proposed Development:</b>	Construction of four (4) double storey dwellings and one (1) single storey dwelling (total five (5) dwellings)
<b>Existing Land Use:</b>	Residential
<b>Area/Density:</b>	1935m <sup>2</sup> / 1:387m <sup>2</sup>
<b>Zoning:</b>	General Residential Zone – Schedule 2
<b>Overlays:</b>	None
<b>Local Policy:</b>	Municipal Strategic Statement (MSS) Development in Residential Areas and Neighbourhood Character Policy
<b>Application Received:</b>	2 February 2016
<b>Objections:</b>	None
<b>PCC Meeting:</b>	Not applicable

**Assessment:**

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

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

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

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

### 6.3 16 Phyllis Avenue, Boronia (cont'd)

#### **2. BACKGROUND**

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

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

- The subject site is a large allotment located on the western side of Phyllis Avenue, Boronia. It is irregular in shape and has a gradual slope of five (5) metres from the frontage to the rear boundary.
- The site currently contains a single dwelling with the usual outbuildings.
- The subject site and surrounds are located within an established residential area, predominately single storey, with landscaped setbacks. Blind Creek adjoins the western boundary.
- Vegetation is mainly weed species, with some fruit trees and exotic species. Existing vegetation is in poor condition.

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

(Refer to attached plans at Appendix B)

The proposal seeks permission to construct four (4) double storey dwellings and one (1) single storey dwelling (total of five (5) dwellings). Details are as follows:

- The maximum building height is 7.7 metres.
- Dwelling 1 will front Phyllis Avenue and will be setback 7.6 metres.
- Dwellings 1, 2, 3 and 4 are double storey and contain three (3) bedrooms, while Dwelling 5 is single storey and contains four (4) bedrooms.
- Each dwelling is provided with a double garage. One (1) visitor parking space is provided, between Dwellings 2 and 3.
- Private open space for each dwelling is provided to the side or rear, with access from the main living area.
- The majority of vegetation is to be removed.

### 6.3 16 Phyllis Avenue, Boronia (cont'd)

#### **3. CONSULTATION**

##### **3.1 Advertising**

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

##### **3.2 Referrals**

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

##### Traffic Engineer

- *The accessway serves more than 10 vehicles and should be designed to have a passing area that is 5 metres wide and 7 metres long at the entrance and within the site. The driveway must match the crossover width.*
- *Doors within garages should open outwards.*
- *Standard conditions to be included on any permit to issue.*

*Officer Response: The requirement for a passing bay should be waived in this instance, as a widening the driveway at the entrance would require the crossover (which traverses a wide nature strip, to also be 5 metres wide). This would be detrimental to the landscaping capacity within the frontage and the nature strip. Also, there are sections of the driveway that would allow for two vehicles to pass, further back from the entrance.*

##### Drainage Engineer

- *A Building Over Easement application is required.*
- *Standard conditions to be included on any permit to issue.*

##### Arborist

- *Existing vegetation is not significant and the majority of vegetation is also in poor condition.*
- *All weed species and vegetation in poor condition should be removed.*



### 6.3 16 Phyllis Avenue, Boronia (cont'd)

#### Melbourne Water

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

## **4. DISCUSSION**

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

### **4.1 Zoning and Overlays**

#### **4.1.1 Zone**

##### **General Residential 2 Zone**

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

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

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

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

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

### 6.3 16 Phyllis Avenue, Boronia (cont'd)

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

- *Dwellings 1, 3 and 4 are provided with 59.6 square metres of secluded private open space with a minimum dimension of 5 metres, marginally less than the required 60 square metres. In addition, Dwellings 3 and 4 are provided with total of 70.6 square metres of private open space, less than the required 80 square metres. Otherwise, the minimum private open space areas have been provided for the dwellings.*
- *A condition on any permit to issue will require Dwellings 1, 3 and 4 to provide 60 square metres of secluded private open space with a minimum dimension of 5 metres; and Dwellings 3 and 4 to be provided with a minimum 80 square metres of private open space in total. This will satisfy the Schedule and provision of open space for each dwelling.*

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

- *No front fence is proposed.*

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

- *Complies. The proposed dwellings have a maximum height of 7.7 metres.*

#### 4.1.2 Overlays

No overlays apply to the land.

#### 4.1.3 Aboriginal Heritage Act 2006

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

### 6.3 16 Phyllis Avenue, Boronia (cont'd)

A Cultural Heritage Management Plan was prepared in accordance with the Aboriginal Heritage Act 2006, and no Aboriginal cultural heritage material or archaeological potential were located.

## 4.2 Policy Consideration

### 4.2.1 State Planning Policy Framework

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

Key Policies:

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

- *The design of the development will make a positive contribution to the surrounding area, with built form considered to be appropriate in form and scale. The proposed development incorporates typical neighbourhood character features such as pitched roofs to first floor, brick finishes, eaves, with car parking located behind or to the side of dwellings. Upper levels are reasonably articulated and are smaller than the ground level to reduce building bulk and mass. Subject to a condition on any permit to issue to require pitched roofs to the ground level, it is considered that the proposal is consistent with this policy.*

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

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

### 6.3 16 Phyllis Avenue, Boronia (cont'd)

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

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

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

- *The site is located within 250 metres of Dorset Road, which is serviced by Bus Route 755. Bus Route No. 755 from Bayswater to Knox City via The Basin, Boronia, Ferntree Gully operates between 6:07am and 9:19pm Monday to Friday, between 8:16am and 9:21pm Saturdays, and between 9:19am and 9:24pm on Sundays at various intervals.*

### 6.3 16 Phyllis Avenue, Boronia (cont'd)

#### 4.2.2 Local Planning Policy Framework

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

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

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

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

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

### 6.3 16 Phyllis Avenue, Boronia (cont'd)

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

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

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

- *The site is not located in an Activity Centre. However, the site is sufficiently large to accommodate five (5) dwellings while achieving the open space and landscaping outcomes sought for the Knox Neighbourhood Character Area.*

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

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

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

- *Subject to conditions on any permit to issue, each dwelling will be provided with areas of private open space that will allow for generous canopy tree planting.*

### 6.3 16 Phyllis 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.

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

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

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

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

The desired future character of this area is to:

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

The key design objectives are:

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

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

To avoid dominance of buildings from the street.

- *The proposed dwelling to front Phyllis Avenue is setback 7.6 metres, with upper floor levels recessed further, and will not dominate the street.*

### 6.3 16 Phyllis Avenue, Boronia (cont'd)

To avoid the loss of front and rear garden space.

- *Dwellings are setback from the side and rear boundaries, which will ensure adequate area for canopy tree planting within the front and rear gardens. The rear dwelling is single storey.*

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

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

To retain large backyards for landscaping and open space.

- *Subject to conditions on any permit to issue, dwellings are provided with the minimum required open space areas and the setbacks and open space areas will accommodate new canopy tree planting. There are no significant trees to be removed and the rear dwelling is single storey.*

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

- *Dwellings are not excessive in scale or bulk. Upper floor areas are recessed to better integrate with the surrounds. A condition on any permit to issue will require pitched roof forms to the ground floor*

### 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 (3) and four (4) bedroom dwelling is provided with a double garage space.*
- *One (1) visitor parking space has been provided.*



### 6.3 16 Phyllis Avenue, Boronia (cont'd)

- *The car parking provided for residents and visitors complies with Clause 52.06.2 of the Knox Planning Scheme.*

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

Design Standard 1: Access ways – *Can comply subject to a condition to provide a passing bay.*

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

Design Standard 3: Gradients – *Complies.*

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

Design Standard 5: Urban Design – *Complies.*

Design Standard 6: Safety – *Complies.*

Design Standard 7: Landscaping – *Complies.*

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

#### Neighbourhood Character and Infrastructure

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

Residential Policy – *Complies.*

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

Integration with the Street – *Complies.*

#### Site Layout and Building Massing

Street Setback – *At 7.6 metres, it complies with the objective, but not the Standard. The Standard would require a setback of 9 metres, as the property to the south is setback 27.5 metres. The property to the north is setback 7.6 metres. The setback of the property to the south is an anomaly in the street, with setbacks generally consistent with the proposed setback further south and north. The irregular frontage and wide nature strip provides a transitional setback to the southern property. As such, it is considered that the variation to the front setback should be supported.*

Building Height – *Complies.*

Site Cover/Permeability – *Complies.*

### 6.3 16 Phyllis Avenue, Boronia (cont'd)

Energy Efficiency – *Can comply subject to a condition on any permit issued to require the provision of eaves or shading devices to all habitable room windows.*

Open Space – *Complies*

Safety – *Complies.*

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

Access – *Complies.*

Parking Location – *Complies.*

#### Amenity Impacts

Side and rear setbacks – *Complies.*

Walls on boundaries – *Complies.*

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

Overshadowing open space – *Complies.*

Overlooking – *Can comply subject to conditions. There is potential for overlooking from the deck of Dwelling 5 and Bedroom 2 on the first floor of Dwelling 4 to the north, and from the Bedroom 3, study nook and kids area windows of Dwellings 3 and 4 on the first floor to the south. A condition of permit will require screening to 1.7 metres above the finished floor level. All other habitable room windows do not have direct views to adjoining private open space or habitable room windows, within 9 metres of the boundary. At ground level, floor levels are less than 800mm and boundary fencing is at least 1.8 metres high, or highlight windows are proposed. This complies with the Standard.*

Internal views – *Complies.*

Noise Impacts – *Complies.*

#### On-Site Amenity and Facilities

Accessibility – *Complies.*

Daylight to new windows – *Complies.*

### 6.3 16 Phyllis Avenue, Boronia (cont'd)

Private Open Space – *Can comply subject to conditions. Dwellings 1, 3 and 4 are provided with 59.6 square metres of secluded private open space with a minimum dimension of 5 metres, marginally less than the required 60 square metres. In addition, Dwellings 3 and 4 are provided with total of 70.6 square metres of private open space, less than the required 80 square metres. Otherwise, the minimum private open space areas have been provided for the dwellings.*

*A condition on any permit to issue will require Dwellings 1, 3 and 4 to provide 60 square metres of secluded private open space with a minimum dimension of 5 metres; and Dwellings 3 and 4 to be provided with a minimum 80 square metres of private open space in total. This will satisfy the Schedule and provision of open space for each dwelling.*

Solar access – *Complies.*

Storage – *Complies.*

Detailed Design

Design Detail – *Complies.*

Site Services – *Complies.*

Front fence – *Complies.*

### 4.5 General Decision Guidelines

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

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

## 5. CONCLUSION

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

- *The development is consistent with the objectives and policies of the Knox Neighbourhood Area. The proposal can comply with the General Residential Zone - Schedule 2 and is generally compliant with ResCode subject to conditions on any permit to issue.*

### 6.3 16 Phyllis Avenue, Boronia (cont'd)

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

## **6. CONFIDENTIALITY**

There are no confidentiality issues associated with this report.

## **RECOMMENDATION**

**That Council issue a Planning Permit for the construction of four (4) double storey dwellings and one (1) single storey dwelling (total of five (5) dwellings), 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 the application but modified to show:**
  - 1.1 **Mailboxes to front the street and the design to comply with Condition 1.3 of this Permit.**
  - 1.2 **The location and design of the combined electricity supply metre box structure to comply with Condition 1.3 of this Permit.**

**6.3 16 Phyllis Avenue, Boronia (cont'd)****Recommendation (cont'd)**

- 1.3 A corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. Structures within the corner splay must be less than 900mm in height.**
- 1.4 All doors within garages to open outward.**
- 1.5 A sign and linemarking to indicate the visitor parking space.**
- 1.6 The provision of eaves or shading devices to all habitable room windows.**
- 1.7 A pitched roof form to ground level roof areas.**
- 1.8 A minimum area of 60 square metres of secluded private open space, with a minimum dimension of 5 metres to Dwellings 1, 3 and 4 (to the side or rear).**
- 1.9 A total minimum area of 80 square metres of private open space to Dwellings 3 and 4 (to the side or rear).**
- 1.10 A screen to a height of 1.7 metres on the northern side of the deck to Dwelling 5, with no more than 25 percent transparency.**
- 1.11 Fixed obscure glazing to a height of 1.7 metres above the finished floor level to the north facing Bedroom 2 window on the first floor of Dwelling 4, and the south facing Bedroom 3, study nook and kids area windows of Dwellings 3 and 4. The windows can be openable above 1.7 metres. Adhesive film must not be used.**
- 1.12 Annotation that all boundary fencing must be in good condition or replaced with new fencing to a minimum height of 1.8 metres.**
- 1.13 Drainage plans in accordance with Condition 2 of this Permit and any necessary modifications to the plans.**
- 1.14 Landscape plans in accordance with Condition 3 of this Permit and any necessary modifications to the plans.**

**6.3 16 Phyllis Avenue, Boronia (cont'd)****Recommendation (cont'd)**

**1.15 A Sustainable Design Assessment in accordance with Condition 11 of this Permit and any modifications to the plans.**

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

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

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

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

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

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

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

**Landscaping**

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

**6.3 16 Phyllis Avenue, Boronia (cont'd)****Recommendation (cont'd)****The plan must show:**

- 3.1 A survey (including botanical names, height and width) of all existing vegetation to be retained and / or removed.**
- 3.2 The identification and removal of all vegetation identified as an environmental weed in Knox (as outlined in Appendix 2 of Council's Landscape Guidelines for Planning Permits).**
- 3.3 Buildings and trees (including botanical names, height and width) on neighbouring properties within three metres of the boundary.**
- 3.4 Details of the surface finishes of pathways and driveways.**
- 3.5 Details and location of all existing and proposed services including above and below ground lines, cables and pipes.**
- 3.6 A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.**
- 3.7 Landscaping and planting within all open areas of the site (including additional planting within open space areas of the existing dwelling/s).**

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

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

**General**

- 6. All development must be in accordance with the endorsed plans.**

**6.3 16 Phyllis Avenue, Boronia (cont'd)****Recommendation (cont'd)**

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

**Sustainable Design Assessment**

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

**Car Parking & Accessways**

- 13. Before the dwellings are occupied, driveways and car parking areas must be:**
  - 13.1 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**
  - 13.2 Formed to such levels and drained so that they can be used in accordance with the approved plan; and**
  - 13.3 Treated with an all-weather seal or some other durable surface; and**



**6.3 16 Phyllis Avenue, Boronia (cont'd)****Recommendation (cont'd)**

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

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

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

**Fencing**

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

**16. 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**

**17. 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:**

**17.1 the appearance of building, works or materials on the land**

**17.2 parking of motor vehicles**

**17.3 transporting of materials or goods to or from the site**

**17.4 hours of operation**

**17.5 stockpiling of top soil or fill materials**

**17.6 air borne dust emanating from the site**

**17.7 noise**

**17.8 rubbish and litter**

**17.9 sediment runoff**

**17.10 vibration**

**6.3 16 Phyllis Avenue, Boronia (cont'd)****Recommendation (cont'd)**

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

**Stormwater**

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

**Melbourne Water Conditions**

- 19. Any new or modified stormwater connection to Melbourne Water's drainage system shall require separate approval from Melbourne Water.**
- 20. Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or waterways.**

**Permit Expiry**

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

**6.3 16 Phyllis Avenue, Boronia (cont'd)****Recommendation (cont'd)**

- **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 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 13.5L/s to the existing Council drainage system for a 5 year ARI event.**
- **Applicant is to direct all stormwater to the drainage system to the Council pit near the north-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 Applicant is required to use Australian Height Datum (AHD) to present levels in all future plans. Applicant must ensure that levels on the plan are accurate.**
- **Drainage works in the Road reserve or in the Council easement will require a road opening permit.**
- **Drainage system designed so as to avoid impact on any vegetation shown on the endorsed plans as being retained.**
- **Water Sensitive Urban Design (WSUD) should be addressed as part of this development, eg water storage tanks, swale drains, etc.**

**6.3 16 Phyllis Avenue, Boronia (cont'd)****Recommendation (cont'd)****Other Notes:**

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

**6.3 16 Phyllis Avenue, Boronia (cont'd)****Recommendation (cont'd)****Melbourne Water Notes:**

- **If further information is required in relation to Melbourne Water's permit conditions shown above, please contact Melbourne Water on 9679 7517, quoting Melbourne Water's reference 268679.**

***Report Prepared By: Principal Planner (Renee Haddock)***

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



**Knox City Council**

**REPORT APPENDIX: A**

Property -  
Address

16 Phyllis  
Avenue,  
BORONIA

Application  
Number  
P/2016/6058

Description  
The  
construction of  
four double  
storey  
dwellings and  
one single  
storey dwelling  
(total five  
dwellings)

Wardname

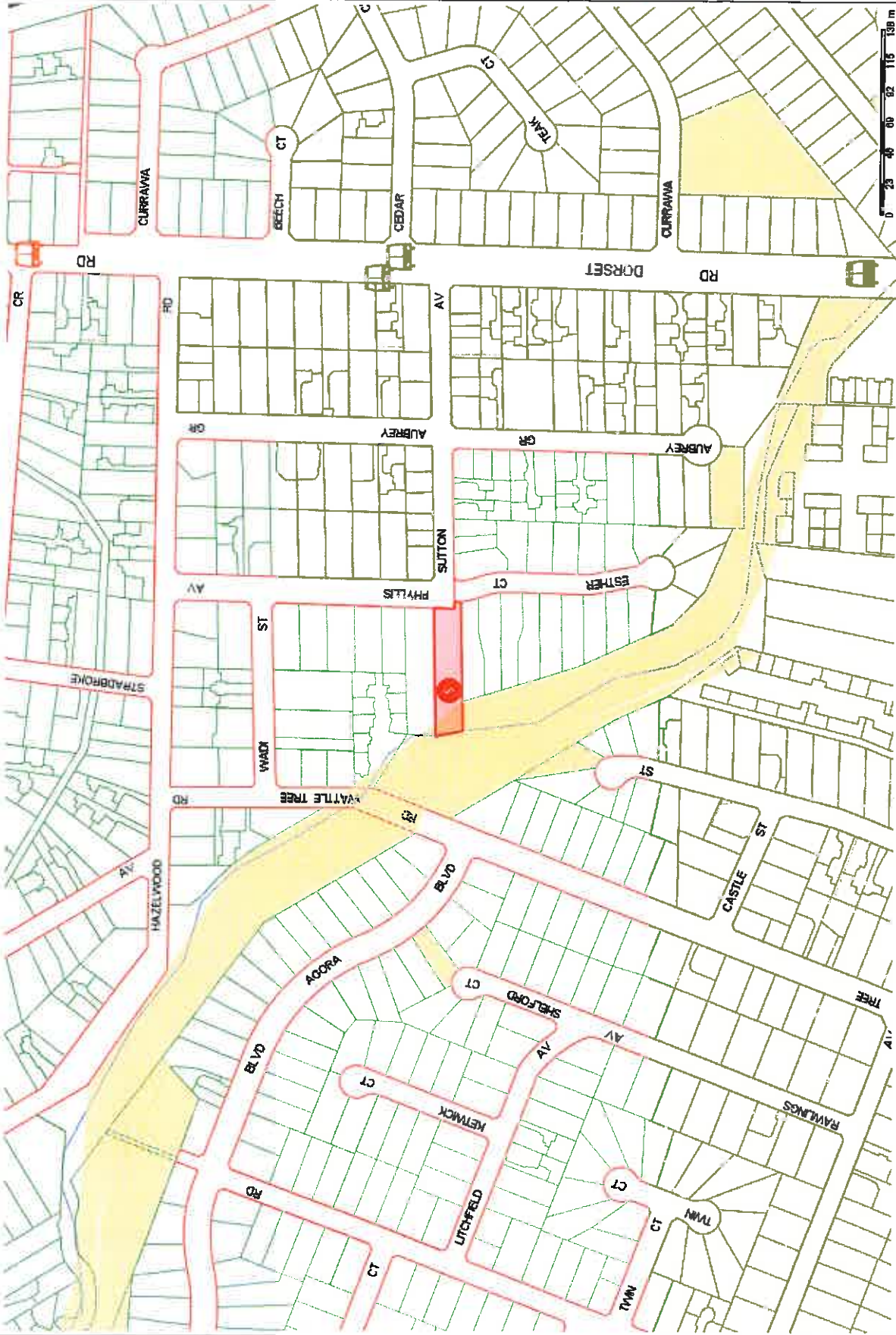
Baird

**LEGEND:**

- The Boundary
- Road Boundaries
- City Boundary
- Bus Route
- Paved, etc
- Commercial Areas
- Tertiary Schools
- Primary Schools
- Secondary Schools
- P-12 School
- Bus Stops
- Object
- Unit Development
- Subject Property
- Position



Scale: 1:3000



**DISCLAIMER:**

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



**Knox City Council**  
REPORT APPENDIX: A

**Property - Address**  
16 Phyllis Avenue, BORONIA

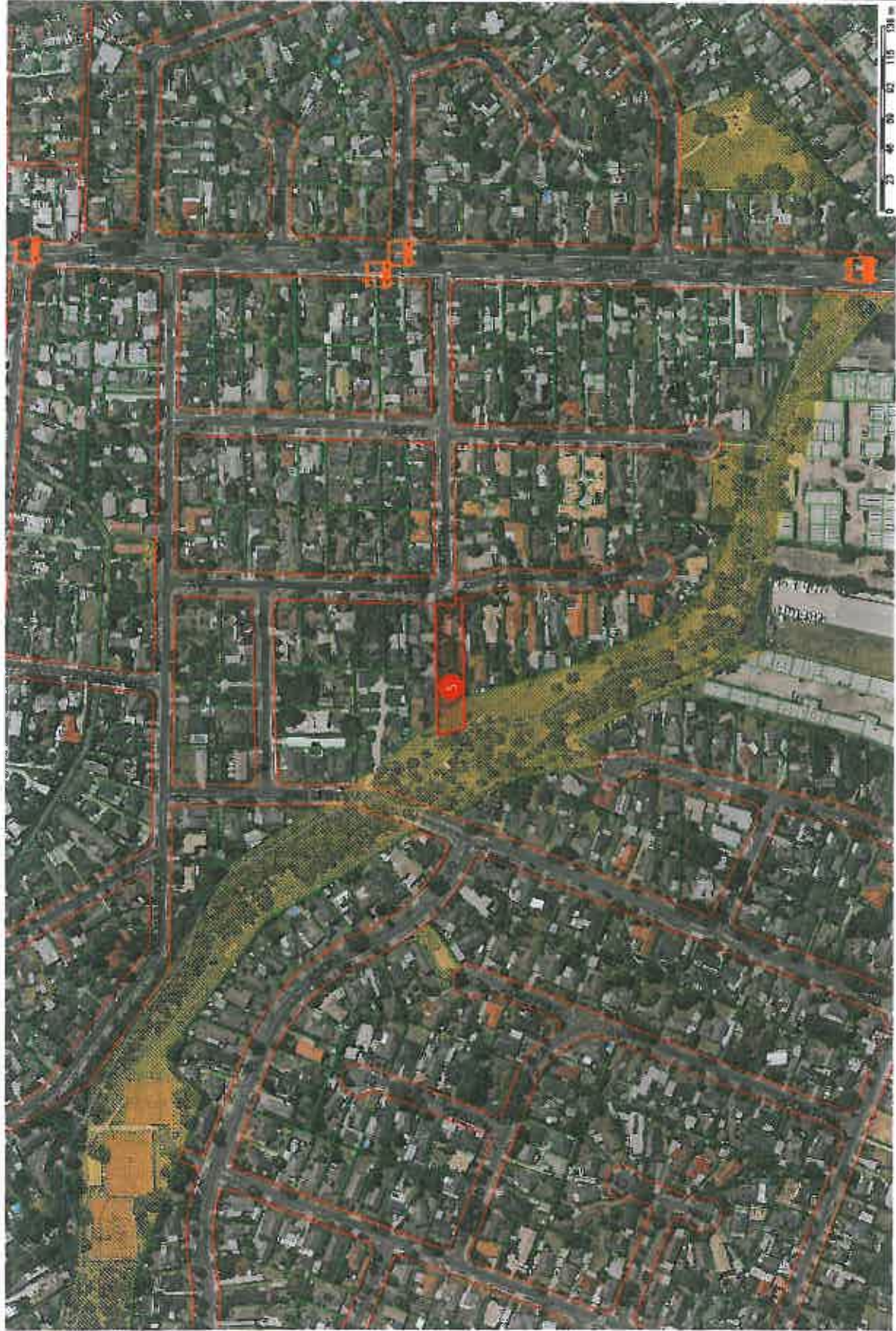
**Application Number**  
P/2016/6058

**Description**  
The construction of four double storey dwellings and one single storey dwelling (total five dwellings)

**Wardname**  
Baird

- LEGEND:**
- Title Boundary
  - Road Boundary
  - City Boundary
  - Bus Route
  - Reserves
  - Commercial Areas
  - Factory/Workshops
  - Primary Schools
  - Secondary Schools
  - Rail Station
  - Unzoned
  - Use Development
  - Subject Property
  - Field

Scale: 1:3000



**DISCLAIMER:**  
Roads and Title Boundaries - State of Victoria, Knox City Council  
Planning Scheme Information - DPDC, 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.

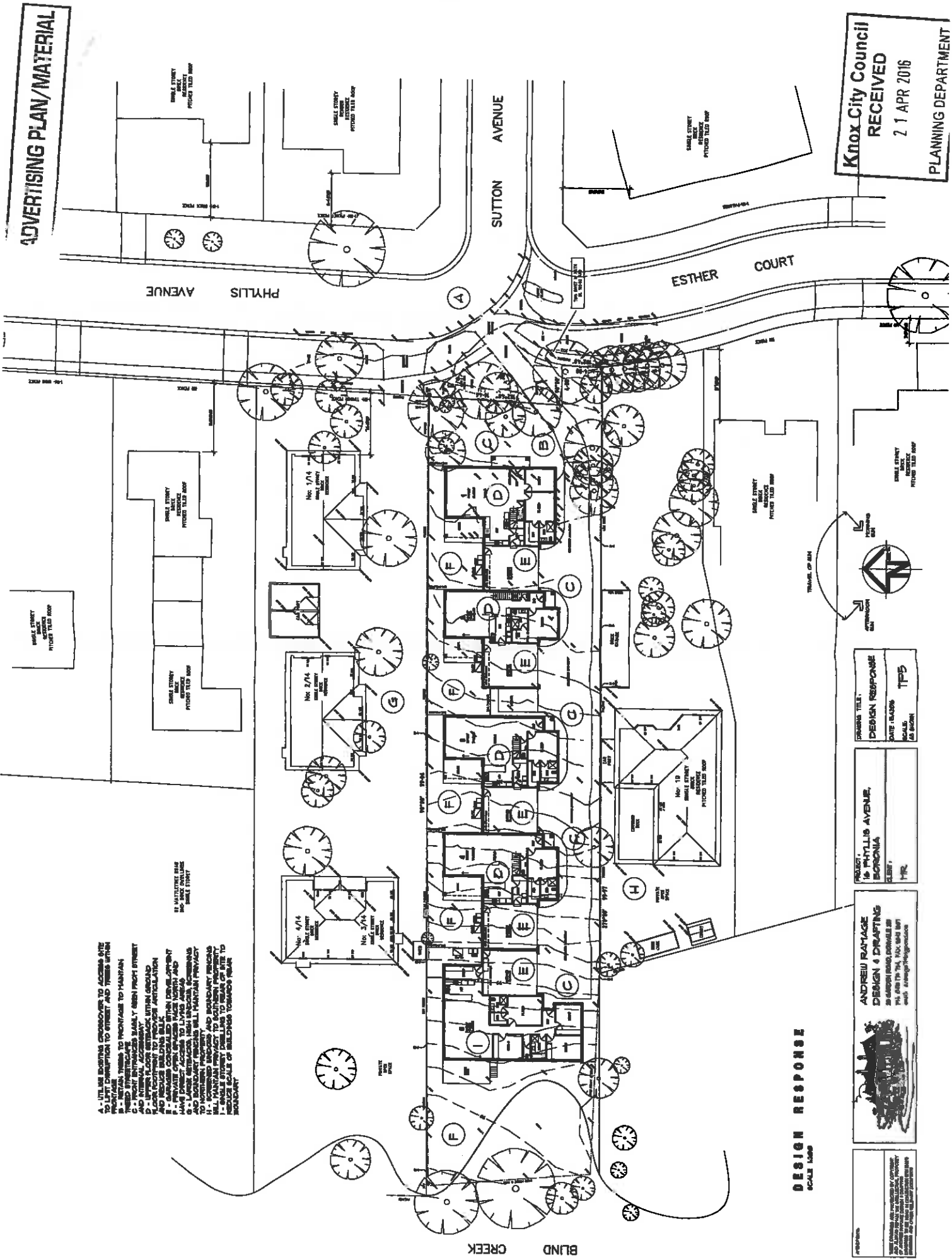
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4. Drainage and flood extent information has been provided to Council on a yearly basis by Melbourne Water for indicative purposes only. Where the latest Melbourne Water drainage and flood extent mapping is critical, please contact Melbourne Water.

ADVERTISING PLAN/MATERIAL

Knox City Council  
RECEIVED  
21 APR 2016  
PLANNING DEPARTMENT



- A. - UTILISE EXISTING CROSSOVER TO ACCESS SITE FROM PHILLIS AVENUE TO STREET AND THENCE UPBLIND TO PROPERTY
- B. - RETAIN TREES TO FRONTAGE TO MAINTAIN CHARACTER OF STREET
- C. - NEWLY INTRODUCED BARKLY GARDEN FRONT STREET AND INTERNAL ACCESS
- D. - NEWLY INTRODUCED BARKLY GARDEN TO FRONT AND REAR OF BUILDING
- E. - GARAGES CORRELATED WITH DRIVE SYSTEM TO PROVIDE ACCESS TO EACH UNIT AND TO MAINTAIN VISUAL PRIVACY
- F. - LARGE TERRACES, BALCONIES, SCREENING TO MAINTAIN VISUAL PRIVACY
- G. - BALCONIES, TERRACES AND BOUNDARY FENCES TO MAINTAIN VISUAL PRIVACY
- H. - SMALL STREET FOLLIES TO REAR OF SITE TO REDUCE SCALE OF BUILDINGS TOWARDS REAR BOUNDARY

DESIGN RESPONSE  
SCALE 1:500

PROJECT TITLE:  
DESIGN RESPONSE  
DATE: 03/04/2016  
SCALE:  
1:500  
AS SHOWN

PROJECT:  
16 PHYLLIS AVENUE,  
BORONIA  
CLIENT:  
MR.

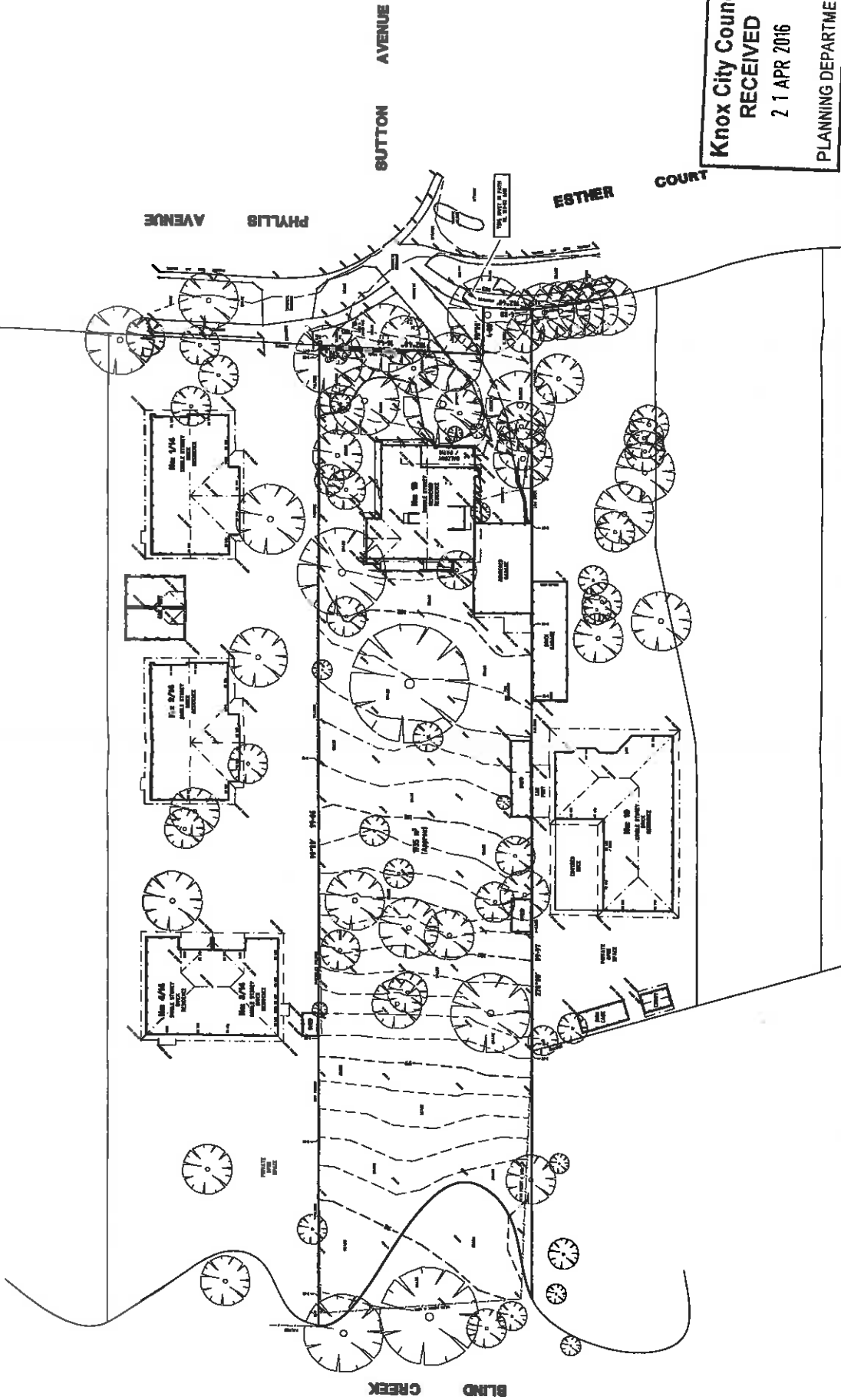
ANDREW RATTAGE  
DESIGN & DRAFTING  
20 GARDEN RIDGE DRIVE, BORONIA  
PH: 08 9478 7400, FAX: 08 9478 7401  
WWW.ANDREWRAATTAGE.COM.AU



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ADVERTISING PLAN/MATERIAL



Knox City Council  
RECEIVED  
21 APR 2016  
PLANNING DEPARTMENT

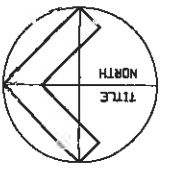
**NOTATIONS & CONDITIONS OF USE:**  
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NO SURFACE FEATURES HAVE BEEN LOCATED AND NO UNDERGROUND SERVICES HAVE BEEN LOCATED UNLESS SPECIFICALLY SHOWN.  
UNLESS SHOWN OTHERWISE THE POSITION OF ALL BALDRES AND PLAIN RE-USES IS TO PLATTING ACCURACY AND THE BOUNDARIES OF BALDRES SHOULD NOT BE DETERMINED FROM COMPUTER DATA FOR ANY FINAL DESIGN PLANS OR RECORD DRAWINGS.  
THIS PLAN HAS BEEN PROVIDED AS A HANDCOPED PLAN AND ALSO IN DIGITAL FORM. THE HANDCOPED PLAN PREDOMINATES OVER THE DIGITAL DATA AS THE GUARANTEE CAN BE GIVEN OVER THE ACCURACY OF DATA TRANSFER TO ANOTHER SYSTEM.

**RE-ESTABLISHMENT / FEATURE / LEVEL SURVEY**  
**16 PHYLLIS AVENUE, BORONIA**

VOL 7960 FOL 164  
LOT 2 ON LP 23657  
PART OF CROWN ALLOTMENT 578  
PARISH OF SCOTSFERRY

LICENSED SURVEYOR: OWEN LABELSTEIN  
SIGNATURE: \_\_\_\_\_

LEVELS ARE IN METRES  
LEVEL DATUM: AND VIDE PH 391  
CONTOUR INTERVAL: 0.20 METERS  
DATE OF SURVEY: 16/01/2016



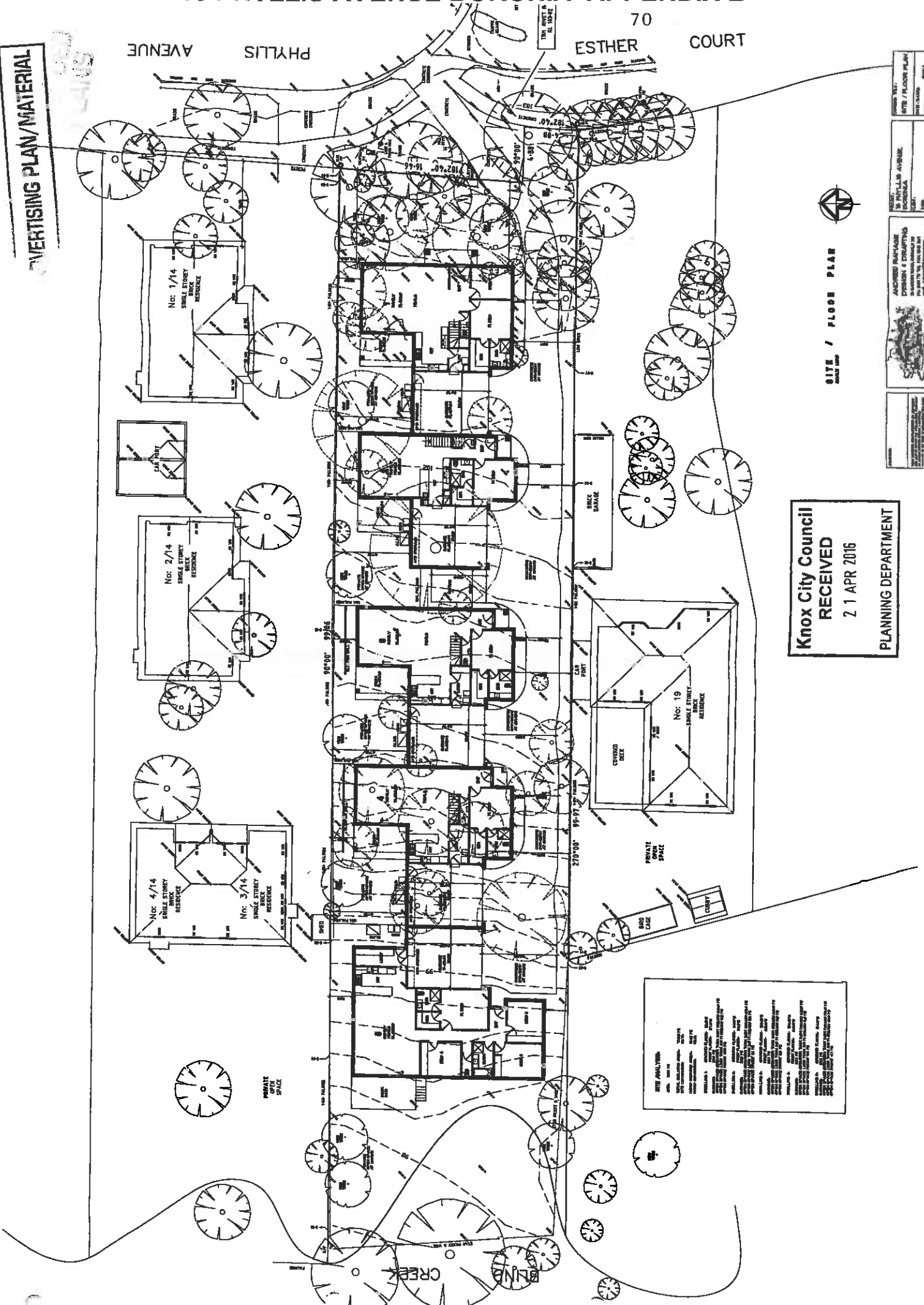
**MERIDIAN LAND SURVEYORS PTY LTD**  
PROVIDERS OF SPATIAL DATA SOLUTIONS  
28/266 BOLTON STREET, ELTHAM 3095  
Ph: (03) 9439 0070 Fax: (03) 8456 5990  
www.meridianlandsurveyors.com.au

**DEE. E. ACOE. NTM**

# 16 PHYLLIS AVENUE BORONIA APPENDIX B

VERTISING PLAN/MATERIAL

PHYLLIS AVENUE ESTHER COURT 70



SITE / FLOOR PLAN

Knox City Council  
RECEIVED  
21 APR 2016  
PLANNING DEPARTMENT

DATE: 10/11/15

DATE	10/11/15	
BY	...	
FOR	...	
REVISIONS	...	
NO.	DATE	DESCRIPTION
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PROJECT NO.: 16 PHYLLIS AVENUE, BORONIA

DATE: 10/11/15

PROJECT TITLE: SITE / FLOOR PLAN

DRAWN BY: ...

CHECKED BY: ...

APPROVED BY: ...

PROJECT NO.: 16 PHYLLIS AVENUE, BORONIA

DATE: 10/11/15

PROJECT TITLE: SITE / FLOOR PLAN

DRAWN BY: ...

CHECKED BY: ...

APPROVED BY: ...

# 16 PHYLLIS AVENUE BORONIA APPENDIX B

ADVERTISING PLAN/MATERIAL

PHYLLIS AVENUE

71 ESTHER COURT

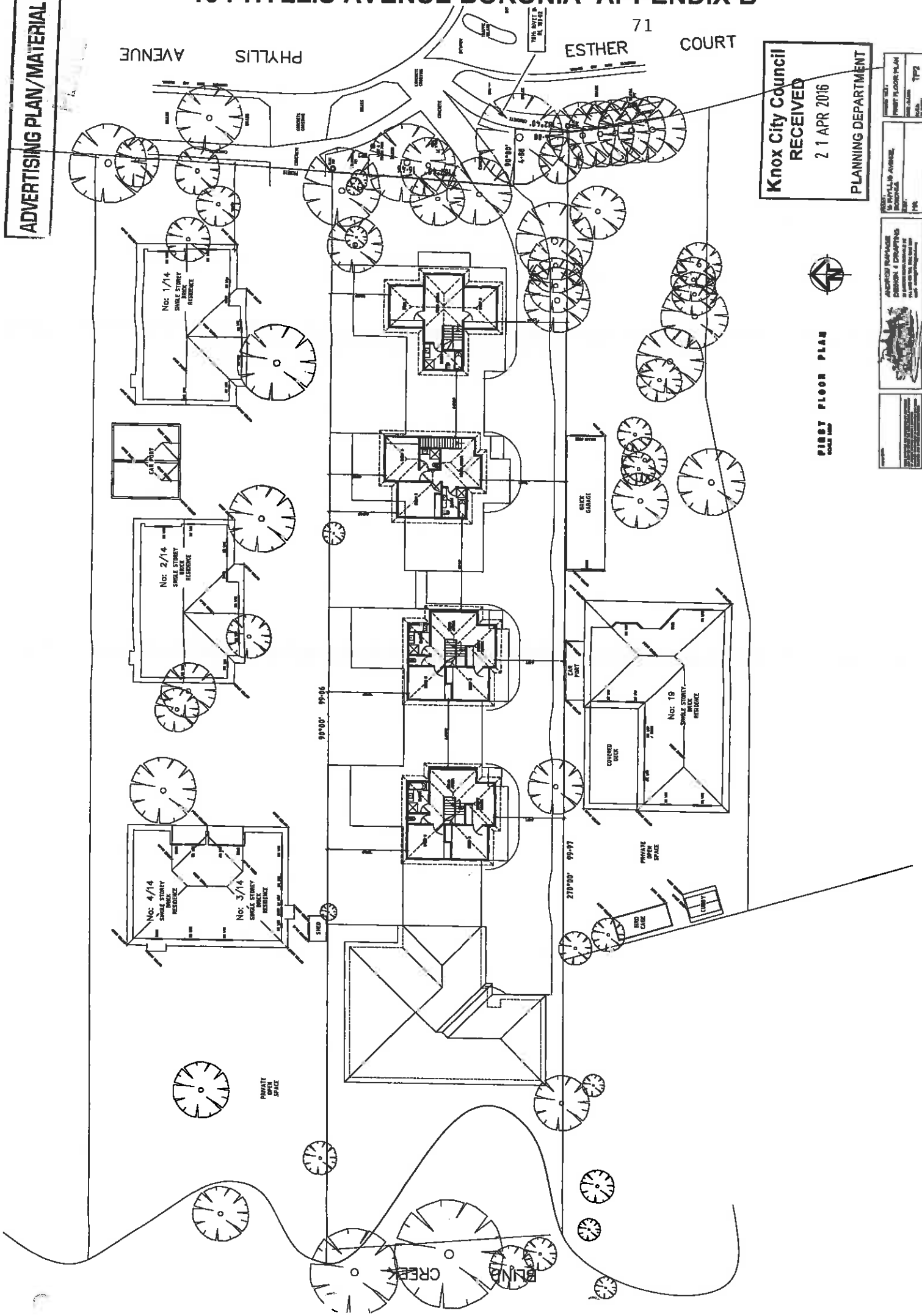
Knox City Council  
RECEIVED  
21 APR 2016  
PLANNING DEPARTMENT

APPROVED FOR THE CITY OF KNOX  
KNOX COUNTY PLANNING DEPARTMENT  
DATE: 4/21/16  
BY: [Signature]

APPROVED FOR THE CITY OF KNOX  
KNOX COUNTY PLANNING DEPARTMENT  
DATE: 4/21/16  
BY: [Signature]

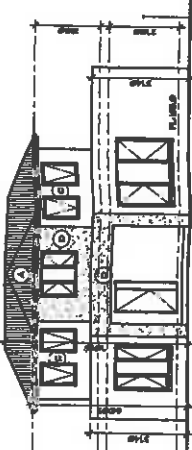
APPROVED FOR THE CITY OF KNOX  
KNOX COUNTY PLANNING DEPARTMENT  
DATE: 4/21/16  
BY: [Signature]

FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

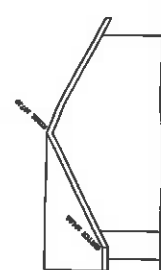


ADVERTISING PLAN/MATERIAL

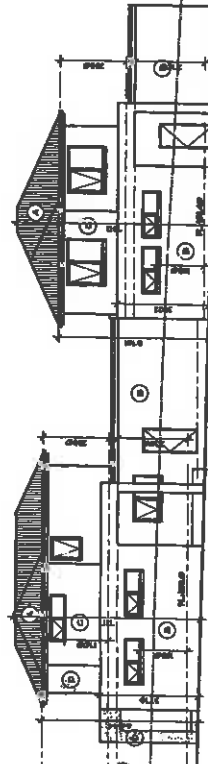
Knox City Council  
RECEIVED  
21 APR 2016  
PLANNING DEPARTMENT



**EAST ELEVATION**  
SCALE 1/8" = 1'-0"

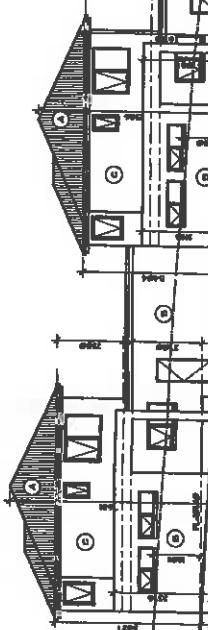


No: 17/4  
EMILY STONEY  
SINGLE RESIDENCE



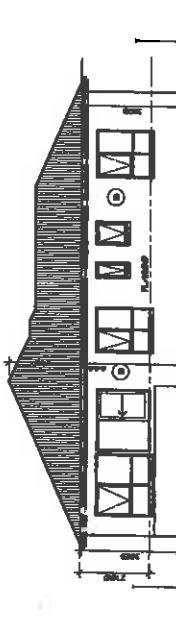
**NORTH ELEVATION**  
SCALE 1/8" = 1'-0"

SEE CUT WITH ALUMINUM  
RETAINING WALL



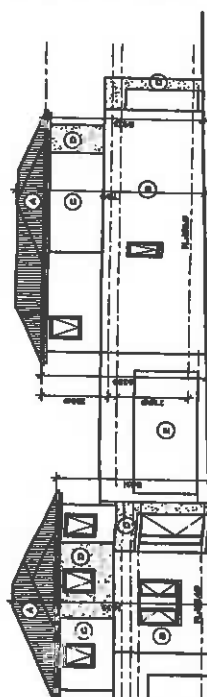
**NORTH ELEVATION**  
SCALE 1/8" = 1'-0"

SEE CUT WITH ALUMINUM  
RETAINING WALL



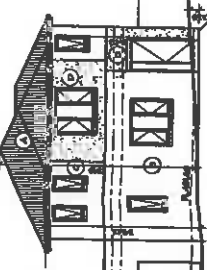
**WEST ELEVATION**  
SCALE 1/8" = 1'-0"

- MATERIALS LEGEND**
- (A) EXTERIOR BRICK
  - (B) EXTERIOR STUCCO
  - (C) HAZEL LOGGING TRUCK
  - (D) POLYURETHANE
  - (E) BRICK
  - (F) BRICK
  - (G) BRICK
  - (H) BRICK
  - (I) BRICK
  - (J) BRICK



**SOUTH ELEVATION**  
SCALE 1/8" = 1'-0"

SEE CUT WITH ALUMINUM  
RETAINING WALL



**SOUTH ELEVATION**  
SCALE 1/8" = 1'-0"

SEE CUT WITH ALUMINUM  
RETAINING WALL

PROJECT: 16 PHYLLIS AVENUE, BORONIA, OHIO

ARCHITECT: ANDREW RAMAGE DESIGN & DRAFTING

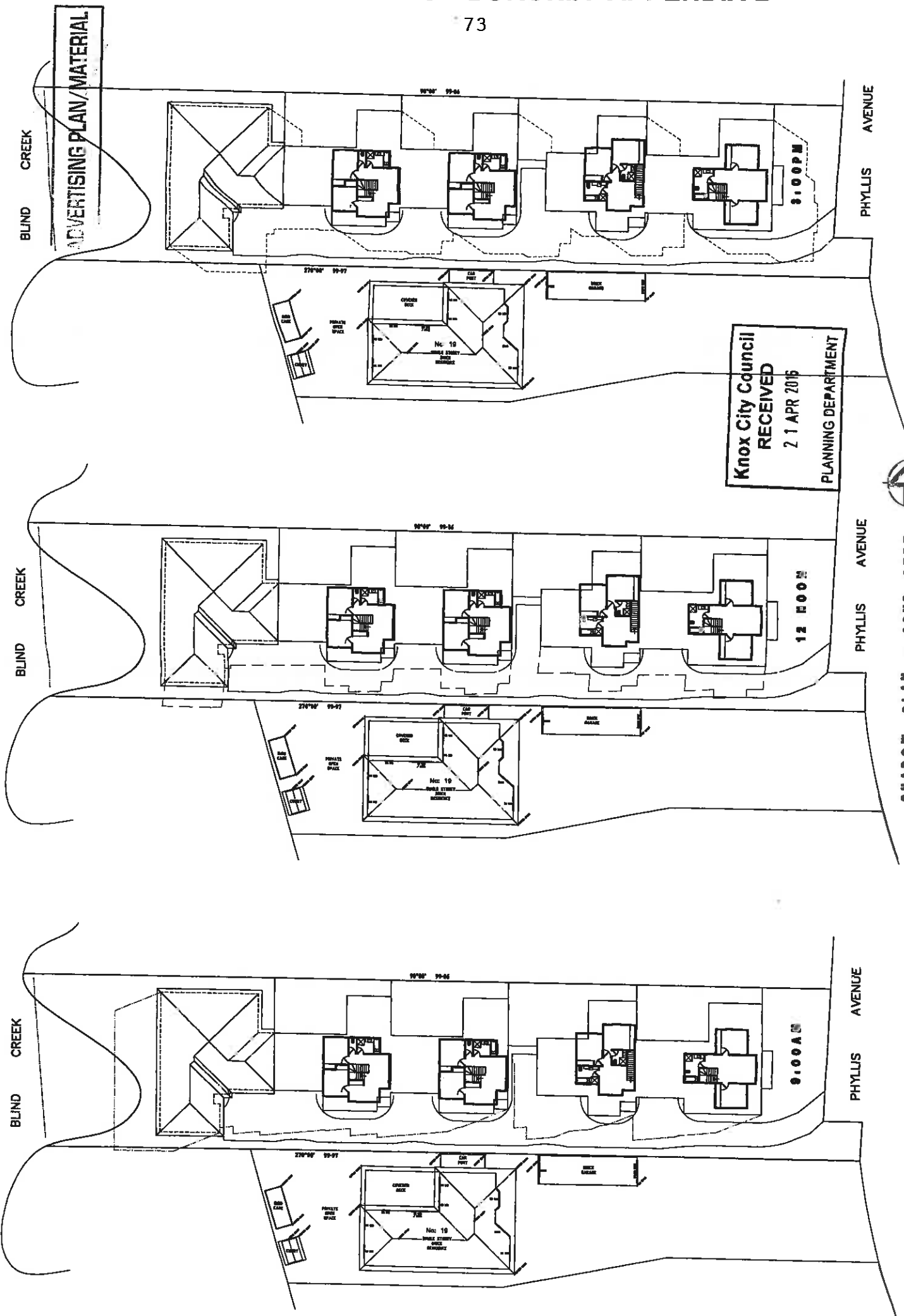
DATE: 10/15/15

SCALE: AS SHOWN

TP3

# 16 PHYLLIS AVENUE BORONIA APPENDIX B

73



Knox City Council  
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21 APR 2016  
PLANNING DEPARTMENT



SHADOW PLAN - 22ND SEPT  
SCALE 1/8" = 1'-0"

BLIND CREEK

ADVERTISING PLAN/MATERIAL

BLIND CREEK

BLIND CREEK

PHYLLIS AVENUE

PHYLLIS AVENUE

PHYLLIS AVENUE

91.00PM

12 ROOM

91.00AM

27'-00" 99'-06"

99'-06"

99'-06"

27'-00" 99'-06"

CHURCH ROOM  
No. 10  
SINGLE STORY  
WOOD SHED

CHURCH ROOM  
No. 10  
SINGLE STORY  
WOOD SHED

CHURCH ROOM  
No. 10  
SINGLE STORY  
WOOD SHED

PRIVATE  
GOLF  
SPACE

**COLLIER WARD****6.4 APPLICATION TO END SECTION 173 AGREEMENT U179021L AT 322 & 324 WANTIRNA ROAD, WANTIRNA.****1. SUMMARY:**

<b>Land:</b>	322 & 324 Wantirna Road, Wantirna
<b>Applicant:</b>	The Egialian Association of Melbourne & Victoria Inc.
<b>Proposal:</b>	Ending of Section 173 Agreement U179021L
<b>Existing Land Use:</b>	Detached buildings
<b>Estate Area:</b>	5117sqm
<b>Zoning:</b>	Residential Growth Zone – Schedule 1
<b>Overlays:</b>	Nil
<b>Application Received:</b>	14 December 2015
<b>Objections:</b>	Not Applicable
<b>PCC Meeting</b>	Not Applicable

**Assessment**

*The Egialian Association of Melbourne & Victoria Inc. has applied to Council pursuant to Section 178A of the Planning and Environment Act 1987 to end Section 173 Agreement U179021L from Lots 3 and 4 on PS412843A known as 322 and 324 Wantirna Road, Wantirna.*

*At the Ordinary Meeting of Council on 27 February 1996, Council resolved to sign and seal the agreement between Knox City Council and Akron Roads P/L. The agreement allowed for the deferment of road construction requirements for Ashley Street, Wantirna until further subdivision development of the subject land.*

*The road construction was required as part of condition 12 of planning permit KNXS130, application number 60/24/29. Ashley Street was constructed as part of the development located at Lot 1 Ashley Street.*

*It is considered that the Section 173 Agreement conditions do not apply to the parcel known as 322 & 324 Wantirna Road and should be ended.*

**2. BACKGROUND****2.1 Site History**

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

The sites are currently in operation as a car wash (No. 322 Wantirna Road) and Restaurant (No. 324 Wantirna Road).

#### **6.4 322 & 324 Wantirna Road, Wantirna (cont'd)**

Planning Permit No. KNXS130 (file No. 60/24/29) was issued on 25 July 1995 allowing the subdivision of land into 2 Lots and the expungement of an easement for pipeline, channel and carriageway created in LP 204740M shown as E1.

Condition 12 of Planning Permit No. KNXS130 (file No. 60/24/29) stipulated that; *'The applicant shall fully construct half the width of that section of Ashley Street abutting the subject land including footpath and any required service provision or alteration in accordance with plans approved by the Director – Engineering'*.

On 6 September 1995 the applicant requested that an agreement be entered into to allow the obligation of condition 12 to be constructed at a later stage.

At the Ordinary Meeting of Council on the 27 February 1996, Council resolved to sign and seal the agreement between Knox City Council and Akron Roads P/L. The agreement allowed for the deferment of road construction requirements for Ashley Street, Wantirna until further subdivision development of the subject land.

The Section 173 Agreement U17902L was registered on 18 April 1996 on the title at 322 & 324 Wantirna Road, Wantirna which ensured the obligations of planning permit KNXS130 will be met.

The road portion of Ashley Street has been constructed in accordance with the agreement. On 10 March 1998 Council advised the developer that the road and drainage works were completed to Council's satisfaction.

#### **2.2 The Proposal**

Pursuant to Section 178A of the Planning and Environment Act 1987, the owner has applied to Council to end agreement U17902L on the titles at 322 & 324 Wantirna Road, Wantirna.

### **3. CONSULTATION**

#### **3.1 Advertising**

Pursuant to Section 178C of the Planning and Environment Act 1987, and the Termination Clauses in 1.7 and 1.8 of the Agreement, the request to end was not advertised to the other parties outside of the agreement nor is it considered that detriment would be caused to other persons as:

- The obligations of the agreement have been satisfied. The developer was notified by Council that the works were completed to Council's satisfaction.

#### 6.4 322 & 324 Wantirna Road, Wantirna (cont'd)

- 'Termination In Part' Clause 1.8 allows Council to release a lot (if the land is subdivided) from the application of the Agreement and the agreement will immediately end in relation to such Lot and after that, only operate in relation to the balance of the Land.

#### **4. DISCUSSION**

The matters covered by the agreement and their relevance to 322 & 324 Wantirna Road, Wantirna are discussed below:

##### a) Recital C;

To enable the Land to be subdivided into two lots generally in accordance with the plans endorsed as part of and attached to Permit No. KNXS130 the Council (as responsible authority) on 25 July 1995 issued that Permit, a Condition of which is as follows;

*"The applicant shall fully construct half the width of that section of Ashley Street abutting the subject land including footpath and any required service provision or alteration in accordance with plans approved by the Director – Engineering"*

- The Ashley Street road was fully constructed as part of the Development of Lot 1, Ashley Street. When Ashley Street was constructed, in accordance with the agreement, the construction of the road was undertaken without the footpath, as there was no local footpath connection. This is still the case today.
- Council's Director of Engineering and Infrastructure reinspected Ashley Street on 16 June 2016, and confirmed that the works were completed to Council standards, and constructed in accordance with the engineering plans prepared in 1993. Accordingly, the obligations of the agreement had been satisfied.

#### **4.1 Section 178B(2) of the Planning and Environment Act (1987)**

Section 178B(2) of the Planning and Environment Act (1987) outlines the matters that must be considered by the Responsible Authority when considering a proposal to end an agreement. These matters are:

- The purpose of the agreement;

*The requirements of the agreement have been addressed and satisfied by the completion of the Development of Lot 1 Ashley Street.*



**6.4 322 & 324 Wantirna Road, Wantirna (cont'd)**

- Whether and why the agreement is no longer required;  
*The agreement contains conditions that are now obsolete as they have been completed.*
- Whether the ending of the agreement would disadvantage any person, whether or not a party to the agreement;  
*The ending of the agreement for the land will not disadvantage any person as requirements have been satisfied.*
- The reasons why the Responsible Authority entered into the agreement;  
*The Responsible Authority entered into the agreement to ensure the appropriate access to Lot 1 Ashley Street is constructed without cost to council by entering into an agreement which required that half of Ashley Street was constructed in accordance with the approved plans.*
- Any relevant permit or other requirements the land is subject to under the Subdivision Act 1988;  
*There are no relevant permits or other requirements affecting the land.*
- Any other prescribed matter;  
*There are no other prescribed matters relevant to the proposal.*

**5. CONCLUSION**

The request to end Section 173 Agreement U179021L over No. 322 and 324 Wantirna Road, Wantirna has been made to remove the completed, obsolete or lapsed requirements.

Ending of this Agreement for the land will end the Agreements over the remainder of the land. A final inspection on the road works, completed on 16 June 2016, declared the obligations of the agreement as satisfied.

It is considered that ending the agreement from the land will not disadvantage any person.

It is therefore recommended that Council agree to end the Section 173 Agreement and approve the application to end by sealing of the Form 19.

**6.4 322 & 324 Wantirna Road, Wantirna (cont'd)****6. CONFIDENTIALITY**

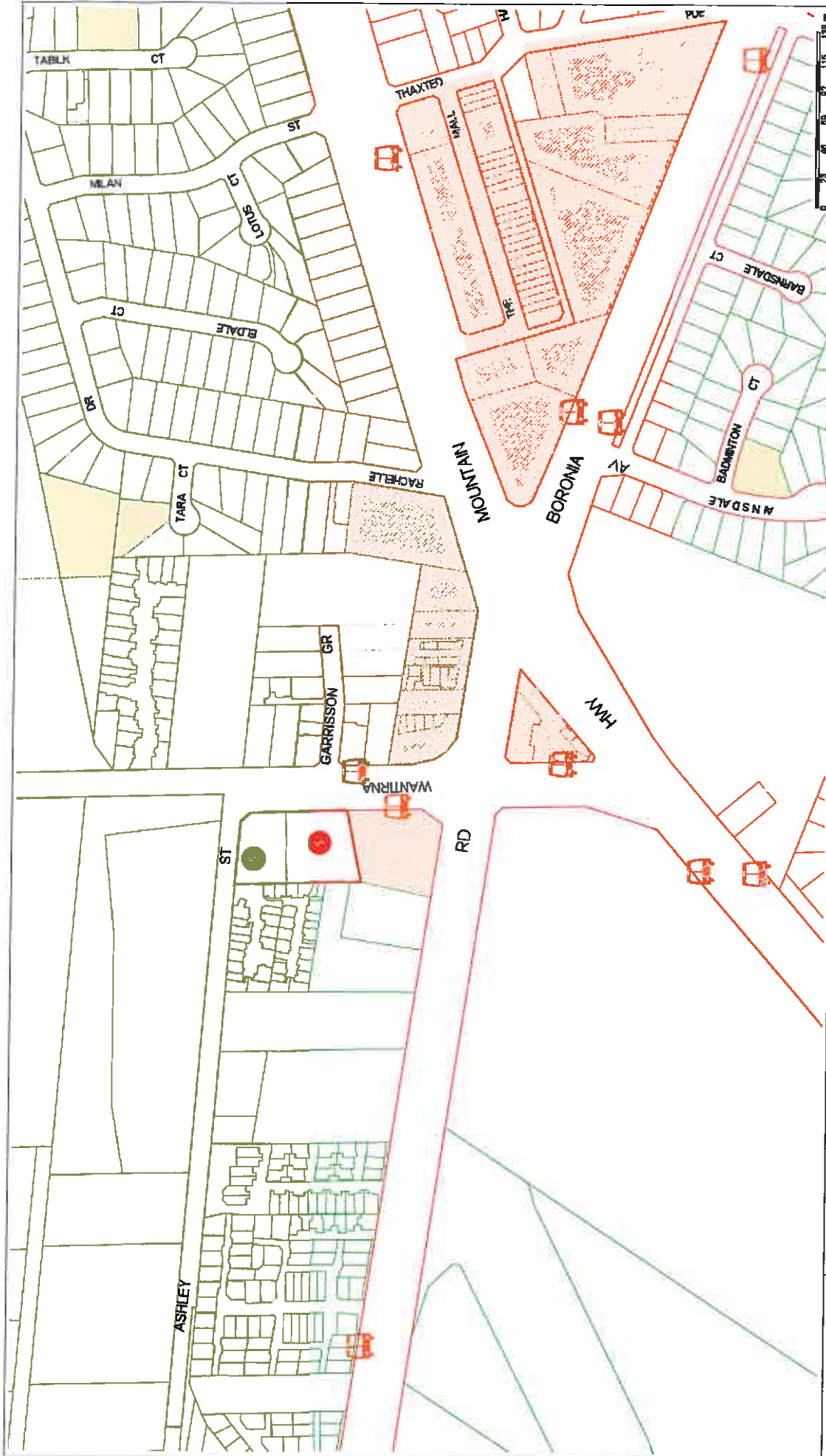
There are no confidentiality issues associated with this report.

**RECOMMENDATION**

**That Council resolve to end Section 173 Agreement U179021L for No. 322 & 324 Wantirna Road, Wantirna;**

***Report Prepared By: Planner (Phillip Singh)***

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



**Property Address - 322 - 324 Wantirna Road, WANTIRNA**  
**Description - End Section 173 Agreement U179021L**  
**Ward name - Collier**

**Disclaimer:**

Borders and Title Boundaries - State of Victoria, Knox City Council  
 Planning Information - DPCD, Knox City Council  
 Aerial Photography - AEM (Browns Creek, otherwise stated)  
 Melbourne Water Drainage Information - Melbourne Water

1. Whilst every endeavour has been made to ensure that this 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 accuracy, errors, and omissions or for actions based on this information.
2. This information is provided for your information only as a means of preliminary investigation. For accurate survey information please obtain a Planning Certificate from the Department of Infrastructure.
3. This print contains information from the State of Victoria and the State of Victoria shall bear no responsibility for any errors, faults, omissions or inaccuracies in the information.
4. Drainage and flood extent information has been provided to Council on a yearly basis by Melbourne Water for illustrative purposes only. Where the latest Melbourne Water drainage and flood extent mapping is critical, please contact Melbourne Water.

REPORT APPENDIX: A

Scale 1:3000





<p><b>REPORT APPENDIX: A</b></p>	<p>Scale 1:3000</p>
<p><b>Property Address:</b> 322-324 Wantirna Road WANTIRNA  <b>Description:</b> End Section 173 Agreement U1790211  <b>Ward name:</b> Collier</p>	<p><b>Disclaimer:</b></p> <p>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</p> <p>1. Whilst every endeavour 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 the accuracy of the information provided in this report.</p> <p>2. Planning information should be used only as a means of preliminary investigation. For accurate survey information please obtain a Planning Certificate from the Department of Infrastructure.</p> <p>3. This print contains information from Vicmap Property (Copyright State of Victoria). The State of Victoria does not warrant the accuracy or completeness of information in this product. Any person using or relying on this information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.</p> <p>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.</p>



**BAIRD WARD****6.5 PROPOSED COMBINED PLANNING SCHEME AMENDMENT C145 AND PLANNING PERMIT APPLICATION (P/2016/6175) FOR 1 – 23 ERICA AVENUE, BORONIA**

**SUMMARY:** *Nicole Vickridge - Coordinator - Strategic Planning  
Michelle Willis - Principal Planner*

*The application is for a combined Planning Scheme Amendment (C145) and planning permit application for buildings and works associated with a shop, reduction in car parking requirements and erection of internally illuminated business identification signs (P/2016/6175). The amendment is required as the current zoning of the land at 1-23 Erica Avenue is Commercial 2 Zone and the proposed use of the land is prohibited in this zone. The amendment proposes to rezone this land to Commercial 1 Zone, consistent with adjoining land and land fronting Boronia Road. The amendment has been requested by Aldi Stores Pty Ltd. The planning scheme amendment applies to all of the land, while the planning permit application applies to only 1-13 Erica Avenue, Boronia. This report recommends that Council seek authorisation from the Minister for Planning to prepare and exhibit the proposed amendment. The merits of the proposed development will be assessed in a report to Council following exhibition of the combined amendment and permit application.*

**RECOMMENDATION**

**That Council:**

- 1. Seek authorisation from the Minister for Planning to prepare and exhibit Planning Application P/2016/6175 and Planning Scheme Amendment C145;**
- 2. Subject to receiving authorisation from the Minister for Planning, place Amendment C145 and Planning Application P/2016/6175 on public exhibition for a period of at least one month;**
- 3. Authorise the Director City Development to make minor changes to Amendment C145, where changes do not affect the purpose or intent of the amendment; and**
- 4. Notify by mail the owners and occupiers of adjoining properties and relevant government authorities and Ministers. Notification will include public notices in the Government Gazette and Knox Leader.**

## **6.5 Proposed Combined Planning Scheme Amendment C145 and Planning Permit Application (cont'd)**

### **1. INTRODUCTION**

The application is a combined planning permit application and planning scheme amendment. The planning application relates to the land at 1–13 Erica Avenue, Boronia (see appendix A). The subject site comprises three lots and currently accommodates single and two storey buildings used for retail and commercial purposes. The site forms part of the Boronia Activity Centre.

The amendment proposes to rezone the Commercial 2 zoned land at 1–23 Erica Avenue Boronia to Commercial 1 Zone (see appendix B). The planning permit application seeks approval for buildings and works associated with a shop, reduction in car parking requirements and erection of internally illuminated business identification signs at 1–13 Erica Avenue, Boronia.

The proposal would see the existing buildings removed from the site and the construction of two shops (supermarket and retail premises) constructed at 1 – 13 Erica Avenue. The shops will be two-storey in nature, reach a maximum height of 9.2 metres (top of tower element) and contain a rooftop car park. The supermarket (Tenancy 1) is proposed to have a net retail floor area of 1600sqm and the shop / retail premises (Tenancy 2) will have a net retail area of 259sqm. See appendix C for a proposed site plan.

A total of 85 car parking spaces are provided within the rooftop car park, including two disabled spaces. A further two at grade staff car parking spaces are proposed adjacent to the access ramp; this is a shortfall of three car parking spaces. Access to the rooftop car park is proposed via the existing service lane with right in and left out turning only. A ramp leads directly to / from the service lane to the car park. A loading bay is proposed along the western boundary and is designed to accommodate 15 metre semi-trailer trucks. It is also proposed to widen the existing Right-of-Way (ROW) along the southern boundary to facilitate two-way movements.

A total of ten (10) separate business identification signs are proposed, normal to an Aldi store.

This report considers whether there is sufficient strategic justification for the rezoning of the land. The merits of the proposed development will be further assessed in a report to Council following exhibition of the combined amendment and permit application.

### **2. DISCUSSION**

#### **2.1 Planning Background**

The Boronia Structure Plan was adopted by Council in October 2006 and was introduced into the planning scheme as a reference document to Clause 22.06 – Boronia Major Activity Centre Local Policy.

## 6.5 Proposed Combined Planning Scheme Amendment C145 and Planning Permit Application (cont'd)

It sets out guidelines for future building height, limits to development where there were no previous limits, and where activity and development will be located.

The subject site is the only parcel of land within the Boronia Activity Centre that is zoned Commercial 2 (C2Z). The current zoning prohibits certain uses that are consistent with the broader strategic policies for this site, including 'Shop' and 'Dwelling'. The proposed application of the Commercial 1 Zone (C1Z) is consistent with other zoning in nearby land and will allow for the implementation of the vision of the Boronia Structure Plan.

The Boronia Structure Plan was implemented via Amendment C62 into the Knox Planning Scheme. The Planning Panel report into amendment C62 considered this site and was of the view that:

*"It is [therefore] clear to the Panel that the intent of the Structure Plan is that Erica Avenue is to play a greater role within the pedestrian function of the wider Boronia Activity Centre with an emphasis on improving the built form and providing more active uses at the street frontage with offices or residential development on the upper floors.*

*The Panel agrees that retention of the [now former] Business 3 Zone is not consistent with the directions contained in the Structure Plan and therefore not appropriate, particularly given 'Accommodation' is a prohibited use within the zone; and the zone needs to be reviewed."*

The Planning Panel that considered amendment C62 supported Council's position that the zoning of this site be reviewed as part of a future amendment in consultation with other land owners.

### 2.2 Combined Permit and Amendment application

The *Planning & Environment Act 1987* allows a planning authority, to simultaneously prepare and exhibit a proposed amendment to a Planning Scheme and give notice of an application for a permit. Where this process is used, the component of the process relating to the permit application is dealt with in similar fashion to the amendment, and is different to the normal permit process. The referral and notice requirements differ from the normal permit process and the final decision to issue the permit is made by the Minister for Planning.

The planning permit application seeks approval for buildings and works associated with a shop, reduction in car parking requirements and erection of internally illuminated business identification signs at 1-13 Erica Avenue. This report does not assess the specific merits of the proposed development. The report considers whether there is strategic justification to request that the Minister for Planning authorise the amendment to proceed to exhibition.

## 6.5 Proposed Combined Planning Scheme Amendment C145 and Planning Permit Application (cont'd)

### 2.3 Rezoning of commercial land

The proposed amendment will rezone a small pocket of Commercial 2 Zone land on the western side of Erica Avenue. This would therefore extend the Commercial 1 Zone to the northern corner of Erica Avenue and Orchid Avenue.

The rezoning of the land to the Commercial 1 Zone is consistent with the vision for the Boronia Structure Plan which seeks to provide opportunities for residential and mixed-use activity within the commercial environs, whilst discouraging further fragmentation of commercially zoned land.

In addition to this, the rezoning of the land to the Commercial 1 Zone will assist in providing the types of uses envisaged by the Boronia Structure Plan within this section of Erica Avenue. In particular, accommodation, retail premises and shop uses become as-of-right uses and do not require a planning permit, provided certain conditions are met.

One of the objectives of planning in Victoria, as stated in the *Planning and Environment Act 1987*, is to provide for the fair, orderly, economic and sustainable use and development of land.

The Boronia Structure Plan specifically identifies the subject site as being a location where it seeks to provide active street frontage through retail development at ground level and inactive uses including dwellings on upper levels. The Commercial 2 Zone requires a permit for the retail uses on the ground floor and prohibits residential dwellings on the upper levels. The current zoning of the land is therefore considered to be inconsistent with the strategic intent of the Boronia Structure Plan.

The subject site is the only parcel of land within the Boronia Major Activity Centre that is zoned Commercial 2 and is out of character with the surrounding area. The purpose of the Commercial 2 Zone is to encourage manufacturing and industrial type uses which are not appropriate for the setting within the Boronia Activity Centre.

## **3. CONSULTATION**

The *Planning & Environment Act 1987* requires that a Planning Scheme Amendment undergo a formal exhibition process prior to being submitted to the Minister for Planning for approval.

Key elements of the proposed exhibition process are as follows:

- Notification sent to affected and surrounding owners/occupiers;



## 6.5 Proposed Combined Planning Scheme Amendment C145 and Planning Permit Application (cont'd)

- Amendment notices published in Government Gazette and Knox Leader; and
- Amendment notices sent to specific State Government departments/authorities.

### **4. ENVIRONMENTAL/AMENITY ISSUES**

It is not considered that the proposal would have negative environmental impacts. A detailed assessment of the proposed use and development will assess potential amenity impacts on adjoining properties. This assessment will be undertaken following the exhibition period.

### **5. FINANCIAL & ECONOMIC IMPLICATIONS**

The proposed amendment and planning permit will facilitate the new retail development which will contribute to the Knox economy.

It is considered that the change to Commercial 1 Zone will better support the viability of the Activity Centre, by allowing uses consistent with other uses within the surrounding area.

The processing of the amendment and planning application will be accommodated within existing Council budgets and has no broader financial implications.

### **6. SOCIAL IMPLICATIONS**

It is not anticipated that there will be negative social implications resulting from the proposed amendment. The Commercial 1 Zone is considered to be the more appropriate zone in the context of the Activity Centre with a purpose and 'as of right' uses more conducive to the preferred outcomes within the centre.

### **7. RELEVANCE TO COUNCIL PLAN**

The proposed rezoning of the land is consistent with Theme 7 of the Council Plan: *A Prosperous Modern Economy*. This theme aims to stimulate innovative and sustainable economic and employment opportunities in Knox.

### **8. CONCLUSION**

The proposed amendment will resolve an anomaly in which 1–23 Erica Avenue Boronia is the only parcel of land within the Boronia Major Activity Centre that is zoned Commercial 2 and is out of character with the surrounding area.

## 6.5 Proposed Combined Planning Scheme Amendment C145 and Planning Permit Application (cont'd)

The rezoning of 1–23 Erica Avenue Boronia will provide a logical border, at the northern corner of Erica Avenue and Orchid Avenue, for the Commercial 1 zoning.

It is considered that there is sufficient strategic justification to exhibit the amendment and permit application. An assessment of the direct amenity impacts of the proposed use and development will be reported to Council following exhibition, if authorisation to prepare the amendment is granted by the Minister for Planning.

## 9. CONFIDENTIALITY

There are no issues of confidentiality associated with this report.

**Report Prepared By:** *Coordinator Strategic Planning  
(Nicole Vickridge) and  
Principal Planner (Michelle Willis)*

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

**6.5 Proposed Combined Planning Scheme Amendment C145 and Planning Permit Application (cont'd)**

The following appendices are circulated under separate cover:

Appendix A - Site Map

Appendix B - Part of Planning Scheme Map 3

Appendix C - Proposed Retail Development

Appendix D - Draft Planning Conditions

**ALL WARDS****6.6 BUILDING ACCESSIBILITY STANDARDS**

**SUMMARY:** *Acting Manager – City Planning and Building  
(Greg Kent)*

*This report has been prepared in response to a Call Up Item raised at Council's Meeting of 24 May 2016 requesting that a report be presented to Council outlining current and potential building standards to promote accessible housing design and ageing in place.*

**RECOMMENDATION**

**That Council notes this report in regard to current and potential planning and building standards.**

**1. INTRODUCTION**

At the 24 May 2016 Council Meeting, Council resolved under Call Up Item 14.2:

*“That a report be presented at the July Council Meeting outlining current and potential planning and building standards to promote accessible housing design and ageing in place.”*

This report responds to this Item.

When investigating and preparing this report, officers have had regard to Council's Call Up Items at Council Meetings Policy, and in particular, Item 6.5 which states:

*‘Where preparing a report responding to a Call Up Item which will require more than 3 person days or \$5,000 in costs, then the matter which is subject to the Call Up Item should be referred by Council to the next budget considerations with a supporting business case for consideration along with other competing priorities.’*

**2. DISCUSSION****2.1 Why is accessible design important?**

Many people within the community find it hard to move around easily. This includes but is not limited to:

- At least 15% of all Australians and approximately 20,000 people within Knox identified as having some sort of disability, whether a physical or mental impairment.
- Seniors and the elderly.
- Families with young children.

## 6.6 Building Accessibility Standards (cont'd)

- People with mobility issues, such as users of wheelchairs or scooters.
- People with chronic illnesses or conditions such as obesity, stroke or chronic pain.
- People with temporary injuries and disabilities.
- Those with reduced vision.

Given the above, there is an imperative to ensure that new residential developments and aged care facilities are provided to meet demands of an ageing and diverse population, and are adaptable.

### 2.2 Knox Planning Scheme Requirements

#### State Planning Policy Framework

The State Planning Policy Framework (SPPF) within the Knox Planning Scheme is relatively silent in terms of accessibility. Aged Care is more readily mentioned. For instance, Clause 16.01-1 outlines the following strategy:

*“Ensure that the planning system supports the appropriate quantity, quality and type of housing, including the provision of aged care facilities.”*

Further, Clause 16.01-4 has the following objective:

*“To provide for a range of housing types to meet increasingly diverse needs.”*

Clause 16.02-3 has the objective:

*“To facilitate the timely development of residential aged care facilities to meet existing and future needs.”*

These statements are aimed at achieving housing diversity and ensuring provision of aged care facilities, rather than achieving specific design outcomes on site.

#### Local Planning Policy Framework

The Local Planning Policy Framework (LPPF) within the Knox Planning Scheme provides more guidance in relation to these issues, especially since the approval of Amendment C131 (Knox Housing Strategy) on 17 March 2016.

## 6.6 Building Accessibility Standards (cont'd)

Clause 21.05-1 – (Housing Overview) outlines that:

*“The Knox population is ageing, with one in four residents aged over 55 in 2011. The municipality has the opportunity to encourage ‘ageing in place’ through continued support of aged care facilities and social housing, and an increase in smaller dwellings.”*

Clause 22.07-7 – (Accessible Design) provides the clearest objective in terms of accessible design, within the Policy framework as follows:

*“To ensure that new development considers the needs of people with limited mobility in design.”*

Further Clause 22.07-7 provides the following design guidelines:

- *Provide a clear and accessible path from the street to the front door.*
- *Ensure that all dwellings with ground floor level entrances are visitable by people with limited mobility.*
- *Where possible, the entries of all dwellings should be visible from the street.*
- *Provide wide and sheltered step-free entries.*
- *In developments of three or more dwellings provide at least one dwelling with a bedroom, kitchen, bath or shower, and a toilet and wash basin on the same level as the entrance to the dwelling.*

### Residential Zones

In addition to the SPPF and LPPF, Amendment C131 introduced further policy guidance in terms of accessibility for five or more dwellings, within the Residential Growth Zone Schedules 1-3 and the General Residential Schedules 2-4. Within these zones, the following application requirements are provided.

- *For developments of five or more dwellings and for residential buildings, an application must be accompanied by a report which demonstrates how the proposal will be accessible to people with limited mobility.*

To help designers/applicants with smaller developments, Council has produced a checklist which can be used by applicants to help with this process, and allow applicants to focus on areas that will make the most difference in terms of accessibility (wider doorways, clear wide paths with appropriate gradient to the front door of dwellings, minimum bathroom dimensions, step free entrances, etc). This document has been produced in consultation with Council’s Strategic Planning Department, Council’s Building Department, and Council’s Community Access and Equity Department. For larger developments, Council Officers request a report from an accessibility consultant.

## **6.6 Building Accessibility Standards (cont'd)**

### **2.3 Building Regulations**

The current Building Regulations and Permit process does not deal with accessibility issues at all for single and multi dwelling developments.

The only buildings in which accessibility issues are covered under the Building Permit process are for apartment, commercial, industrial and institutional type buildings (considered public buildings).

Therefore, the vast majority of single and multi-dwelling developments that are constructed in Knox, accessibility requirements are not covered within the Building Permit process.

### **2.4 A Way Forward**

While the introduction of accessibility related requirements within the Knox Planning Scheme through Amendment C131 have been a positive step, the Planning Scheme as a whole is aimed at broader amenity issues. The planning system does not allow the level of design detail that is required to achieve more targeted outcomes, particularly within the internals of buildings (for example fittings, light switches, etc).

For any further improvements to residential developments, the Building Regulations must be amended to include accessibility issues as part of the assessment process for single and multi dwelling developments. This is a State and Federal responsibility.

The building permit process allows the level of design detail required to fill the void between the broader amenity issues dealt with through the planning system, to the specific internal design details required to ensure good accessibility outcomes. Also, the building permit process allows detailed internal site inspections throughout the construction process, to ensure that outcomes are achieved on site.

To help achieve this change, Council could write to Federal and State Governments to encourage the assessment of accessibility issues for single and multi dwelling developments within the building permit process.

It should be noted that contrary to this, many housing associations including the Housing Industry Association (HIA) have resisted such changes to the Building process, for the following reasons:

- Accessibility to private homes for people with disabilities needs to be addressed through voluntary market-based incentives, improved consumer and industry information, and direct Government assistance to people with disabilities.

## **6.6 Building Accessibility Standards (cont'd)**

- The introduction of mandatory planning or building regulations which regulate accessibility in private dwellings is not appropriate or cost effective to address concerns about accessibility for people with disabilities.
- The actual demand for accessibility features in private dwellings should be accessed through independent research and to meet independent needs of end users.
- The residential development industry should be assisted to develop low cost technical solutions to accessibility needs in private dwellings as an option, rather than a blanket approach to regulation changes.

### **3. CONSULTATION**

No consultation has been undertaken with the community in relation to this matter. Officers have liaised with Council's Strategic Planning Department, Building Department and Council's Community Access and Equity Department in relation to this report.

### **4. ENVIRONMENTAL/AMENITY ISSUES**

The environmental/amenity impacts of further embedding accessibility into the planning and building regulations is likely to be negligible.

### **5. FINANCIAL & ECONOMIC IMPLICATIONS**

There will be no significant financial implications associated with the assessment of planning and building applications that require increased levels of accessible design.

As noted above the housing industry believe additional accessibility requirements, would not be cost effective.

### **6. SOCIAL IMPLICATIONS**

The introduction of further accessible design initiatives within the building permit process would have a positive social impact. Buildings would be more adaptable to meet the growing demands of an aging population, and regular inspections throughout the building process would ensure that outcomes on site were delivered.

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

This report relates to the City Plan theme of Vibrant and Sustainable Built and Natural Environments.



## 6.6 Building Accessibility Standards (cont'd)

### **8. CONCLUSION**

Overall, it is submitted that as the population ages, that there will be increasing demand for accessible housing in the future. Whilst the current changes to the Knox Planning Scheme go some way in addressing this issue, there is a large gap still to be filled under the Building Permit Process.

### **9. CONFIDENTIALITY**

There are no items of a confidential nature in this report.

**Report Prepared By:** *Acting Manager – City Planning and Building  
(Greg Kent)*

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

**ALL WARDS****6.7 PROPOSED CHANGES TO THE GENERAL PROVISIONS LOCAL LAW ADMINISTRATIVE GUIDELINES**

**SUMMARY:**         *Manager – City Safety and Health (Steven Dickson)*

*This report responds to the resolution from the Ordinary Meeting of Council, 26 April 2016 relating to proposed amendments to the Local Law Administrative Guidelines 2010, including a review of the guidelines for real estate signs in public places.*

*Since the 26 April 2016 Council Meeting the Guidelines were exhibited for public consultation, including several information sessions where key stakeholders were invited to attend.*

*A copy of the final Local Law Administrative Guidelines is attached (Appendix A). This document incorporates the proposed changes resulting from the real estate signage call up item, public consultation process and also the Notice of Motion (No 38) - election signage exemptions. A tracked changes version of the Guidelines document is included in Appendix B and a table of the community submissions received in Appendix C.*

**RECOMMENDATION**

**That Council:**

- 1. Adopt the General Provisions Local Law Administrative Guidelines 2010 as amended in July 2016.**
- 2. Introduce a new Local Laws Permit fee to provide:**

**Annual permit fee to display goods in excess of 4m<sup>2</sup> - \$100 for each additional m<sup>2</sup> or part thereof in excess of 4 m<sup>2</sup>.**

**1. INTRODUCTION**

Council, at its Ordinary Meeting held 24 March 2015 adopted the General Provisions (Miscellaneous Amendments) Local Law 2015. Council also resolved to delegate authority to the Manager Governance to revise the General Provisions Local Law 2010 Administrative Guidelines to provide for the changes made as a result of the endorsement of the General Provisions (Miscellaneous Amendment) Local Law 2015. The Guidelines were revised accordingly and implemented following advertisement in the Government Gazette dated 10 December 2015.

However, the requirements for several additional changes to the Local Laws Administrative Guidelines were identified, that were not considered as part of the 2015 Local Laws review.

## **6.7 Proposed Changes to the General Provisions Local Law Administrative Guidelines (cont'd)**

This report seeks to implement these additional proposed changes to the Administrative Guidelines in addition to responding to the Call Up Item tabled at the 23 June 2015 Council meeting relating to real estate signs in public places.

Council, at its 25 August 2015 meeting, resolved to review the Local Law Administrative Guidelines (the Guidelines), including a review of the Real Estate Signage provisions in accordance with a Call Up Item from the 23 June 2015 Council meeting.

A draft of the Local Laws Administrative Guidelines was presented to Council at its 26 April 2016 meeting and was endorsed for public exhibition and consultation. Public consultation sessions were held in May 2016 and this report provides details of the community submissions.

In addition, at its meeting on 28 June 2016 Council adopted a Notice of Motion exempting all election signage (Local, State and Federal) from the Local Law. This Notice of Motion has also been incorporated into the final Local Law Administrative Guidelines 2016.

## **2. DISCUSSION**

The key changes to the Guidelines as outlined in the 26 April 2016 report include:

- Section 8 - Trading activities. New and amended provisions relating to:
  - Revised Pedestrian zone widths
  - Revised maximum heights for goods placed on Public Land (screens, planter boxes, displays)
  - New provisions for permanent and semi-permanent structures
  - New provisions to occupy an adjacent trading zone
  - New provisions for clearance distances around items
  - New Variable Message Sign conditions for Knox 'Not for Profit' organisations
  - Revised real estate signage provisions
  - New provisions for real estate For Sale advertising boards on Public Land.
- Section 14 – Revised Vehicles in Public Places provisions.
- Section 14.4 – Revised provisions relating to Vehicle Repairs in Public Places.

## 6.7 Proposed Changes to the General Provisions Local Law Administrative Guidelines (cont'd)

- Section 20 – Revised provisions relating to Animals particularly keeping of pigeons and roosters.
- Section 23.1.4 - Un-Habitable Building (deleted as no longer in the Local Law).
- Section 25.1 – Revised provisions for Storage of More Than Two Unregistered, Unroadworthy, Dismantled, Incomplete or Deteriorated Motor Vehicles or Machinery.

Following Councillors' feedback, additional amendments were made to the Administrative Guidelines and are detailed below:

1. Section 8 – Trading Activities – The maximum height of planter boxes increased from 1200mm to 1500mm.
2. Section 8 – Trading Activities – Amended the clause -

*'Variable Message Signs (VMS) not permitted unless for road management or public advisory notices of significance or other Council purposes'*

To read as follows:

*'Variable Message Signs (VMS) not permitted unless for road management or public advisory notices of significance or other Council purposes or Knox based not for profit community organisation events held within the Knox municipality for a maximum period of 4 weeks.'*

The suggested amendment above relating to VMS signage is not consistent with the provisions of the *Road Management Act 2004* Code of Practice, in that this Code seeks to limit the use of VMS signage to significant road hazards that are critical in nature only. The Code provides that excessive and inappropriate use of these VMS signs would reduce their effectiveness.

Applications from community groups seeking to use VMS signs, particularly along main arterial roads, will be subject to decision guidelines which include referral to Vicroads for their assessment and comment under the Code of Practice.

### **Public Exhibition Outcomes**

During May 2016 the draft Guidelines were exhibited publicly. This included daytime and evening information/feedback sessions with key stakeholders. Full details of submissions received have been provided in Appendix C together with the officer comments and recommendations.

## 6.7 Proposed Changes to the General Provisions Local Law Administrative Guidelines (cont'd)

A summary of community submissions follows:

- Submission 1
  - Height of display of goods to be increased from the proposed 1.5 metres to 1.95m.

**Recommendation:** That Council not support this change due to public safety and amenity concerns. It is proposed that existing displays in operation at the time of the adoption of these Guidelines will not be subject to retrospective application of this provision.

- Businesses should be allowed to display more than 4m<sup>2</sup> of goods along the footpath outside their premises.

**Recommendation:** That Council allow businesses to exceed 4m<sup>2</sup> in area to display goods for sale subject to not more than 75% of the linear shop front is taken up by the display/s. A maximum recommended depth of 0.75m will also apply to display stands.

Please note that as Council's current fee structure only provides fees for displays up to 4m<sup>2</sup>. Council would need to introduce a new permit fee if was to allow for goods in excess of 4m<sup>2</sup>. It is proposed that this new permit fee be \$100 per additional 1m<sup>2</sup> for a 12 month period.

- Variable Message Signs (VMS) to be able to be used on public land for commercial purposes.

**Recommendation:** That Council not support this submission due to public safety and amenity concerns as well as state-wide regulatory restrictions.

VMS signs can be used on private land without a Local Laws permit (subject to planning provisions).

- Would like to be able to place more than one movable advertising sign on public land at the front of a business premises and additionally not restricting the location of signs to directly outside the business being promoted.

**Recommendation:** That Council not support this submission due to public safety and amenity concerns.

The Local Law allows for one sign only at the front of the business it promotes. Supporting this submission would significantly increase the number of signs along footpaths and roadways in retail, business and industrial areas.

## 6.7 Proposed Changes to the General Provisions Local Law Administrative Guidelines (cont'd)

- Submission 2
  - Would like to see more than two movable advertising signs to be permitted per business.

**Recommendation:** That Council not support this submission due to public safety and amenity concerns.

Further to the comments above, it should also be noted that Council's planning provisions currently allow up to 8m<sup>2</sup> of advertising signage on business frontages without a permit.

- Submission 3
  - Dimensions for real estate 'For Sale' and 'Auction' advertising boards on private land to be increased from 1.8m x 1.2m to 2.4m x 1.8m.

**Recommendation:** No change required. This submission relates to signage on private land and does not come under the Local Law. Larger real estate advertising signs can currently be displayed on a property boundary without a permit (in accordance to the Knox Planning Scheme). This has been clarified with the submitter.

- Submission 4
  - Height of planter boxes to be increased from the proposed 1.5m to 1.9m.

**Recommendation:** That Council not support this submission due to public safety and amenity concerns. This height was already increased by Council at its 26 April 2016 meeting from the recommended height of 1.2m to 1.5m.

The height that Council is now proposing (1.5m) is considered to be the maximum acceptable height and is equal highest of all the Council's benchmarked and above the average of the 17 Council's benchmarked which was 1.15m.

It is proposed that this limit to 1.5m in height will not be applied retrospectively; existing planter boxes in use at the time of the adoption of these Guidelines will not be subject to the application of this provision.

Following the public consultation process Notice of Motion No 38 (adopted at the 28 June 2016 Council Ordinary meeting) inserted the following into the Local Laws Administrative Guidelines:

## **6.7 Proposed Changes to the General Provisions Local Law Administrative Guidelines (cont'd)**

### Part 2 Section 8 – Trading Activities

*'A permit requirement will not apply to signage promoting an election event (being either a local, state or federal election). Signage related to an election event must comply with relevant signage requirements included within Section 8 and must not be displayed longer than 14 days after the election is held or 3 months prior to the election. Election signage may include information about a candidate for an election.'*

The final draft version of the Guidelines is attached at Appendix A and all changes that have been made to the document can be viewed in Appendix B (tracked changes version).

### **3. CONSULTATION**

In accordance with the resolution from the Ordinary Meeting of Council, 26 April 2016, the Guidelines were publicly exhibited on Council's website and interested parties could make a formal submission either online or in writing.

Invitations were sent to directly effected stakeholders, including real estate agents operating within the municipality and current holders of local law trading permits. These invitations invited stakeholders to consultation sessions either on the 10<sup>th</sup> or 16<sup>th</sup> of May 2016. The invitation also advised of the proposed changes to the Guidelines, provided a summary of changes that may impact the stakeholder, a link to the proposed document and advised of the submission period.

The consultation sessions provided the opportunity for affected stakeholders to meet one on one with a Council Officer to discuss the proposed changes and any concerns that they may have. These consultation sessions were conducted both during the day and evening. Twenty nine people attended the sessions, including 18 real estate agents.

A total of four submissions were received by Council. A table summarising the submissions, officer comments and recommendations is contained in Appendix C. Full copies of the submissions have been provided to the Councillors in the Councillor's suite.

Further, extensive benchmarking of other councils was also conducted as part of this process and advise was sought from Council's insurer.

### **4. ENVIRONMENTAL/AMENITY ISSUES**

The expected outcome of the changes to the Local Law Administrative Guidelines will be a positive impact upon the overall environment and amenity of public places within the municipality.

## 6.7 Proposed Changes to the General Provisions Local Law Administrative Guidelines (cont'd)

### **5. FINANCIAL & ECONOMIC IMPLICATIONS**

The cost of reviewing the Administrative Guidelines has been met from within Council's adopted budget and was predominately officer time.

### **6. SOCIAL IMPLICATIONS**

Social impacts have been considered in this report to ensure that trading and other activities conducted on both private and public places are approved under the local laws in a manner providing a positive social environment.

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

The matters addressed in this report seek to advance, amongst other things, Council's aspirations in City Plan to ensure Council is well governed and demonstrates effective leadership (Objective 5.3).

### **8. CONCLUSION**

The proposed changes to the Local Law Administrative Guidelines detailed within this report are designed to satisfy community expectations for a safe and liveable community.

The key changes to the Guidelines particularly relating to Trading Activities ensure a balance between business trading requirements and community access to public space and public safety requirements.

### **9. CONFIDENTIALITY**

There are no confidentiality issues associated with this report.

**Report Prepared By:** *Manager – City Safety and Health  
(Steven Dickson)*

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



**6.7 Proposed Changes to the General Provisions Local Law Administrative Guidelines (cont'd)**

The following appendices are circulated under separate cover:

APPENDIX A - Final General Provisions Local Law Administrative Guidelines

APPENDIX B - Final General Provisions Local Law Administrative Guidelines with Track Changes

APPENDIX C – Submissions Table

**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 REVIEW OF COUNCIL'S MAJOR FESTIVALS AND EVENTS PROGRAM 2015-16**

**SUMMARY:** *Festival and Events Officer (Jeremy Angerson)*

*This report provides an overview of Council's 2015-16 major Festivals and Events program comprising the Stringybark Sustainability Festival, Carols by Candlelight and the Knox Festival. It also acknowledges the contribution to the program made by volunteers and outlines the proposed dates for the 2016 – 2017 Major Festival and Events program.*

**RECOMMENDATION**

**That Council**

- 1. Note this report of Council's major Festivals and Events program for 2015-16;**
- 2. Acknowledge the contribution made by the community and Council volunteers for the critical role they play in the delivery of Council's major Festivals and Events 2015-16; and**
- 3. Notes the dates for the 2016-17 major Festivals and Events program being Stringybark Sustainability Festival on 15-16 October 2016, Knox Carols by Candlelight on 3 December 2016, and the Knox Festival to be held on 4 - 5 March 2017.**

**1. INTRODUCTION**

Knox City Council is recognised for the quality and level of community participation and engagement achieved through its annual program of Festivals and Events.

In 2015-16 Knox Festivals and Events program, comprising Stringybark Sustainability Festival, Carols by Candlelight and Knox Festival:

- Reached over 60,000 people;
- Engaged 173 local community and not for profit groups;
- Included over 2000 community volunteers; and
- Brought together 26 Council teams.

This report provides an overview of the major Festivals and Events Program 2015-16.

## 8.1 Review of Council's Major Festivals and Events Program 2015-16 (cont'd)

### 2. DISCUSSION

#### 2.1 Program objectives

Knox City Council's Festivals and Events aim to be a key point of connection within the community through the creation of opportunities to come together, and share ideas and initiatives.

During 2015-16 over 60,000 people attended Council's major Festivals and Events. The level of community engagement is up on 2014-15. In a municipality of 155,000 people, this figure clearly indicates a strong sense of ownership and enthusiasm for these events.

#### 2.2 Stakeholders

Approximately 173 predominantly Knox-based community and educational groups, performers and associated organisations and local businesses took part in 2015 – 2016 Festivals and Events program.

Table 1 summarises the various categories and number of participants that contributed to a successful Festivals and Events program in partnership with Council.

**Table 1**

<b>Category</b>	<b>Description</b>	<b>Number</b>
<b>Community Group</b>	Includes community groups, sporting clubs and groups, not for profit organisations	92
<b>Commercial Food vendors</b>	This includes stallholders selling food made or prepared at the event, or to be consumed at the event	41
<b>Commercial Non-food Vendors</b>	This includes commercial stallholders selling or promoting goods and services (including pre-packaged food) and hobbyists and craftspeople selling or promoting goods	42
<b>Contractors</b>	This includes contractors providing services for the event, either at the event or prior to the event, and equipment hire	59
<b>Performer</b>	This includes persons/groups on performing or presenting on a stage or other platform and persons/groups contributing to a specific programmed area of the event	77
<b>School</b>	This includes Primary and Secondary Schools, Kindergarten and Early Learning Centres, Tertiary Institutions and other learning centres	31
<b>Sponsors</b>	This includes sponsors contributing monetary or in-kind sponsorships, organisations providing support and resources, or media coverage	18
<b>Internal Departments</b>	This includes individual Council Units who contribute to the events with funds, resources or staff	26

## **8.1 Review of Council's Major Festivals and Events Program 2015-16 (cont'd)**

### **2.3 Highlights of the Festival and Events Program 2015-16**

#### **2.3.1 Stringybark Sustainability Festival program highlights**

On 17 - 18 October, 2015 Knox City Council opened its doors for the 30th annual Stringybark Sustainability Festival with the theme, 'Back to the Future.' This Stringybark Festival attracted over 16,000 patrons over the 2 day weekend and continues to be Australia's longest running sustainability event.

A significant number of major sustainability stakeholders in Victoria were engaged in the 2015 Stringybark Festival event, which reflects Stringybark's growing state-wide reputation.

Peak attendees at the Stringybark Festival included Community Housing Australia, Blackdown Shepherd Huts, Clean Energy Solar, Royal Wolf, Greensmart Australia, Mulgrave Farmers Market, Ranges Organic Growing Association, South East Water and Energy Australia. These stakeholders are market and industry leaders. They provide advice, education and services to attendees of the festival.

A full breakdown of the organisations that participated in the Festivals and Events program is attached to this report at Appendix A.

A number of key activities provided focus points for engagement and participation which included:

- Three live stages of music, dance, performance, education and entertainment.
- The Herbivore, Healthy Together Knox's internationally renowned pop up café returned, featuring Edible Art - make it, eat it.
- Stringy ARK - Animals that growl, birds that holler, bees that buzz and lizards that lick were all on display inside StringARK.
- Past Glories honored Stringybark's past with a bevy of programming favourites: blacksmiths, leather workers, bow and arrow artisans (a whole 'lost arts' space) and chainsaw art.
- UTOPIUS – featuring a congregation of tiny houses, a number of converted shipping containers, tiny cubbies and alternative energy displays.
- The Cloud - In the simplest terms, the cloud is the internet. For Stringybark The Cloud was given some poetic license. Our cloud was about augmenting realities. We used technology to peer into the future; to dream, vision and imagine the possibilities that lay there.

## 8.1 Review of Council's Major Festivals and Events Program 2015-16 (cont'd)

- The Stringybark Lantern Parade - This year Stringybark kicked on into the night, celebrating 30 years of festival with a street party featuring live performances, a dedicated lantern parade (pre-school/kinder and primary schools) and a Hawker style 'street food'.
- The Knox Environmental Ambassadors Program (K.E.A.P) was a new, youth driven sustainability initiative. The program was all about unearthing Knox's future leaders and identifying the next generation of sustainable vision makers, guardians and pioneers.
- Young Inventors Hub - Tiny hands were busy cutting, gluing, stapling, screwing, folding and felting inventions that might just change the world we live in for the better. Mess making was a prerequisite!
- Future Food –The Future Food stage challenged current assumptions and realities of food production, redirected our expectations of future food consumption and invited new possibilities for future food creation.

### 2.3.2 Knox Festival

At this year's Knox Festival, good weather, an expanded community programming schedule (*The Knox Factor, The Knox Gift, The Big Sleepover*) and advertising in *The Leader* all contributed to a 25% increase in attendance. Feedback from the general public, community stakeholders, sponsors, participants and Council staff suggest that this year's Knox Festival may well have been the best in recent times.

This year the Knox Festival was given a programming face lift. Emboldened by the theme, *Made in Knox – Hidden Treasures*, special consideration was given to ensuring that this festival had something for everyone.

Knox Festival commenced with an all new Friday night and an all new performance format. The Bon Scott Story entertained a loyal and highly appreciative audience who gathered to witness what was a classic performance by Nick Barker and his ensemble.

Record numbers of the community attended the Knox Festival on Saturday and Sunday to enjoy and engage in workshops, installations, sporting come 'n' try zones and craft making. Particular highlights included the now famous *Beach Zone* with giant sand and volley ball pits in concert with Brazilian capoire and African djembe drumming workshops. Miniature gladiators could be found roaming festival compliments of the *Box Wars* crew, who facilitated the creation of these cardboard warriors. *The Alien Crime* scene found an intriguing and unique way for children to understand the importance of feelings and the virtues of compassion and care for one another. The Community and Youth stage galvanised local music and dance artists.

## 8.1 Review of Council's Major Festivals and Events Program 2015-16 (cont'd)

Programming highlights included:

- The Hidden Treasures Hunt – Every pre-school, Primary School and Community House in Knox was invited to participate in the largest treasure hunt the municipality had ever seen.
- The Alien Crime Scene - Set in the Wally-Tew Reserve football locker rooms and with the assistance of the CFA, SES and Vic Pol, The Alien Crime Scene investigated how 'better choices' could lead to a more connected and harmonious society.
- The Primary Schools Banner Competition - the works from the perennial Banner Competition were of an extraordinarily high standard this year. Prizes were awarded to the following schools in the following categories;
  - People's Choice (and winner of a \$400 Marbry Supplies Voucher) - St. John the Baptist Primary School;
  - Most Original (and winner of a \$200 Marbry Supplies Voucher) - St. John the Baptist Primary School;
  - Best use of material (and winner of a \$200 Marbry Supplies Voucher) - The Knox School; and
  - Encouragement (and winner of a \$200 Marbry Supplies Voucher) - St Joseph's Catholic Primary School.
- Knox Active April shaped up more like a 'Knox Olympiad' with a huge sporting 'taste and test' zone hosted by local sporting clubs and niche activity groups.
- The Knox Factor was a programming first for Knox Festival. The municipal wide competition provided an opportunity for 10 singers to grace the stages of the festival. This year's Knox Factor Winner will also perform with the stars as one of the headline artists at Carols 2016.
- The Beach - Think Bondi, meets Coney Island, meets Pirates of the Caribbean. The Beach included activities, games, people and things 'to do' while at the beach.
- The Knox Gift – the festival saw another first of its kind for Knox. Over 300 racers fronted up to the starting blocks. Boys and girls from years 7–12 competed in separate categories alongside a special 'open' men and women's race. The ambition here is for The Knox Gift to become a major programming plank within the festival, incentivised by the lure of prizes and bragging rights.

## 8.1 Review of Council's Major Festivals and Events Program 2015-16 (cont'd)

Winners included:

- Open Men's – Michael Watson;
  - Open Women's – Tanya Carroll;
  - Junior Open Girls – Victoria Wong; and
  - Junior Open Boys – Jakeb Pearson.
- The Twilight Cinema – a favourite amongst Knox locals this year featured animation and children's favourite, The Box Trolls.
  - The inaugural BIG Sleepover was another festival highlight. Sleeping out at Knox Festival meant helping out disadvantaged communities. Community members raised \$3,000 cash which went directly to Harrisons United homeless appeal.
  - The Oppy Bike Ride had 400 participants this year. In 2016 the Oppy Bike Ride course offered up 3 new routes: 14km, 25km and 36km.

### 2.3.3 Carols by Candlelight

Again, a combination of clear skies, remarkable talent and a record sized crowd (15,000 people), all contributed to a magical Carols atmosphere this year.

In 2015, particular focus was given to home grown entertainment. A 'local' line up formed the backbone of Carols featuring indie rock up-and-comers - Skipping Girl Vinegar, ASV Dance and Singing Academy (Bayswater) and Asanti Dance Theatre.

The main show was led out by headline artist and Australian pop diva, Paulini. 15 year old Wantirna star, Imogen Spendlove shared the limelight, before Lead Artist, Luke Kennedy contributed to an unforgettable night at Carols.

The Australian Navy band, Southern Voices Choir and guest appearances by Santa and his troupe of mischievous elves and a dazzling fireworks display continued to keep the more than 15,000 strong crowd enthralled to the very end.

Knox Carols by Candlelight attracted over 15,000 people in 2015. The second largest Carols event outside the Myer Music Bowl continues to draw to it artists of national and international repute.



## 8.1 Review of Council's Major Festivals and Events Program 2015-16 (cont'd)

Carols by Candlelight once again commemorated the International Day of People with a Disability (IDPWD), which is celebrated worldwide on 3 December. Council is committed to ensuring that our events are accessible for all and cater for a wide range of needs. This includes the provision of accessible parking, toilets, Auslan Sign Interpreters and large text Carol's booklets.

As a celebration of International Day for People with Disability (IDPWD) (3 December), partnering agencies Knox City Council, Scope and Vision Australia held a 'Market Your Gifts' event at the Carols by Candlelight festival to recognise and celebrate the achievements and contributions of individuals experiencing disability. This market showcased handmade goods and talents.

Vision Australia staff provided sighted guides from 4pm at the venue for those experiencing low vision or blindness. This was a useful pilot and indicated that this type of event can be very well received by the public.

### 2.4 Volunteer Management

Supporting the program were event management volunteers, consisting mainly of local community groups, Council staff and students from Holmesglen and Chisholm TAFEs.

Volunteers present a significant benefit to Council and the community, providing both an opportunity for individuals to be involved in a positive community experience, and enabling Council to successfully deliver Council's Festival and Events.

Volunteer coordination included:

- Working with Council's existing partners (Chisholm and Holmesglen Institute of TAFE);
- Implementation of organisational MOU's;
- Engaging and registering students as volunteers for the Stringybark and Knox Festival's;
- Developing rosters and timetables for student participation;
- Coordinating volunteer inductions; and
- Establishing broader community volunteer networks.

## 3. CONSULTATION

After each festival an operational debrief process is undertaken to identify areas that worked well and opportunities for improvements.

Table 2 summarises the participants and their feedback for all three major Festivals and Events held in the 2015 – 2016 year.

## 8.1 Review of Council's Major Festivals and Events Program 2015-16 (cont'd)

**Table 2**

<b>Agency</b>	<b>Comment</b>
Victoria Police	<p>Victoria Police stated that both Carols by Candlelight and Knox Festival was a very well organised event from a Victoria Police perspective.</p> <p>Crowd control strategies for Carols by Candlelight and Knox Festival were well implemented by Victoria Police and no incidents of anti social behaviour were recorded by them.</p> <p>Council officers and Knox Police worked with local liquor outlets to bring to their attention the evening program of events for the Knox Festival and Carols by Candlelight and to seek their support to reduce violence and anti-social behaviour by minors. Victoria Police encouraged Council to maintain this practice.</p>
Traffic and Transport	<p>Early road closures assisted all emergency services organisations to clear traffic in an effective and timely manner.</p> <p>Families were encouraged to use the Family Drop Off Zone along Brenock Park Drive, to drop off and pick up children and family attending the event.</p>
Knox City Council	<p>Council staff provided O H &amp; S legislation and risk management inductions, on-site, to site holders and volunteers prior to each event. These inductions worked extremely well and were popular among stall holders who in previous years had found it difficult to come to the evening inductions held at Council.</p> <p>Risk Management documentation was implemented by the Administration Officer for all three events this year. These documents are now being used as a template for other departments and community groups across Knox.</p>
Knox Arts and Cultural Development Advisory Committee	<p>Feedback is also provided by the Knox Arts and Cultural Development Advisory Committee. The Committee provides suggestions on programming initiatives, stall holders and sponsorship. The Committee is a valuable source of advice that continues to improve each of Council's three major events.</p>
Community and Stall Holder feedback	<p>On site surveys and post event stall holder feedback surveys were conducted at both the Stringybark and Knox Festivals to assist with the operational development of the festivals.</p>

## 8.1 Review of Council's Major Festivals and Events Program 2015-16 (cont'd)

### **4. ENVIRONMENTAL/AMENITY ISSUES**

The major festivals and events program contributes directly and indirectly to improving Knox's environment and amenity. All three events actively promote the amenity, safety and accessibility of outdoor and indoor public space through the staging of large scale events, which engage substantial numbers of the Knox community.

The Stringybark Sustainability Festival adopted best practice for sustainable event delivery with initiatives such as, Wash against Waste, Natural Event Waterless toilets, interchangeable signage, recycling and green waste, and the use of biodiesel to power its low energy fairground. Stringybark Sustainability raised awareness around sustainability through programming in partnership with some of Victoria's leading sustainability stakeholders in The Sustainable Living Foundation, Melbourne Water and KIOSK.

Council's Community Transport service operated a shuttle bus service for the Stringybark Sustainability and Knox Festivals. 568 residents took advantage of this transport service. Parking availability for both Carols and Knox Festival was enhanced this year through partnership with St Josephs College and the opening of their car parking facilities. Both Stringybark Sustainability and Knox Festival events promoted the use of Knox's bike paths, walking and public transport, resulting in reduced parking and traffic congestion.

### **5. FINANCIAL & ECONOMIC IMPLICATIONS**

The cost to deliver the logistics and infrastructure of Council's major Festivals and Events is principally met through Council's operating budget. In 2015-16 Council provided a budget for the festivals and events set out below in Table 3.

**Table 3**

<b>Event</b>	<b>Actual Net Cost 2015-16</b>	<b>Budget 2015-16</b>
Stringybark Sustainability	\$118,930	\$110,874
Carols by Candlelight	\$121,689	\$117,594
Knox Festival	\$156,552	\$161,694
<b>TOTAL</b>	<b>\$397,170</b>	<b>\$390,162</b>

## 8.1 Review of Council's Major Festivals and Events Program 2015-16 (cont'd)

The \$7,008 variance in expenditure for 2015 – 2016 was attributed to an increase to OH&S and security levels, increased community participation and demand on stall hire fees (Hine Hire Marquee), extended programming at Stringybark with the inclusion of an evening program and lantern parade and higher printing costs due to an expanded schedule of new programming within festivals.

### Sponsorship Income

The engagement of sponsors continues to be principally linked to the branding of entertainment program items such as stages, performers, workshops and activities.

In 2015-16 sponsorship was received from:

- The Leader;
- Knox Mitsubishi;
- KNOXIA;
- Ray White Rowville;
- Ray White Ferntree Gully;
- Westfield;
- EACH;
- The Coffee Club;
- Light FM;
- Royal Wolf;
- Hello World;
- Cycling Victoria;
- Cyclelink;
- Holmesglen TAFE;
- KUBIX;
- KNOXIA;
- Smart Amusements;
- Boatique; and
- OPTUS.

Table 4 outlines the sponsorship received across the three major festivals for 2015 – 2016.

**Table 4**

Event	Total
Stringybark Sustainability Festival	\$15,022
Carols	\$16,000
Knox Festival	\$33,590
<b>TOTAL</b>	<b>\$70,612</b>

### 8.1 Review of Council's Major Festivals and Events Program 2015-16 (cont'd)

A further \$138,170 was generated as 'in-kind' support from various organisations for services and supplies.

Table 5 summarises the 'in-kind' contribution below.

**Table 5**

<b>Event</b>	<b>\$ Amount</b>
<b><i>Stringybark Sustainability Festival</i></b>	
Hello World (prizes)	\$2,500
Rush HQ (programming arena)	\$5,000
Light FM (Radio advertising)	\$7,000
Royal Wolf (shipping container alternative housing displays)	\$2,000
Holmesglen TAFE volunteer support	\$12,800
<b><i>Carols</i></b>	
Light FM (Radio advertising)	\$7,000
<b><i>Knox Festival</i></b>	
Ray White (Billboards)	\$2,000
Cyclelink (Bike contribution and registration gifts)	\$1,158
Cycling Victoria (gift packs: bottles and T'shirts)	\$1,000
Light FM (Radio advertising)	\$1,500
Holmesglen TAFE volunteer support	\$25,600
<b>TOTAL IN-KIND</b>	<b>\$67,558</b>
<b>SPONSORSHIP TOTAL</b>	<b>\$70,612</b>
<b>IN-KIND TOTAL</b>	<b>\$67,558</b>
<b>TOTAL</b>	<b>\$138,170</b>

## 8.1 Review of Council's Major Festivals and Events Program 2015-16 (cont'd)

### **6. SOCIAL IMPLICATIONS**

Council's major Festivals and Events attract participation from a wide cross section of the community, most notably schools, families, young people, and an increasing number of older people.

All events contribute to community participation and community connectivity. There are opportunities for fundraising for organisations, the promotion of volunteerism, the provision of staging facilities for local performers, equal access to people of all abilities, healthy catering choices and appropriate activities for people of all ages.

Members of the community actively participate through the work of such organisations as the Knox and District Woodworkers Club, the Mountain District Women's Co-op and Knox Historical Society. Many local primary and secondary schools are also involved with festival programs. The program is also supported by many internal Council teams.

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

The Knox Vision, City Plan and Council Plan provide a sound basis upon which to develop the Festivals and Events program as these can make a significant contribution to developing Knox as a vibrant place to live, work and visit.

*The Knox Vision: Our City, Our Future document includes five themes:*

1. *Healthy, Connected Communities*
2. *Prosperous, Advancing Economy*
3. *Vibrant and Sustainable Built and Natural Environments*
4. *Culturally Rich and Active Communities*
5. *Democratic and Engaged Communities*

While there are potential outcomes from the Council's Festivals and Events Program that may contribute to the delivery of all five themes, the most relevant of the five is Theme 4: Culturally Rich and Active Communities.

Festivals and Events can make a significant contribution to the City Plan vision especially with regard to expressing community values, enhancing and activating public spaces, contributing to local sense of place, increased feelings of safety, exploring local heritage and contemporary stories plus presenting artworks and a range of activities that are engaging and challenging.

**8.1 Review of Council's Major Festivals and Events Program 2015-16 (cont'd)****8. CONCLUSION**

The high levels of attendance, participation and positive response indicates that Council's Major Festivals and Events program for 2015-16 continues to enrich and capture the attention of the local community.

**9. CONFIDENTIALITY**

There are no confidential matters arising from this report.

***Report Prepared By: Festival and Events Officer (Jeremy Angerson)***

***Report Authorised By: Acting Director – Community Services  
(Janine Brown)***

## 8.1 Review of Council's Major Festivals and Events Program 2015-16 (cont'd)

### APPENDIX A

The following list of stakeholders has been involved with the planning and running of the Stringybark Festival 2015, Carols by Candlelight 2015 and Knox Festival 2016. The list includes contractors, performers, artists, service providers, sponsors, media partners, community and sporting groups, not for profit organisations, local primary and secondary schools and higher education institutes, commercial businesses and traders, emergency services and internal Council teams:

1st Rowville Scout Group	Big Donut, The
2nd 3rd Bayswater Scouts	Bindaas Bollywood Dance
360 Wellness	BirdLife Australia
4th Knox Scout Group	Blackdown Shepherd Huts
Ablaze on Dorset Woodfired Pizzas	Body Shop At Home, The
Absolutely Bananas	Boomtown Barbecue
Ace Packaging	Boronia and The Basin Community News
Ada Henna Body Art	Boronia Junior Soccer Club
Adrienne Chisholm	Boronia K-12 College
Alba Prime	Boronia Remote Control Car Club
Animals from the Barn	Box Wars
Anthony Osborne	Brandon Kroon Chainsaw Carving
Ants Coffee	Bricks 4 kidz Knox
Anytime Fitness Bayswater	Brychez Pty Ltd t/a Happy Tatts
Arrow Hire Fencing	Bunnings Scoresby
Arts Management Matters	Buzz Mobile Coffee, The
Asanti Dance Theatre	Cafe 2 U Knoxfield
ASV Academy	Camel Milk Victoria
Auslan Echo Interpreting	Capoeira Topazio Pty Ltd
Aussie Dog Products	Carrington Primary School
Australasian Performing Right Association Limited	Carvery Catering
Australian Alpaca Association	Centric Capital Group - Knoxia Apartments
Australian Electric Vehicle Association	CFA (Ferntree Branch)
Australian Navy Band	Charisma Coffee Vans
Australian Red Cross	Chi Generation Tai Chi
AVS Organic Foods (A Vegan Smiles)	Chinese Association of Vic
Awo's Kitchen	Chris O'Neill
Babaji's Kitchen	Claire Patti
Balinese Dance Society	Claire Shepherd (Artist)
Balinese Lanterns	Coffee Club, The
Barn Buddies	Colin Atkinson (Wolithiga Wares)
Basin Primary School Choir, The	CommuniTree



Basketball Victoria	Company Of The Tavern Inc
Bavarian Bangers	Coonara Community House
Bayswater Junior Football Club	CourtYard (Sassafras) Pty Ltd, The
Bayswater Primary School	Cricket Victoria
Bayswater South Primary School	CRIS' B.B.Q
Bayswater West Primary School	Croydon and Districts Table Tennis Association
BeaDaring!	Curves Ferntree Gully
Beats Made Visual	Cyclelink Bayswater
Bee Sustainable	Cycling Victoria
Berry Direct	Dance Xpress Academy
Beyond Zero Emissions	Dandenong Ranges Renewable Energy Association
Biddlewood	Dardee Balagamdail
David Pidd (Artist)	Hine Hire Pty Ltd
DeClare	Holmesglen
Des Chio	Holy Trinity Primary School
Designer First Aid Solutions	Hornet Press
Dial-A-Stamp	IC Robotics
Dippin' Dots Ice Cream	Illoura Early Childhood Intervention Service
DJ Nath K	Infectious Singing and Smiles
Dynamic Sand Art	Ink Copywriting
EACH Social & Community Health	Instant Marquees
Earthworker Cooperative	IntroFish
Eastern Football League	Involve Training Pty Ltd
Eastern Raptors Rugby League Club	Irabina Autism Services
Eastern Suburbs Music School	Jack Milligan
Eastwood Golf Club	Jade Pavillion Chinese Restaurant
Eco Ethical	Janette Anderson Photography
Eildon Park Tennis Club	Jarnhirose Tipi Hire
Elation School of Performing Arts	Jazara Connley-Walker
Elite Music	Jeraff
Elliotts Band, The	Joey Cirillo
Emma Thomas Art	Julian Clavijo
Erin Hull (Production Assistant)	Kaitlyn Thomas
Essential Healing Garden, The	Kamanu Dennis
Evison Grain Pty Ltd	Karrie Vanderpas (Production Assistant)
f Minor	Kayla Izzard-Symons (Production Assistant)
Fabulous Events Management	KCC Access and Equity
Fairhills Primary School	KCC Art Centres
Fairpark Netball Club	KCC Building and Planning
Ferntree Gully Arts Society Inc	KCC Business Support
Ferntree Gully News	KCC City Futures
Fernwood Fitness	KCC Communications

Fiesta Events and Catering	KCC Customer Service
Fiona Valentine	KCC Community Infrastructure
Football Federation Victoria - Football Fives	KCC Community Safety
For the Love of Wildlife	KCC Community Transport
Four Seasons Gutter Protection	KCC Community/Public Arts
Freedom Music Studios	KCC Family and Children's Services
Friends of the Blind Creek Billabong	KCC Gardens for Harvest
Futsal Oz	KCC Health Services
Future Kelpies	KCC Healthy Together Knox
Game of Cones	KCC Information Management
Gardening 4 Kids	KCC Leisure Services
Geoffrey Phillips	KCC Local Laws
Giant Productions Pty Ltd	KCC Open Space and Landscape Design
Good Manners Positive Dog Training	KCC Operations
Gordon Fernandez	KCC Parks
GR & DL Scott Consulting	KCC Rowville Community Centre
Harmonic Industries Pty Ltd	KCC Traffic and Transport
Headspace Knox	KCC Works Services
Heany Park Primary School	KCC Youth Services
Heany Park Scouts	Kelmatt Industries Pty Ltd
Hello World	Kent Park Primary School
Henna Art	Kiddy Kats Photography
Himalayan Sherpa	Kim Annette Dance Studio
Knox & District Woodworkers Club Inc	Market Lane
Knox Boat Fishing Club	Maroondah Produce
Knox Churches Soccer Club	Mater Christi College
Knox City Football Club	MC Brendan N Cavanagh
Knox Community Gardens Society Inc.	MC Lyndsey Day
Knox Community Newspapers	MC Philip Michael Pandongan
Knox Craft Collective	Melb. Steam Traction Engine Club
Knox Environment Society	Melbourne Hardcourt Bicycle Polo Inc
Knox Girl Guides	Melbourne Paella Company
Knox Historical Society Inc	Melbourne University Choral Society
Knox Leisureworks YMCA	Melmade
Knox Mitsubishi	Miniature Guitars
Knox Model Aircraft Club Inc	Mobile Ice Creams
Knox Photographic Society Inc.	Momentom Management
Knox School, The	Mountain District Netball Association
Knox Toy Library	Mountain District Women's Co Op
KO Lifestyle & Fitness	Music Theatre Australia
Kreationz Cheer and Dance	Mystical Fantasies
KS Environmental Pty Ltd	National Seniors Australia Knox Branch Inc.
Kubix Apartments (Dealcorp)	Native American Productions

Le Petit Creperie	Natural Wonders Australia
Leader Community News	Natyalayaa Dance School
Leeden Maintenance	Nick Barker
Lena Todorovski	NRL Victoria
Lever Waste Services Pty Ltd	Nutrimetics
Light Melbourne	Oasis Tents and Canopies Pty Ltd
Lillie Giang	OJ2GO
Lions Club of Rowville	One More Weekend
Lions Club of Wantirna	Optus
Little Red Strawberry	Orangutan Project, The
Local Craftsperson Anthony Hamilton	Organic Sustainable Trailer, The
Local Craftsperson Barbara Gray	Oscar Jimenez - Amaru Tribe
Local Craftsperson David Melville	Park Ridge Primary School
Local Craftsperson Mark Eastham	Parks Victoria / DELWP
Local Craftsperson Mick Kay	Paul Darley
Local Craftsperson Owen Brent Leeden	Paul Sadler Swimland Rowville
Local Craftsperson Parks Victoria	Paulini
Local Craftsperson Terry Frankston	People's Choice Credit Union
Loud Media Group Pty Ltd	Peppertree Hill
Luke Kennedy	Perk Me Up
Lysterfield Cricket Club	Peter Grant (Stage Director)
Lysterfield Primary School	Pipal Tree
Maddisons Magical Pop n Floss	Pop and Joy
Made by Earth	Poppy Dreams
Marbry Pty Ltd	Posh Grannies@Waterford Park
Marc Nichol Event Management Services and Consultancy	POWA Production
Marg Howell	Professional Gardens Restoration
Maria Ciavarella t/a My Green Garden	Promptor
Propella - Foundation of Young Australians	SisterWorks Inc
Prospectors and Minor Assoc Vic	Skate Victoria Inc
Public Safety Australia	SLAMS Musical Theatre
Quality Inn & Suites Knox	Smart Amusements
Quest Consulting Services	Smooth As Fruit
Ranges Organic Growers Association	Songbird Collection
Ranges Young Strings	South East Water
Ray White Ferntree	Southern Cross Fireworks
Ray White Rowville	Southern Voices
Recipe for Change	Spanish Caravan Catering

Red Entertainment	Spendlove Partnership, The
Red Hot Falafel	Spill The Beans Coffee Van
Reflections, The	Splashdown Corporate Bathroom Rentals Pty Ltd
Regency Park Primary School	Sport and Recreation Victoria
Renta2way Radio hire	St John the Baptist Primary School
Rice and Dice	St Joseph's Primary School
RMIT	St Josephs College
Roadshow Public Performance Licensing	St Jude the Apostle School
Robert Shook and Action4	St Luke's Primary School
Rooftop Honey	St Luke's Primary School
Rotary Club of Boronia	St Mary's College for Hearing Impaired Students
Rotary Club Of Rowville-Lysterfield Inc	St Simon's The Apostle Primary School
Rowville Community Centre Kindergarten	St Simons Community Football Club
Rowville Community Choir	Stadium Signs
Rowville Community Kitchen	StateGuard Protective Service
Rowville Lakes Early Learning Centre	Stef Stamatiou
Rowville Lysterfield Community News	Street Feast
Rowville Neighbourhood Learning Centre Inc	Studfield Wantrina Community News Inc.
Rowville Primary School	Super Safe Hire - Dunnys R Us
Rowville Secondary College	Surprise Vegan, The
Rowville Tennis Club	Sustainable Gardening Australia Foundation
Royal Australian Navy Band	Sustainable Living Foundation
Royal Woolf	Sweet Stop Australia Pty Ltd
Ruccis Circus	Swing Patrol's Bluebelles
Rush HQ	TENS Pain Management
Sadie and Hannah	Those Girls
Sadie Mustoe	Timboon Fine Ice Cream
Samson Hire	Tim's Handmade Paper Source
Scope	Toby Tobias
Scoresby Primary School	Total Tools Kilsyth
Scoresby Secondary College	TR@K
Scoresby Wantirna Sth Tennis Club	Traditional Turkish Gozleme
Sea Shepherd Australia	Trish Martin Communications
SES (Ferntree Gully and Knox branches)	Tupperware
Shan Music Pty Ltd	Twisted Willows
Shannon Hurley	UnitingCare Harrison
Shari Cohen	Upper Ferntree Gully Junior Football Club
Sherbrooke Little Athletics Club	Upwey Ferntree Gully Baseball Club

Sheryle Griffiths Photography	Upwey Tecoma Junior Football Club Inc.
Showdown Events	Val Pompougvac
Simon Mustoe t/a Wildiaries	Vars Cleaning
Vertigo Designs	Wizid Pty Ltd
Vic Police (Knox and Rowville Stations)	Woking Amazing
Vipond's Paint Pty Ltd	Workshop Facilitator Kosar Majani
Vision Australia	Workshop Facilitator Lucas Parr
Volleyball Australia	Wurundjeri Tribe Land & Compensation
Wallgates Electrical	Cultural Heritage Council Inc.
Wantirna South Primary School	Xcyte Cables
Waverley Christian College Charities	XFC Martial Arts Bayswater
Westfield Knox	Yarra Valley Free Range Pork
Whittley Boats	Yea High School AYCE Program
Wild Action	
Windermere	

**ALL WARDS****8.2 2016-17 LEISURE MINOR CAPITAL WORKS SCHEME**

**SUMMARY:** *Leisure Contracts and Projects Officer (Emma Hayton)*

*This report summarises the assessment of applications received by Council for its 2016-17 Leisure Minor Capital Works Grant Scheme and recommends Council approve nineteen (19) grants to support community groups with improvements at sporting and leisure facilities.*

**RECOMMENDATION**

**That Council**

- 1. Approve the allocation of the 2016-17 Leisure Minor Capital Works Grants totalling \$92,466 excluding GST, to the applicant clubs nominated in Appendix A, with the retention of a contingency provision of \$4,534 excluding GST.**
- 2. Specify that conditions are imposed for the following organisations and projects identified in Appendix B of this report:**
  - a. Upwey Ferntree Gully Baseball Club;**
  - b. Sherbrooke Little Athletics Centre;**
  - c. Knox City FC;**
  - d. Mountain Gate Cricket Club;**
  - e. Scoresby Football and Social Club;**
  - f. Templeton Cricket Club;**
  - g. Johnson Park Cricket Club; and**
  - h. Wantirna South Cricket Club.**

**1. INTRODUCTION**

The Leisure Minor Capital Works Grant Scheme (the Scheme) is an annually funded program that enables Council to financially assist community sporting and leisure organisations to undertake facility improvement projects on the Council's sport and recreation reserves which they tenant.

The Leisure Minor Capital Works Grant Scheme Policy (the Policy) directs the type and level of financial contribution that Council will provide to community sporting and leisure organisations for improvements on Council's reserves. The Policy also includes provision for financial assistance for defibrillator devices.

## 8.2 2016-17 Leisure Minor Capital Works Grant Scheme (cont'd)

The Policy nominates that organisations are able to apply for a contribution from Council of between 50% and 70% of the total project cost. If the project is targeted to reduce risk or address a storage issue, organisations have the opportunity to apply to Council for funding of up to 70% of the total project cost. The maximum grant that Council will award under the Policy is \$10,000. Grants for associated sporting infrastructure are capped at \$2,500 per item.

Applications submitted to the Scheme are assessed by the Leisure Minor Capital Works Grant Scheme Committee (the Committee). The Committee for 2016-17 consisted of Councillor Nicole Seymour and Councillor Karin Orpen. Following assessment by the Committee, the projects that are recommended to receive a grant are presented to Council for consideration and approval.

### **2. DISCUSSION**

#### **2.1 Applications**

Requests for applications from the community for the 2016-17 Leisure Minor Capital Works Grant Scheme opened on 29 February 2016, with applications closing on 20 May 2016. Following a successful transition period in 2015-16, all applicants were required to use the SmartyGrants online grant management system to submit their applications for the first time.

A total of twenty six (26) applications were received. Applications from two (2) organisations, Mountain Gate Tennis Club and Football Federation Victoria were not for capital upgrades to the facility, but rather maintenance work or equipment purchase. Two (2) applications, from Rowville Tennis Club and Lysterfield Junior Football Club did not submit the required documentation for their applications to be eligible.

The remaining twenty two (22) applications were assessed by the Committee for consideration in the 2016-17 budget allocation.

#### **2.2 Assessment**

Assessment of the applications was undertaken by the Committee. The criteria applied to the application as described in the Policy comprises:

The application clearly demonstrates the need for the project and the level of benefit to the community.	50%
The application demonstrates alignment with Council's strategic priorities.	20%
The project addresses a risk or safety issue.	15%
The degree to which the applicant can demonstrate clear financial need and ability to deliver the project.	15%

Following the assessment process, the Committee recommends funding nineteen (19) of the applications within the 2016-17 budget. All nineteen (19) projects will meet the current Sporting Reserve and Facility Development Guidelines Policy.

## **8.2 2016-17 Leisure Minor Capital Works Grant Scheme (cont'd)**

Three (3) projects were not recommended for funding and were referred to other funding areas within Council.

The application from Bayswater Junior Football Club for a contribution towards a scoreboard was referred to the scoreboard funding available in 2016-17 and the application for concreting the veranda at Templeton Reserve applied for by Wantirna South Junior Football Club was referred to Council's Facilities Team as the Committee felt that the OHS issues raised in the application should be addressed by Council as part of its ongoing maintenance responsibilities. The Committee was supportive of the proposal for solar panels at the State Basketball Centre, submitted by Basketball Victoria, but felt that further development of the project was required, and requested that Council partners with Basketball Victoria to develop a project for submission to the Capital Works budget in 2017-18.

The projects recommended by Committee recommends to receive a Leisure Minor Capital Works Grant in 2016-17 are detailed in Appendix A.

### **2.3 Conditions**

The conditions set for six (6) of the nineteen (19) applications in Appendix B of this report, have been developed from internal feedback gained from Council officers who have a direct interest in the scope and approval of such projects, as well as recommendations from the Committee.

Additionally, there are two conditions which have been applied to ensure that the applicants adhere to Council policy. Scoresby Football and Social Club submitted an application for the installation of players' and officials' shelters, however the documentation submitted did not make clear the intended size of these structures. Council's Sporting Reserve and Facility Development Guidelines (SRFDG) include specifications for the appropriate size of these shelters. As projects must not exceed the SRFDG to be eligible for a grant, the grant is conditional upon the club ensuring that their shelters do not exceed these standards.

Johnson Park Cricket Club are required to adhere to Council's Use of Synthetic Turf on Active Reserves Policy, which sets out a standard for the installation of synthetic turf on playing fields to ensure all installations meet the requirements set out by national and state sporting organisations and Council. It is expected that the cost of such conditions are included in the cost of the project as these are required by Council for the grant project to be approved.



## 8.2 2016-17 Leisure Minor Capital Works Grant Scheme (cont'd)

### 2.4 Application Demographics

The applications to the Scheme for 2016-17 are from organisations spread throughout the municipality. An application was received from all wards with the exception of Chandler ward. A breakdown of the number of applications received per ward is set out below.

Ward	Number
Baird	2
Chandler	0
Collier	4
Dinsdale	3
Dobson	5
Friberg	3
Scott	5
Taylor	2
Tirhatuan	2

There were a wide range of activities that were represented in the applications for the 2016-17 Scheme. A breakdown of the types of activities that submitted applications is set out below.

Activity	Number
Tennis	6
AFL	7
Baseball	1
Soccer	4
Athletics	2
Cricket	4
Basketball	1
Scouting	1

There is an even spread across the applications in relation to the age ranges participating in sport and leisure. Projects also support different age cohorts in the community; it should be noted that many of the applicants cater for more than one age group.

Age Group	Number
Senior	21
Junior	21
Veterans	17

## 8.2 2016-17 Leisure Minor Capital Works Grant Scheme (cont'd)

### 2.5 Completion of the 2015-16 Leisure Minor Capital Works Grant Scheme

A total of twenty one (21) projects were funded through the 2015-16 Leisure Minor Capital Works Grant Scheme. Of these projects, sixteen (16) have been completed with a further four (4) projects granted an extension to finalise the project in 2016-17. One (1) project was withdrawn from the Scheme by the applicant club.

Unspent funds of \$23,461 remaining within the Leisure Minor Capital Works budget were allocated in line with the Policy, which requires any funds that cannot be allocated to a grant application be first used for contingency sums where required and then allocated to other upgrade projects at Council's reserves. Contingencies were awarded to three (3) projects with the remaining funds allocated to the projects set out in Table 1 below. These projects were approved in line with the process set out in the Policy.

**Table 1**

Mountain Gate Tennis Club (contingency)	\$1,470
Victorian Association of Radio Model Soaring (contingency)	\$135
Knoxfield Cricket Club (contingency)	\$1,965
Guy Turner Reserve fence extension	\$700
State Basketball Centre netball post sleeves	\$2,160
Sprinkler head covers at three reserves	\$1,800
Knox Gardens cricket net upgrade	\$2,000
Schultz Reserve changing room divider	\$6,245
Eastern Lions Junior Football Club goal posts	\$2,500
Walker Reserve over-hitting repairs	\$150
Sasses Avenue Reserve barrier fence	\$2,500

### 2.6 Grant Scheme Evaluation

Grant recipients are required to provide an evaluation of the 2015-16 Scheme upon completion of the project. This evaluation outlines the level of importance and satisfaction rating for Scheme. As shown in Table 2, 100% of clubs are extremely or very satisfied with the Scheme and believe the Scheme to be extremely important or very important.

**Table 2**

Satisfaction Rating		Importance Rating	
Extremely satisfied	47%	Extremely important	47%
Very satisfied	53%	Very important	53%
Satisfied	0%	Important	0%
Opportunity for improvement	0%	Limited importance	0%
Not satisfied	0%	Not important	0%

## **8.2 2016-17 Leisure Minor Capital Works Grant Scheme (cont'd)**

Successful clubs also provided written feedback which showed that recipients highly value the support Council provides through these grants and that the Scheme is vital in assisting clubs to carry out improvements which may otherwise not have occurred. Positive feedback was also received in relation to the support of a number of Council officers throughout the grant process.

### **3. CONSULTATION**

All leisure and sporting clubs and organisations within Knox were advised of the 2016-17 Scheme through an awareness campaign over the period of 29 February 2015 to 20 May 2016. This included direct emails to all sporting and recreation clubs on the Leisure Services database throughout the application period, inclusion in the ¼ Time newsletter and information on Council's website. Advertisements were also posted in the Knox Leader and the Knox News and the program was discussed at the Community Grants Seminar run by the Community Strengthening Team.

### **4. ENVIRONMENTAL/AMENITY ISSUES**

The provision of the Leisure Minor Capital Works grants allows local leisure and sporting clubs as tenants of Council's sporting reserves to apply for a grant to improve and/or address amenity issues at the Council's reserve facilities.

These issues are varied and include lighting, storage facilities, spectator viewing areas, playing area surfaces, fencing, and minor pavilion upgrades.

### **5. FINANCIAL & ECONOMIC IMPLICATIONS**

The Committee is recommending that grants totalling \$94,330 (excluding GST) be awarded to local leisure and sporting clubs. This amount, along with a contingency provision of \$2,670 excluding GST is provided within Council's 2015-16 budget of \$97,000 excluding GST for the Leisure Minor Capital Works Scheme.

The recommended Leisure Minor Capital Works Grant Scheme projects will deliver sporting and leisure facility improvements for Council and the community totalling \$200,500 (including GST), comprising Council and club contributions of \$98,787 and \$101,713 (including GST) respectively.

### **6. SOCIAL IMPLICATIONS**

The Leisure Minor Capital Works Grants Scheme assists the local community to develop and improve facilities to participate in leisure and sporting pursuits. This contributes to the development of the social environment and health and wellbeing within Knox by developing community connection and promoting active lifestyles.

## 8.2 2016-17 Leisure Minor Capital Works Grant Scheme (cont'd)

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

The Knox City Plan 2013-17 identifies a number of objectives within themes as outlined below:

#### *Theme 1: Healthy, Connected Communities*

- 1.1 The Knox community benefits from good health and wellbeing at all life stages.
- 1.2 A safe community with strong community connections and where learning and volunteering are valued and supported.

#### *Theme 2: Prosperous, Advancing Economy*

- 2.2 Improve local opportunities for people to live, work, learn and play in Knox.

#### *Theme 4: Culturally Rich and Active Communities*

- 4.2 Increase the use of public spaces and infrastructure for the purposes of cultural expression and physical activity.

The provision of grants through Council's Leisure Minor Capital Works Grant Scheme to sporting clubs contributes to these objectives.

### **8. CONCLUSION**

In response to requests for applications from the community for the 2016-17 Leisure Minor Capital Works Grant Scheme, twenty six (26) applications were received, of which twenty two (22) meet the Policy requirements. Of the twenty two (22) Leisure Minor Capital Works Grant Scheme applications assessed by the Committee, it is recommended that nineteen (19) projects are awarded grants.

Through a collaborative partnership, the Grant Scheme would enable Council and community clubs to jointly contribute \$200,500 (including GST) in 2016-17 to enhance the provision of sport and leisure facilities within Knox.

### **9. CONFIDENTIALITY**

There are no confidentiality issues associated with this report.

**Report Prepared By:** *Leisure Contracts and Projects Officer  
(Emma Hayton)*

**Report Authorised By:** *Acting Director – Community Services  
(Janine Brown)*

## APPENDIX A

Organisation Name	Project Title	Facility Name	Grant Awarded - GST exclusive	Grant awarded - GST inclusive	Club cash contribution - GST inclusive	In Kind Contribution - GST inclusive	Total Project Cost - GST inclusive
Templeton Tennis Club	Upgrade lighting on courts 7 & 8	Templeton Tennis Club	\$ 7,545	\$ 8,300	\$ 14,800		\$ 23,100
Upwey Ferntree Gully Baseball Club	Fencing Upgrade and Wheelchair Access	Upwey Ferntree Gully Baseball Club	\$ 5,650	\$ 6,215	\$ 2,000	\$ 1,000	\$ 9,215
Boronia Soccer Club	Internal Storage	HV Jones Reserve	\$ 4,200	\$ 4,620	\$ 1,980		\$ 6,600
Ferntree Gully Eagles Junior Football Club	New Goal Post Wally Tew	Wally Tew	\$ 2,273	\$ 2,500	\$ 3,880		\$ 6,380
Sherbrooke Little Athletics Centre	Long Jump Surfacing	Sherbrooke Little Athletics Centre	\$ 9,091	\$ 10,000	\$ 12,314		\$ 22,314
Knox City FC	Splinter Free Comfort	Egan Lee Reserve	\$ 9,091	\$ 10,000		\$ 10,000	\$ 20,000
Bayswater Strikers Soccer Club	New Goal Posts	Guy Turner Reserve	\$ 4,545	\$ 5,000	\$ 3,784		\$ 8,784
Athletics Knox Board of Management	Hammer Throw Fence - Height Extension	Knox Park Athletic Track	\$ 2,065	\$ 2,271	\$ 974		\$ 3,245
Mountain Gate Cricket Club	Pavilion Concrete	HV Jones Reserve	\$ 9,091	\$ 10,000	\$ 8,150		\$ 18,150
Wantirna Tennis Club	Court Lines Refurbishment	Wantirna Tennis Club	\$ 3,309	\$ 3,640	\$ 1,560		\$ 5,200
1st Rowville Scout Group	Automatic External Debrillator	1st Rowville Scout Hall	\$ 1,318	\$ 1,450	\$ 1,453		\$ 2,903
Knox Gardens Tennis Club	Upgrade of Tennis Courts Lighting	Knox Gardens Tennis Club	\$ 7,879	\$ 8,667	\$ 3,715		\$ 12,382
Scoresby Football and Social Club	Installation of new player/official shelters	Exner Reserve	\$ 6,114	\$ 6,725	\$ 3,725	\$ 3,000	\$ 13,450
Knox City Tennis Club	Hitting Wall and Concrete Slab Project	Knox City Tennis Club	\$ 2,727	\$ 3,000	\$ 3,138	\$ 580	\$ 6,718
Templeton Cricket Club	Air Conditioning and Heating Systems	Templeton Reserve	\$ 3,000	\$ 3,300	\$ 3,300		\$ 6,600
Johnson Park Cricket Club	Cricket Pitch Protective Surrounds	Fairpark Reserve	\$ 9,091	\$ 10,000	\$ 12,090		\$ 22,090
Wantirna South Cricket Club	Safety Fence	Walker Reserve	\$ 955	\$ 1,050	\$ 450		\$ 1,500
Rowville Football Club	Goal Post Replacement	Eildon Park Front Oval	\$ 2,273	\$ 2,500	\$ 4,419		\$ 6,919
Upper Ferntree Gully Football Club	Cabinets and Projector Whiteboard	Kings Park	\$ 2,250	\$ 2,475	\$ 2,475		\$ 4,950
Total			\$ 92,466	\$ 101,713	\$ 84,207	\$ 14,580	\$ 200,500
Grant budget			\$ 97,000	\$ 106,700			
Budget remaining			\$ 4,534	\$ 4,987			

**Appendix B – Conditions of Grant Allocation**

<b>Organisation Name</b>	<b>Grant Awarded</b>	<b>Condition of Grants</b>
Upwey Ferntree Gully Baseball Club		A condition of this grant is that the club provides Council with a copy of its most recent audited annual financial accounts and bank statements for the last three months.
Sherbrooke Little Athletics Centre		A condition of the grant is that it is subject to Council receiving confirmation that the Stronger Communities grant is received. This must be provided no later than 31 August 2016.
Knox City FC		A condition of the grant is that the following information be provided to clarify the scope of works and financial feasibility of the project: an aerial photo showing the location of the seating; a more detailed budget which clearly shows the project expenses; and a breakdown of the in kind support provided.
Mountain Gate Cricket Club		A condition of the grant is that stormwater access points must be accessible after the concreting is completed.
Scoresby Football and Social Club		A condition of the grant is that the shelters must conform to the size requirements set out in Council's Sporting Reserve and Facility Development Guidelines.
Templeton Cricket Club		A condition of the grant is that the funding is only to be used for the purposes of installing two (2) Hitachi 8kw split systems and cannot be used to fund the unit proposed for the kitchen area.

<b>Organisation Name</b>	<b>Grant Awarded</b>	<b>Condition of Grants</b>
Johnson Park Cricket Club		A condition of the grant is that the club obtain a second quote from a Melbourne-based company and provide this to Council. The project must also adhere to the requirements of Council's Use of Synthetic Turf on Council's Active Reserves Policy.
Wantirna South Cricket Club		A condition of the grant is that the club provide confirmation of funding for the safety fence component of the project.

**DOBSON WARD****9.1 LEASE OF COUNCIL PROPERTY – 17 KEVIN AVENUE, FERNTREE GULLY (MELWAY REF: 73 K4)**

**SUMMARY:** *Senior Property Officer (Angela Kostarakis)*

*This report recommends the signing and sealing of a lease for the Council property at 17 Kevin Avenue, Ferntree Gully. The lease is for two years commencing on 1 August 2016.*

**RECOMMENDATION**

**That Council**

- 1. Enter into a lease between Knox City Council (Lessor) and Master Platinum Dealer Pty Ltd, trading as Ferntree Gully Nissan (Lessee) for the property at 17 Kevin Avenue, Ferntree Gully commencing 1 August 2016. The lease will be for a period of two years with the rental being \$1,000 per calendar month, plus GST, plus outgoings.**
- 2. Authorise the Chief Executive Officer to sign and seal documentation to give effect to this lease.**

**1. INTRODUCTION**

The property at 17 Kevin Avenue, Ferntree Gully (refer Appendix A) has been in Council ownership for some years and was initially purchased along with a number of other properties in the area to provide for the future Dorset Road extension.

The current tenants have vacated the site and agents have recently negotiated a lease with a new tenant.

**2. DISCUSSION**

The previous tenants (Grandflora Pty Ltd) were in occupancy of this land since 2011 and transferred the lease after having sold their business to Sanpoint Pty Ltd effective from 31 March 2015. These tenants have recently vacated.

The property is now proposed to be leased to Master Platinum Dealer Pty Ltd of 1000 Burwood Highway, Ferntree Gully, trading as Ferntree Gully Nissan to be used as storage for motor vehicles (not retail). A planning permit is not required for this use. The Lessee will meet all outgoings associated with this site.

**3. CONSULTATION**

As the lease is for two years and the yearly market rental is less than \$50,000, there is no requirement under the Local Government Act 1989 to advertise the lease.



## 9.1 Lease of Council Property – 17 Kevin Avenue, Ferntree Gully (cont'd)

The Lessee, Master Platinum Dealer Pty Ltd, trading as Ferntree Gully Nissan has agreed to the terms and conditions of the lease.

### **4. ENVIRONMENTAL/AMENITY ISSUES**

The use of the land for storage is not considered detrimental to the environment or amenity of the area.

### **5. FINANCIAL & ECONOMIC IMPLICATIONS**

The proposed lease is for two years commencing 1 August 2016. The rental has been proposed at \$1,000 (plus GST) per calendar month with the Lessee meeting all outgoings. Rent reviews will be undertaken annually.

The rental has been determined by valuers appointed by Council in accordance with commercial rentals within this area.

### **6. SOCIAL IMPLICATIONS**

Having this vacant property fenced and leased is reducing the risk of anti-social behaviour within this area.

### **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 is recommended that a lease between Knox City Council and Master Platinum Dealer Pty Ltd, trading as Ferntree Gully Nissan, for two years pertaining to 17 Kevin Avenue, Ferntree Gully be signed and sealed.

### **9. CONFIDENTIALITY**

This report is not of a confidential nature.

**Report Prepared By:** *Senior Property Officer  
(Angela Kostarakis)*

*Manager Finance & Property Services  
(Dale Monk)*

**Report Authorised By:** *Director – Corporate Development  
(Joanne Truman)*

9.1 Lease of Council Property – 17 Kevin Avenue, Ferntree Gully (cont'd)

APPENDIX A



PROPERTY TO BE LEASED:

**DINSDALE WARD****9.2 PROPOSED SALE OF COUNCIL PROPERTY – 658 MOUNTAIN HIGHWAY, BAYSWATER (MELWAY REF: 64 E4)**

**SUMMARY:** *Property Management Coordinator (Angela Mitchell)*

*This report presents a recommendation for the proposed sale of the Council property at 658 Mountain Highway, Bayswater, following the hearing of submissions.*

**RECOMMENDATION**

That Council, having completed the statutory process in accordance with the Local Government Act 1989:

1. Proceed with the sale of 658 Mountain Highway, Bayswater contained in Plan of Consolidation 374827U and identified in Certificate of Title Volume 11645 Folio 120 previously known as Units 1 and 2 on Strata Plan 015402 in Certificate of Title Volume 9393 Folio 582 and 583.
2. Commence the process to sell the property known as 658 Mountain Highway, Bayswater by public auction.
3. Advise the submitters of Council's decision.

**1. INTRODUCTION**

One of Council's core responsibilities is to manage its assets in order to optimise their value to the community. Part of this responsibility involves evaluating any unused or redundant assets and releasing the funds tied up in these assets in order to acquire, develop or improve other assets. The subject property is an excellent example of resources tied up in an asset which Council can deploy to deliver a community outcome in another area of priority.

**2. DISCUSSION**

At its meeting held on 23 February 2016, Council resolved as follows:

- "1. That Council, being of the opinion that the property known as 658 Mountain Highway, Bayswater and currently identified as Units 1 and 2 on Strata Plan of 015402 and contained within Certificates of Title Volume 9393 Folio 583 and 582 is surplus to Council's requirements:
  - a. Commence the statutory process, under Section 189 of the Local Government Act 1989, to sell the property known as 658 Mountain Highway, Bayswater currently identified as Units 1 and 2 on Strata Plan 015402 and contained within Certificates of Title Volume 9393 Folio 583 and 582 and that under Section 223 of that Act, public notice of the proposed sale be given in the Knox Leader newspaper.

## 9.2 Proposed Sale of Council Property – 658 Mountain Highway, Bayswater (cont'd)

- b. Hear submissions in accordance with Section 223(1)(b) of the Local Government Act 1989 and appoint the following Committee of Council comprising Cr Gill, Cr Orpen and Cr Lockwood to consider submissions on Tuesday 12 April 2016 at 5.00pm.
2. That a further report be presented to Council following the conclusion of the statutory process.”

Appendix A provides an assessment of the property against Council's Sale of Land and Building Policy principles.

Following Council's resolution, the administrative procedures associated with the proposed sale were commenced, including publication of a public notice declaring Council's intent to sell the property. The notice also outlined the process for people to make a submission about the proposed sale.

At the conclusion of the submission period, one submission was received from the abutting property owners, Women's Housing Limited (WHL).

The submission indicated the interest of WHL to purchase the Council property by private treaty. The submitter indicated in summary the following:

- Acquisition of the land would allow WHL to construct and extend their facility at 656 Mountain Highway, Bayswater. The emphasis of the new construction would be emergency housing for older women.
- WHL has held preliminary discussions with the Department of Health and Human Services, which had indicated its support to assist in funding the acquisition and construction at this site.
- Initial designs for the site indicate a yield of 24 apartments.
- WHL proposes to acquire the property at a valuation determined by the Valuer-General, with a proposed settlement of 12 months.

Further detail on this submission can be found in Confidential Appendix B.

### **Submission Hearing:**

As part of Council's resolution and the statutory process, WHL presented in support of its submission to a Committee of Council convened for that purpose. Following the presentation, the Committee considered that the submission from WHL warranted a recommendation to Council to support a sale by private treaty, consistent with Council's *Affordable Action Housing Plan*. The Committee resolved as follows:

## 9.2 Proposed Sale of Council Property – 658 Mountain Highway, Bayswater (cont'd)

The Committee of Council appointed to hear the submissions recommends to Council that:

- Council sell the property at 658 Mountain Highway, Bayswater by private treaty to Women's Housing Limited for no less than Council's valuation.
- The proposed settlement of 12 months be discussed further with Women's Housing Limited.

### Local Government Best Practice Guidelines

The *Local Government Best Practice Guidelines for the Sale and Exchange of Land*, published by the former Department of Planning and Community Development, provide that where Council is proposing to sell a significant land asset, the sale of such land should be conducted through a public process (ie public auction, public tender or expressions of interest), unless circumstances exist that justify an alternative method of sale (ie private treaty).

Selling public assets by a public process is regarded as best practice for the following reasons:

1. the public process enables the entire market to respond to the proposal; and
2. the process enables council to transparently demonstrate that it is achieving the best possible return from the sale.

If Council determines to sell the property by private treaty, it should have compelling reasons for doing so, and would need to be satisfied that;

1. the proposal offered to Council cannot be enhanced by undertaking a public procurement process; or
2. the proposal is so unique that it cannot be achieved by any other proponent.

Council may consider that the proposal submitted by WHL is unique because of WHL's ownership of the adjoining site and its proposed use of the site for a social housing development.

In considering the proposal submitted by WHL, Council may reference its role as a partner and advocate in accordance with its adopted *Affordable Housing Action Plan*, which states that Council's role, as a partner, is to;

*'...develop constructive partnerships to increase the supply of affordable housing in Knox.*

- *Continuing to work in partnership and support local agencies involved in social housing*

## 9.1 Proposed Sale of Council Property – 658 Mountain Highway, Bayswater (cont'd)

- *Collaborating with the community/registered housing sector or developers to encourage development opportunities that create affordable and social housing outcomes.”*

Council could also have regard to its work in the prevention of violence against women, which would support the provision of social housing in the manner proposed by WHL.

In considering which is the most appropriate approach for Council to adopt for the sale of this property, Council's *Sale of Land and Buildings Policy* provides that the sale of land will occur through a public process (public auction, public tender or registration of expression of interest) unless Council resolves that circumstances exist that justify an alternative method of sale as determined by the Chief Executive Officer on recommendation from the Director Corporate Development in the interest of achieving the optimum economic return to Council.

In order to achieve the objectives of Council's policy, it is recommended that a sale by public auction will allow a transparent and public process and may yield the best return in this instance.

### **3. CONSULTATION**

Council has undertaken consultation in accordance with Section 223 of the Local Government Act 1989. This included the statutory advertisement and advice of this proposed sale was forwarded to housing associations and support agencies who have expressed an interest in acquiring land within Knox (consistent with Council's *Affordable Housing Action Plan*), and the hearing of submissions to the proposal.

### **4. ENVIRONMENTAL/AMENITY ISSUES**

Environment/amenity issues are addressed in the assessment criteria set out in Appendix A to this report.

### **5. FINANCIAL & ECONOMIC IMPLICATIONS**

A current valuation will be obtained for this property in accordance with the requirements of the Act. If Council determines to sell by auction, once the valuation is obtained and the date of auction is established, a report will be presented to Council seeking a resolution to establish the reserve price. This process is consistent with Council's policy and the Act, and allows Council to determine the reserve price as close as possible to auction day. Alternatively, if Council were to determine to sell by private treaty, the valuation would be used as the basis of negotiations with WHL.

## 9.2 Proposed Sale of Council Property – 658 Mountain Highway, Bayswater (cont'd)

### **6. SOCIAL IMPLICATIONS**

Social implications are addressed in the assessment criteria set out in Appendix A of this report.

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

This report relates to:

Theme 5: Democratic and engaged communities

5.3 Ensure Council is well governed and demonstrates effective leadership.

5.3.1 Maintain accountable and transparent governance practices, and Council's sound stewardship of the community's finances and assets.

5.3.2 Promote innovation and the pursuit of excellence in Council's practices, projects and service delivery.

5.3.3 Promote social, economic and environmental responsibility in Council's decision making.

Theme 3: Vibrant and sustainable build and natural environments

3.1.1 A diversity of housing choice is provided in appropriate locations.

### **8. CONCLUSION**

Council has determined that this property is surplus to its requirements, and has now complied with its obligations under Sections 189 and 223 of the Local Government Act, including having heard submissions to the proposal.

It is recommended that Council commence the process to sell the property known as 658 Mountain Highway, Bayswater contained in Plan of Consolidation 374827U and identified in Certificate of Title Volume 11645 Folio 120, previously known as Units 1 and 2 on Strata Plan 015402 in Certificate of Title Volume 9393 Folio 582 and 583.

While it is recommended that Council sell the property by public auction, in accordance with the *Local Government Best Practice Guidelines for the Sale and Exchange of Land*, Council may consider that the submission made by WHL, and in recognition of Council's *Affordable Housing Action Plan*, warrant consideration of selling the land by private treaty.

**9.2 Proposed Sale of Council Property – 658 Mountain Highway,  
Bayswater (cont'd)**

**9. CONFIDENTIALITY**

A confidential report is attached as Appendix B.

***Report Prepared By: Property Management Coordinator  
(Angela Mitchell)***

***Report Authorised By: Director – Corporate Development  
(Joanne Truman)***



## 9.2 APPENDIX A - Proposed Sale of Council Property – 658 Mountain Highway, Bayswater

An assessment criteria is as follows:

### ENVIRONMENTAL

<b>Principle:</b>	Council will sell surplus land where retention will not enhance or protect its environmental value.
<b>Issue:</b>	<p>This property is affected by 'Vegetation Protection Overlay – Schedule 3' with the objectives of this Overlay being:</p> <ul style="list-style-type: none"> <li>• To retain overstorey native vegetation which is representative of the natural heritage of the City.</li> <li>• To maintain overstorey remnant native vegetation to provide biodiversity and a source of genetic material for the re-establishment of the natural heritage of the City.</li> <li>• To retain overstorey habitat for native fauna.</li> <li>• To retain native vegetation which provides a buffer to waterways.</li> <li>• To retain native vegetation which is rare, threatened or of local, regional or state significance.</li> <li>• To retain native vegetation which provides natural beauty and interest.</li> </ul>
<b>Assessment:</b>	<p>A permit is required to remove, destroy or lop native vegetation which complies with both of the following:</p> <ul style="list-style-type: none"> <li>• Has a height of 8 metres or more.</li> <li>• Has a trunk more than 300mm in diameter (measured at 1200mm above the base of the tree).</li> </ul> <p>This site contains four trees which would require a permit to be removed. Two of these trees are located to the northern boundary, west of the driveway, one of the trees is located to the northern boundary east of the driveway and one along the eastern boundary.</p> <p>Approval for any development on the land would be subject to individual application and the nature of the scheme proposed.</p>

**PHYSICAL WORKS**

<b>Principle:</b>	Council will sell surplus land where it is not required in the foreseeable future for the development of new assets or the improvements of existing assets.
<b>Assessment:</b>	Council has determined that this land is surplus to requirements. Proceeds from the sale of the land would be used by Council to fund the development of new/other Council assets.

**RECREATION**

<b>Principle:</b>	Council will sell surplus land where it is not required in the foreseeable future for recreational purposes.
<b>Assessment:</b>	658 Mountain Highway has not been identified in the Knox Open Space Plan.

**LAND USE PLANNING**

<b>Principle:</b>	Council will sell surplus land where there are not compelling land use planning grounds for retention.
<b>Assessment:</b>	There are no compelling land use planning grounds for the retention by Council of the site.

**SOCIAL**

<b>Principle:</b>	Council will sell surplus land where alternative social uses have not been identified.
<b>Assessment:</b>	<p>The Knox Affordable Housing Action Plan 2015-2020 (KAHAP) adopted by Council in May 2015 outlines Council's role in increasing the supply of affordable and social housing in Knox as a planner, provider, partner and advocate.</p> <p>The <i>Knox Housing Profile 2015</i> indicates the social housing shortfall within Knox, anticipated up to 2036, will be 860 dwellings in the absence of any intervention to increase social and affordable housing supply.</p> <p>The KAHAP also notes that Council, as a partner, seeks to develop constructive partnerships to increase the supply of affordable housing in Knox by collaborating with the community/registered housing sector or developers to encourage development opportunities that create affordable and social housing outcomes.</p> <p>Objective/action 3.4 also notes that Council's policies and processes support the development of affordable/social housing and that Council will ensure the policy on the disposal of Council land enables affordable/social housing outcomes for sites suitable for residential development in line with the requirements of the Local Government Act.</p> <p>Council may consider that the objectives of the KAHAP make the submission submitted by WHL unique and that the circumstances warrant consideration of a sale by private treaty rather than by public auction.</p>

**9.2 Proposed Sale of Council Property – 658 Mountain Highway,  
Bayswater (cont'd)**

Confidential Appendix B is circulated under separate cover.

**ALL WARDS****9.3 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 ten recommended Incidental Community Grant applications for a total value of \$9,790.00, and note the one application approved under delegated authority for a total value of \$400.00, 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.

### **9.3 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 policy guidelines, applications for funding up to \$500.00 have been 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 Ordinary Council meeting, held on 28 June 2016, and recommends 10 grants for Council's approval. One grant valuing \$400.00 has been approved under delegated authority.

#### **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**

In the 2016-17 annual budget Council has allocated \$148,500.00 for the purpose of managing the Incidental Community Grants Program. This amount will be divided equally across the twelve months of the financial year; \$12,375.00 per month.

Any unspent funds will be carried forward to the following month. At the end of the 2016-17 financial year any unallocated funds will be carried forward and allocated to Council's Community Development Fund in the following financial year.

#### **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.

### 9.3 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)***

### 9.3 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>
The Basin Fire Brigade Auxiliary	Purchase of cabinets for bathroom refurbishment at The Basin Fire Station.	\$1,000.00	\$1,000.00
Rowville Lysterfield Community News	Purchase of 5 new laminated jute material carry bags for delivery persons.	\$1,000.00	\$1,000.00
Society of St Vincent de Paul, Ferntree Gully	Financial support for annual Christmas Seniors lunch for approximately 120 people.	\$2,000.00	\$1,000.00
The Basin Football Club	Purchase of new tables with foldable legs for club rooms.	\$800.00	\$800.00
Knox Historical Society	Financial support for a presentation day for the Family Crest and Motto competition.	\$400.00	\$400.00 (approved under delegation)
Gary Bedford	Room hire costs for fundraising event.	\$1,000.00	\$1,000.00
Ferntree Gully Football Club	Purchase of achievement and recognition trophies/shields for Ferntree Gully Football and Netball Club for 2016.	\$990.00	\$990.00
The Basin Senior Citizen Club	Purchase of 2 portable food warmers for weekly senior citizens club cooked lunch.	\$1,000.00	\$1,000.00
Story Time in Italiano Playgroup	Purchase Italian storybooks suitable for 0-5 years and Italian specific educational aids to assist childrens development.	\$1,000.00	\$1,000.00
Outer Eastern Melbourne Vietnam Veterans Association Vic	Financial assistance towards a commemorative march and family sausage sizzle to commemorate 50th anniversary of the Battle of Long Tan.	\$1,000.00	\$1,000.00
Legacy Widows Group - Knox Branch	Financial assistance towards a celebratory luncheon commemorating 25 years of the Legacy Widows - Knox Branch.	\$1,000.00	\$1,000.00
		<b>TOTAL</b>	<b>\$10,190.00</b>

**9.3 Incidental Community Grants Program Applications (cont'd)**

Confidential Appendix B is circulated under separate cover.



**ALL WARDS****10.1 WORKS REPORT AS AT 13 JULY 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 13 July 2016.*

**RECOMMENDATION**

That the works report, as at 13 July 2016, be received and noted.

**1. INTRODUCTION**

This report summarises Council's Capital Works Program for the 2015/2016 financial year. The aim of this report is to provide a regular and succinct status summary of each project over the last month. The Capital Works Report, as of 13 July 2016, is attached as Appendix A.

**Report Prepared By:** *Coordinator – Capital Works (Gene Chiron)*

**Report Authorised By:** *Director – Engineering & Infrastructure  
(Ian Bell)*

## Knox City Council Project Status Report

<b>Project Number</b>	<b>Project Name</b>	<b>Total Approved Budget</b>
1	<b>Bridges Renewal Program</b> Program completed.	<b>\$280,000</b>
4	<b>High Risk Road Failures</b> Program completed.	<b>\$250,000</b>
7	<b>Road Surface Renewal Program</b> Program completed.	<b>\$3,859,000</b>
8	<b>Drainage Pit and Pipe Renewal Program</b> Program completed.	<b>\$2,781,000</b>
9	<b>Footpath Renewal Program</b> Program completed.	<b>\$1,875,000</b>
10	<b>Bicycle / Shared Path Renewal Program</b> Program completed.	<b>\$475,000</b>
11	<b>Information System Plan Implementation</b> Available funds have been expended.	<b>\$120,000</b>
16	<b>Building Renewal Program</b> Program 90% committed/expended with some remaining projects to be completed in the new financial year.	<b>\$2,311,200</b>
17	<b>Playground Renewal Program</b> Benedikt Reserve Playground construction complete. Three contracts have been awarded for the construction of eight local playgrounds - Arcadia, Row, Ronald, Icarus, Streeton, Pine Hill, Kings Park and Ashbrook Reserve playgrounds. Works will be held off until after the July school holidays to minimise impact on the community.	<b>\$1,023,409</b>
22	<b>Fire Hydrant Replacement Program</b> Program completed.	<b>\$119,000</b>
24	<b>Carpark Renewal</b> Program completed. Savings to be carried forward to offset renewal program adjustments for Bayswater Grade Separation.	<b>\$542,000</b>
25	<b>Plant &amp; Machinery Replacement Program</b> Program completed, carry over \$370,000 for 2 capital purchases to be delivered in new financial year.	<b>\$2,548,273</b>
26	<b>Street Tree Replacement Program</b> Program completed.	<b>\$620,000</b>
31	<b>Stamford Park Redevelopment</b> The Tender Assessment Phase is underway for the Homestead stabilization project. Funds to be carried forward.	<b>\$818,415</b>

## Knox City Council Project Status Report

<b>Project Number</b>	<b>Project Name</b>	<b>Total Approved Budget</b>
43	<b>Shade Sails for Family and Children's Services Facilities</b> Two shades committed for completion early in the new financial year.	<b>\$30,000</b>
104	<b>Roadside Furniture Renewal Program</b> Program completed.	<b>\$100,000</b>
147	<b>Energy &amp; Greenhouse Program for Council Facilities</b> All projects have been completed.	<b>\$28,000</b>
229	<b>Building Code Australia Compliance</b> Full program of works has been deferred until Audit Data has been provided by Essential Safety Measures Contractor and Building Services.	<b>\$100,000</b>
248	<b>Boronia Park Landscaping Implementation Stage 3</b> Remaining scope of works, being the Library and Basketball Stadium forecourts, are suspended pending resolution of library design.	<b>\$759,803</b>
289	<b>CSR Quarry Reserve - Implementation Stage 4</b> Contract has been packaged with the sealing of Quarry Road. Contract works within the reserve is underway with pathway formation completed and works approximately 30% complete. Boardwalk structure has commenced with piles having been installed.	<b>\$824,767</b>
345	<b>Asbestos Removal</b> Program completed.	<b>\$100,000</b>
347	<b>Miscellaneous Industrial Roads - Pavement Rehabilitation</b> Program completed.	<b>\$500,000</b>
353	<b>Avalon/Stamford/Stud Road Intersection Modification</b> Project completed.	<b>\$90,000</b>
369	<b>Carrington Park Sports Room Upgrade</b> Design documentation complete. Tender documentation commenced with a view to have contractor appointed in July.	<b>\$35,889</b>
409	<b>Parks Furniture Renewal</b> All furniture has been allocated and installations complete.	<b>\$40,000</b>
410	<b>Parks Signage Renewal</b> Program completed.	<b>\$30,000</b>

## Knox City Council Project Status Report

Project Number	Project Name	Total Approved Budget
412	<p><b>Water Sensitive Urban Design Renewal</b></p> <p>Project packaged with Project 441 - Tim Neville Arboretum Masterplan Implementation and Project 751 - TNA Lakes Upgrade &amp; Wetland system and Project 529 - Dobson Park Stormwater Harvesting.</p> <p>Projects are packaged to deliver an overall integrated harvesting scheme in order to service both reserves, along with major landscape upgrade improvement works in line with the Landscape Master-plan for the TNA site.</p> <p>Construction is nearing completion of the substantive works and is to be followed by extensive site reinstatement and installation of FRP mesh and adjacent paving works around mid-late August.</p>	<b>\$186,618</b>
441	<p><b>Tim Neville Arboretum Masterplan Implementation</b></p> <p>Project packaged with project 412 - WSUD renewal and 751 - Tim Neville Arboretum lake structure upgrade. Contract works approximately 85% complete.</p> <p>Adverse weather conditions has impacted progress of works but still anticipate completion of majority of works by late June/early July 2016 (weather permitting) and extensive site reinstatement to follow. Delay expected for delivery of specialized mesh decking which will delay surrounding paving - now expected around mid-late August.</p>	<b>\$463,934</b>
443	<p><b>Reserves Paths Renewal</b></p> <p>Program completed.</p>	<b>\$50,000</b>
455	<p><b>Parks Crescent, Cypress Avenue, Boronia - Drainage Upgrade</b></p> <p>Detailed design of flood paths upstream and downstream of the Boronia retarding basin progressing.</p>	<b>\$180,763</b>
459	<p><b>Ferntree Gully Road (No. 1825) - Drainage Upgrade</b></p> <p>Coordination of detailed design for Dobson Street Retarding Basin complete. Contract evaluation complete and contractor now appointed. Awaiting pre-construction documentation before providing Possession of Site.</p>	<b>\$449,445</b>
490	<p><b>DDA Footpath Modifications</b></p> <p>Program completed.</p>	<b>\$100,000</b>
492	<p><b>Compliance to Food Act - Various Buildings</b></p> <p>Program completed.</p>	<b>\$25,000</b>
494	<p><b>Cathies Lane - Landfill Rehabilitation Works</b></p> <p>Tonkin &amp; 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.</p> <p>Capping rehabilitation works completed in April 2016. Recommendation from consultant's investigations is that there is no requirement at the moment 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.</p>	<b>\$187,500</b>

## Knox City Council Project Status Report

<b>Project Number</b>	<b>Project Name</b>	<b>Total Approved Budget</b>
495	<b>Fencing Replacement in Early Years Facilities - Scope and Implementation</b> Program completed.	<b>\$24,000</b>
497	<b>Coonara Stone Cottage - Structural Failure Rectification</b> Works are still due for completion in July. Reconstruction of front stone wall and internal fitout are the remaining tasks.	<b>\$400,000</b>
516	<b>Rumann and Benedikt Reserves - Open Space Upgrade</b> Contract works completed.	<b>\$174,451</b>
520	<b>Mountain Gate Major Activity Centre - Streetscape Works</b> Works complete and Practical Completion certificate issued. Addressing defects with contractor and variations reconciled. Contractor completing outstanding minor works with the supply and installation of additional seat furniture now complete.	<b>\$921,989</b>
525	<b>Cardiff / Herbert Streets - Drainage Design</b> Consultant submitted the final report on "Existing Flood Investigation and Mitigation Options Analysis" on 14 Jun 2016. Investigation and analysis work proposed on the project brief has been completed.	<b>\$50,000</b>
529	<b>Dobson Park - Stormwater Harvesting</b> Construction underway 90% complete. Commission of pumps and power underway. Works scheduled to be completed in July (weather permitted).	<b>\$751,367</b>
532	<b>Sheffield and Basin Olinda Roads, The Basin - Water Sensitive Urban Design</b> Project completed.	<b>\$112,180</b>
536	<b>Parkland Asset Renewal</b> Program completed.	<b>\$70,000</b>
537	<b>Bush Boulevard</b> Program completed.	<b>\$41,000</b>
543	<b>Llewellyn Park - Landfill Rehabilitation Works</b> Tonkin & Taylor undertaking landfill gas monitoring. Completed Landfill Rehabilitation Plan, Aftercare Management Plan and Hydrogeological Assessment and submitted to EPA on 31 August 2015 to meet PAN requirements. Capping rehabilitation works commenced May 2016, being hampered by wet weather. Determined that a landfill gas extraction system is required. A detailed design is now required and will be prepared and implemented over the next twelve to eighteen months. Information bulletin was distributed to surrounding residents in May 2016.	<b>\$187,500</b>
550	<b>Golden Grove, The Basin - Rehabilitation</b> Project completed.	<b>\$169,343</b>
564	<b>Knox Park Reserve Renovation</b> Surface finalisation works now completed at Knox Park and site handed over to Club for use.	<b>\$0</b>

## Knox City Council Project Status Report

<b>Project Number</b>	<b>Project Name</b>	<b>Total Approved Budget</b>
566	<b>Artwork Renewal</b> Total funding expended.	<b>\$20,000</b>
572	<b>Tennis Plan Implementation Program</b> Program completed.	<b>\$22,000</b>
576	<b>Early Years Facility Emergency Warning System</b> Works 100% completed	<b>\$50,000</b>
584	<b>Tormore Reserve - Masterplan Development</b> Stage one path works, new carpark area and hydroseeding for lawn areas completed.	<b>\$127,843</b>
585	<b>Llewellyn Reserve - Masterplan Development</b> Path connection to Coppelia Street complete. Remainder of works being undertaken following landfill cap rectification works.	<b>\$151,172</b>
587	<b>Upper Ferntree Gully Neighbourhood Activity Centre - Design</b> Project plan and scope have been edited to reflect refinement of public art project scope.	<b>\$103,153</b>
589	<b>Knox Early Years (KEYs) Online</b> Post Implementation Review yet to be delivered, some technical issues are being addressed as part of the Review.	<b>\$96,373</b>
593	<b>Marie Wallace Park - Masterplan Development</b> Stage One construction progressing.	<b>\$489,881</b>
602	<b>Park Ridge Reserve Floodlighting Upgrade</b> Project completed.	<b>\$19,000</b>
605	<b>Illawarra Avenue, Rowville</b> Contract works completed.	<b>\$280,000</b>
606	<b>Station Street, FTG</b> Ausnet advise that the relocation of the public lighting pole is programmed for 12 July following delay to supply of pole. Contract works essentially complete apart from asphalt at tip of splitter island and concreting of island affected by relocation of pole. This will occur after electrical works are completed. Remaining footpath work (adjacent to old service station site) is to be carried out by developer.	<b>\$240,000</b>
607	<b>Ashton Road, FTG - Reconstruction</b> Have packaged contract with Kingston Street & Mountain Gate Drive projects. Tender recommendation has been evaluated and presented to Council at the June 2016 Council meeting. Council has approved recommendation and contractor has been advised of their appointment. Possession of Site will be provided after pre-construction documentation has been supplied and approved. Anticipate late July commencement.	<b>\$460,000</b>

## Knox City Council Project Status Report

Project Number	Project Name	Total Approved Budget
608	<b>Kingston Street, FTG - Reconstruction</b> Have packaged contract with Ashton Road & Mountain Gate Drive projects. Tender recommendation has been evaluated and presented to Council at the June 2016 Council meeting. Council has approved recommendation and contractor has been advised of their appointment. Possession of Site will be provided after pre-construction documentation has been supplied and approved. Anticipate late July commencement.	<b>\$400,000</b>
609	<b>Mountain Gate Drive, FTG - Reconstruction</b> Have packaged contract with Kingston Street & Ashton Road projects. Tender recommendation has been evaluated and presented to Council at the June 2016 Council meeting. Council has approved recommendation and contractor has been advised of their appointment. Possession of Site will be provided after pre-construction documentation has been supplied and approved. Anticipate late July commencement.	<b>\$550,000</b>
610	<b>Elm Street, Bayswater - Reconstruction</b> Construction contract packaged with Maple Street and Orange Grove. Contractor appointed and Pre-construction documentation received and approved. After initial delays works are now well underway with works 20% complete. Kerb & channel has been excavated and works are continuing over next financial year.	<b>\$390,000</b>
611	<b>Orange Grove, Bayswater- Reconstruction</b> Construction contract packaged with Maple Street and Elm Street. Contractor appointed and Pre-construction documentation received and approved. After initial delays contract works are now underway with initial works being on Elm Street and Maple Street with Orange Grove to follow over next financial year.	<b>\$405,000</b>
612	<b>Maple Street, Bayswater - Reconstruction</b> Construction contract packaged with Elm Street and Orange Grove. Contractor appointed and Pre-construction documentation received and approved. After initial delays works are now well underway with works 15% complete. Kerb & Channel has been excavated and drainage works have commenced. Works are continuing over next financial year.	<b>\$270,000</b>
613	<b>HV Jones Reserve Oval - Renewal</b> Works completed.	<b>\$150,695</b>
617	<b>The Basin Preschool Toilets and Storage Upgrade</b> Project completed.	<b>\$40,000</b>
618	<b>Child Care Centres Removal of Rubber Rock</b> Works completed.	<b>\$60,000</b>
619	<b>Scoresby Road/Blind Creek underpass - Widen shared path at western approach</b> All works completed.	<b>\$30,000</b>
620	<b>High Street Road/Blind Creek shared path underpass - Install Lighting</b> Project completed.	<b>\$48,485</b>

## Knox City Council Project Status Report

<b>Project Number</b>	<b>Project Name</b>	<b>Total Approved Budget</b>
622	<b>Walker Reserve - Stage 2, Wantirna South</b> Works completed. Additional security boxes installed late May 2016 and extension to approved netting requested by club. This variation has been approved and is anticipated to be installed around August.	\$248,181
624	<b>Lakesfield Reserve Floodlight Upgrade</b> Project completed.	\$258,490
627	<b>Ferntree Gully Library Scope and Concept</b> Concept plans completed.	\$39,090
628	<b>Boronia Library - Scope and Concept</b> Concept plans completed.	\$104,720
629	<b>Preschool Major Office Upgrades - Detailed Designs</b> All works completed.	\$26,000
630	<b>Early Years Hubs - Bayswater</b> Design Development progressing.	\$518,288
647	<b>Stud Park Reserve, Rowville - Masterplan</b> Stage one path works completed.	\$131,745
649	<b>Scoresby (Exner) Reserve - Masterplan</b> Stage One path works and new park furniture installed.	\$131,965
655	<b>Entry Signage - Scope and Concept</b> Signage installed. Project Complete.	\$17,000
656	<b>Margot Street (29), FTG - Drainage Upgrade</b> Drainage upgrade construction works has been completed.	\$47,737
657	<b>Salmon Road, Boronia - Drainage Upgrade</b> Project completed.	\$88,200
659	<b>Waldheim Road (26), Bayswater - Drainage Upgrade</b> Flood Mitigation works completed. Water quality (WSUD) design solutions now form part of Project 773. Progress subject to Melbourne Water partnering under the "Enhancing Our Dandenong Creek" initiative.	\$111,780
660	<b>Mountain Highway (No. 598), Bayswater - Drainage Upgrade</b> Detailed design in progress.	\$20,118
661	<b>Boronia Road (223), Boronia - Drainage Upgrade</b> Project completed.	\$258,628
663	<b>Fairpark Reserve Toilet - Installation</b> Project completed.	\$190,000



## Knox City Council Project Status Report

<b>Project Number</b>	<b>Project Name</b>	<b>Total Approved Budget</b>
664	<b>Storm Water Harvesting - Concept Designs</b> Final consultant report received.	<b>\$48,961</b>
665	<b>Templeton Reserve - Storm Water Harvesting Design</b> Project has been deferred and funds transferred to Tim Neville Arboretum Masterplan, as per Council Resolution.	<b>\$50,000</b>
667	<b>Inverness Avenue - Water Sensitive Urban Design System</b> Detailed designs have been completed. The funding for this project has been provided by Melbourne Water for water quality projects within the Dobsons Creek catchment. Currently awaiting Melbourne Water feedback on the designs. Furthermore, Melbourne Water, University of Melb and Council are currently working together to analyse the overall impact of the completed WSUD works within the Dobsons Creek catchment to find optimal water quality treatment sites for the construction of additional WSUD projects under this budget.	<b>\$220,000</b>
668	<b>Knox Active Aging Management System (KAAMS)</b> Formal signing of contract completed 23 May, with demonstration of system to users successful. Planned to go live set at July - August.	<b>\$360,987</b>
675	<b>Public Art Project</b> Public art installations under this capital works program are on hold pending completion of a Public Art Strategy to be finalised in late 2016.	<b>\$79,658</b>
676	<b>Lakesfield Reserve Oval Renewal</b> Works completed.	<b>\$233,745</b>
677	<b>Liberty Reserve Oval Renewal</b> Works completed.	<b>\$0</b>
678	<b>Scoresby Shopping Village - Public Lighting</b> AGL confirmed that they will install the new meter by mid July.	<b>\$150,000</b>
679	<b>Eildon Park Tennis Court Upgrade</b> Works completed.	<b>\$64,000</b>
687	<b>Lewis / Tilba Road Drainage Works</b> Drainage upgrade construction works completed.	<b>\$80,000</b>
689	<b>Lewis Park Oval 1 Renewal</b> Detailed design completed. Construction deferred to 2017/18. User Group consulted.	<b>\$400,000</b>
690	<b>Rehabilitation of sporting reserves warm season grass conversion</b> Bayswater Oval No.2 has 100% coverage. The ground will open as expected in mid November.	<b>\$100,000</b>
691	<b>Designs for oval renovations</b> Detail designs for Templeton Reserve, Knox Gardens No.2 and Park Ridge Reserve have been completed.	<b>\$20,000</b>
692	<b>Boronia Road footpath</b> Project completed.	<b>\$50,000</b>

## Knox City Council Project Status Report

<b>Project Number</b>	<b>Project Name</b>	<b>Total Approved Budget</b>
693	<b>Albert Street footpath</b> Project completed.	\$65,000
694	<b>Mountain Highway footpath</b> Project completed.	\$60,000
695	<b>Montana Avenue footpath</b> Project has been cancelled due to resident objections.	\$45,000
696	<b>Murray &amp; Raymond Reserve footpath</b> Project completed.	\$27,000
697	<b>Bergins Road - footpath 2</b> Project completed.	\$16,500
698	<b>Taylor's Lane footpath</b> Project completed.	\$52,500
699	<b>Miller Road/Dorrigo Drive Traffic Treatment</b> Contractor appointed and linemarking to be installed by end of July.	\$6,000
700	<b>Anthony Drive Traffic Treatment</b> Project completed.	\$10,000
701	<b>Ferny Creek Trail shared path</b> Project completed.	\$33,000
702	<b>Stud Road footpath connection</b> Project completed.	\$15,000
703	<b>Francis Crescent footpath connection</b> Works complete.	\$25,000
704	<b>Mountain Highway footpath connection 4</b> This project will be held over until 2016/17 due to adjacent development works at 841 Mountain highway.	\$80,000
705	<b>Wellington Road footpath connection</b> Project completed.	\$20,000
706	<b>Cathies Lane footpath connection</b> Project Completed.	\$20,000
707	<b>Renewal of sports reserve assets / tennis courts / netball courts</b> Program completed.	\$160,000
708	<b>Renovation of cricket run ups and goal squares</b> Program completed.	\$33,000

## Knox City Council Project Status Report

<b>Project Number</b>	<b>Project Name</b>	<b>Total Approved Budget</b>
709	<b>Cricket Practice wicket renewals</b> Program completed.	\$90,000
710	<b>Colchester Reserve Rugby Pitches</b> Contract works approximately 25% complete. Topsoil has been stripped and stockpiled and Pump shed, pump and tank has been installed.	\$610,000
711	<b>Irrigation enhancements at sporting reserves</b> Project complete.	\$100,000
712	<b>Tennis Court Renewals</b> Rita Mathews TC: Contract works are well underway with works approximately 25% complete. Fencing has been erected, retaining wall constructed, drainage installed and sub-base graded.	\$230,000
713	<b>Renewal of sports facility lighting</b> Request that remaining funds be carried forward as project to renew lighting at Knox Park BMX is awaiting electrical engineer's report to enable project completion.	\$50,000
714	<b>Family and Children Services Softfall Program</b> Program completed.	\$30,000
716	<b>Early Years Hubs - Wantirna South</b> Developed design completed. Landscaping concept design completed.	\$500,000
717	<b>Knox Central Land Acquisition</b> Discussions underway with Westfield regarding prospective sites.	\$3,600,000
718	<b>Bulk Replacement of Street Lights with LED</b> Installation now scheduled for the first week in July 2016 due to delays in completing works in other municipalities.	\$4,750,000
720	<b>Exner Reserve Floodlight Upgrade</b> Project completed.	\$80,000
721	<b>Eildon Park Reserve (Pavilion upgrade), Rowville - Design</b> Project is currently out to public tender for construction.	\$50,000
722	<b>Knox Skate &amp; BMX Park Storage/Shade Structure</b> Works are completed.	\$42,873
723	<b>Knoxfield Tennis Club</b> Consultation has occurred through Leisure Services with Tennis Victoria, the Ward Councillor and the club. It is proposed that the project is scoped in more detail during 2015/16, before being reconsidered for delivery in a future budget.	\$34,000
724	<b>Knox (Interim) Library - Design</b> Detailed design works to be completed during early stages of 16/17 financial year.	\$80,000
725	<b>Placemakers Site - Design</b> Options for site design being developed. Report due to EMT in July. Council to be briefed.	\$15,000

## Knox City Council Project Status Report

<b>Project Number</b>	<b>Project Name</b>	<b>Total Approved Budget</b>
726	<b>Ambleside Resource Centre Project - Design</b> Developed design completed.	<b>\$20,000</b>
727	<b>Knox Community Arts Centre - Outdoor Furniture</b> Construction works expected to be completed in July.	<b>\$12,000</b>
728	<b>Knox Regional Netball Centre</b> Works Completed.	<b>\$50,000</b>
729	<b>Knox Leisureworks UV for Leisure Pool</b> Project completed.	<b>\$48,000</b>
730	<b>Scoresby West Pre School</b> Project completed.	<b>\$130,000</b>
732	<b>Outdoor Blinds for Child Care Centres</b> Facilities program of works completed	<b>\$36,000</b>
733	<b>Preschool Office/Storage - Minor Works</b> Works complete.	<b>\$30,000</b>
734	<b>Riddell Road Children and Family Centre</b> This project no longer required and funds transferred to Project 629.	<b>\$15,000</b>
735	<b>Family &amp; Children Services Buildings Door Jamb Protectors</b> Works completed.	<b>\$25,000</b>
736	<b>Flamingo Preschool upgrades (3 year old)</b> Works completed.	<b>\$60,000</b>
737	<b>Meals on Wheels site reconfiguration - Stage 1</b> Works Completed.	<b>\$20,000</b>
738	<b>The Basin Progress Hall - Stage 4 of 4</b> Project has been affected by delays, including recent inclement weather.	<b>\$254,000</b>
739	<b>Bergins Road - footpath 3 - Design</b> Design plans completed.	<b>\$6,250</b>
740	<b>Mountain Hwy footpath 2 feasibility study</b> Design and estimate has been prepared.	<b>\$15,000</b>
741	<b>Cathies Lane, Wantirna South - Footpath Design</b> Project completed.	<b>\$3,500</b>
742	<b>Myrtle Street Footpath</b> Project completed.	<b>\$30,000</b>

## Knox City Council Project Status Report

<b>Project Number</b>	<b>Project Name</b>	<b>Total Approved Budget</b>
743	<p><b>Quarry Road, Upper Ferntree Gully</b></p> <p>Contract has been packaged with the CSR Quarry Master-plan project. Contract works are well underway with retaining wall at eastern end now completed and coated with anti-graffiti paint and agricultural drains now being installed. Anticipate second stage of full road closure for full width road-works is likely to be activated around 11 July.</p>	<b>\$150,000</b>
744	<p><b>Ferntree Gully Road Shared Path No.1, Knoxfield - Design</b></p> <p>Concept design complete. Property boundary issues are now being investigated by Council's Property Team.</p>	<b>\$3,000</b>
745	<p><b>Old Orchard Drive Solar Light Installation</b></p> <p>Solar light has been installed and the project is now complete.</p>	<b>\$10,000</b>
746	<p><b>Revegetation Plan</b></p> <p>Planting along Dandenong Creek completed 11 June. Planting at Lakewood completed through June through school plantings.</p>	<b>\$100,000</b>
747	<p><b>Chandler Park, Boronia - Masterplan Implementation</b></p> <p>Multi purpose activity area and play space tenders being assessed.</p>	<b>\$100,000</b>
749	<p><b>Fairpark Reserve, FTG - Masterplan Implementation</b></p> <p>Detail design for stage one works tendered June being assessed. Stage one works consisting of picnic area with shelter between playground and netball courts and adjacent to new public toilets.</p>	<b>\$100,000</b>
750	<p><b>Basin Triangle Reserve, The Basin - Masterplan Implementation</b></p> <p>Design work on track with a view to construct upon completion of Progress Hall works in July.</p>	<b>\$100,000</b>
751	<p><b>Tim Neville Arboretum - Lake Structure Upgrade</b></p> <p>Project packaged with Project 441 - Tim Neville Arboretum Masterplan Implementation, Project 751 - TNA Lakes Upgrade &amp; Wetland system and Project 529 - Dobson Park Stormwater Harvesting.</p> <p>Projects are packaged to deliver an overall integrated harvesting scheme in order to service both reserves, along with major landscape upgrade improvement works in line with the Landscape Master-plan for the TNA site.</p> <p>Construction is nearing completion of the substantive works and is to be followed by extensive site reinstatement and installation of specialised mesh decking and adjacent paving works around mid-late August when the supply of the mesh is available.</p>	<b>\$200,000</b>
752	<p><b>Mountain Gate Shopping Centre Reserve - Design</b></p> <p>Design to be completed by August.</p>	<b>\$20,000</b>
753	<p><b>Picketts Reserve, Ferntree Gully - Design</b></p> <p>Draft Masterplan completed. Report to be written for Council endorsement.</p>	<b>\$30,000</b>
754	<p><b>Templeton Reserve, Wantirna - Design</b></p> <p>Draft Masterplan completed. Report to be written for Council endorsement.</p>	<b>\$40,000</b>

## Knox City Council Project Status Report

<b>Project Number</b>	<b>Project Name</b>	<b>Total Approved Budget</b>
755	<b>Talaskia Reserve, Upper Ferntree Gully - Design</b> Draft Masterplan completed. Report to be written for Council endorsement.	<b>\$30,000</b>
756	<b>Heany Park, Rowville</b> Construction of bird-hide and boardwalk commenced .	<b>\$160,000</b>
757	<b>Carrington Park, Knoxfield - Masterplan</b> Stage one path construction works completed.	<b>\$150,000</b>
758	<b>Jenola Parade Masterplan Implementation</b> Contract awarded to install shelter and furniture in late July.	<b>\$50,000</b>
759	<b>Alchester Village - Masterplan Implementation</b> Detail design being finalised for construction in July/August.	<b>\$100,000</b>
760	<b>Alchester Village Park Masterplan</b> Expect to complete design and commence construction in July/August.	<b>\$60,000</b>
761	<b>Dandenong Creek Gateways - Revegetation of Strategic Road Corridors - Concept Design</b> Project to be undertaken in 2016/17.	<b>\$50,000</b>
762	<b>Dobsons-Clyde Street Flood Retarding System - Design</b> Flood modelling design provided by external consultant with design reviewed internally.	<b>\$50,000</b>
763	<b>Boronia Road Overland Flowpath - Design</b> Project is being delivered in conjunction with Project No. 455 (Park Crescent, Cypress Avenue - Drainage Upgrade). Refer to No. 455 for comments on progress.	<b>\$30,000</b>
764	<b>Knox Leisureworks Flood Retarding System - Design</b> This project is being delivered as a full catchment based package under project #525. This site now has a completed flood model to inform future flood mitigation works at this location.	<b>\$25,000</b>
765	<b>Alchester Village Shopping Centre - new toilet block</b> Design has been completed based on preferred location and coordination with park upgrade works. Quotations are being sought.	<b>\$180,000</b>
766	<b>Bayswater Park - replace toilet block</b> Works completed. Awaiting progress of Marie Wallace Bayswater Park works before being able to open facility to public.	<b>\$180,000</b>
767	<b>Studfield Shopping Centre Toilets</b> Project completed.	<b>\$190,000</b>
768	<b>Wantirna Mall Toilets</b> Steel fabrication for new roof complete off site. Works on site expected to be completed by late August.	<b>\$190,000</b>
769	<b>Mint Street, Wantirna – Dandenong Creek Wetland Construction</b> Design completed.	<b>\$17,000</b>

## Knox City Council Project Status Report

<b>Project Number</b>	<b>Project Name</b>	<b>Total Approved Budget</b>
770	<b>Olivebank Road, FTG - Water Sensitive Urban Design (WSUD) - Design</b> Design completed.	\$17,000
771	<b>Colchester Road, Boronia – Wetland Design</b> Functional detailed concept design finalized and passed onto Project Delivery to undertake detailed design. Design works scheduled to be completed end of August 2016.	\$17,000
772	<b>Old Belgrave Road Raingarden - Design</b> Project closed. Initial investigations have concluded that water quality works will be ineffective and most likely unnecessary until Victrack drainage issues upstream are resolved. The remaining funding transferred to extend design works for Project No.769 Mint Street, Wantirna to include Cash Fues Place, Wantirna.	\$15,000
773	<b>Suffern Avenue (Waldheim Street) wetland and swale system</b> Detail design underway scheduled to be completed Aug 2016/17.	\$10,000
774	<b>Manson Reserve - Stormwater Treatment</b> Project Closed. Melbourne Water through its "Enhancing Our Dandenong Creek" Project was looking at this site to potentially provide funding for detailed design and construction. In January it was advised that Melbourne Water would not fund the project. Due to short time span this project was closed. Funding was redirected to Project No. 459.	\$50,000
775	<b>Alchester Village Lighting Project</b> Contractor for park lighting works will commence in July and is currently awaiting light pole supply. Works are to be coordinated with park upgrade and toilet works. Street lighting upgrade works are awaiting confirmation from Ausnet Services.	\$100,000
784	<b>Glenfern Road footpath - Design</b> Survey completed and detailed design being finalised.	\$20,000
785	<b>Printer Upgrade</b> Request for quotations currently underway.	\$40,000
786	<b>Micro Soft Office Upgrade</b> On hold pending Phoenix implementation.	\$100,000
787	<b>Website Development</b> Project on hold pending availability of resources.	\$50,000
788	<b>Electronic Record System Upgrade (Project Phoenix)</b> Tender awarded and contract signing documents are being prepared.	\$750,000
789	<b>Facilities Booking Review/Upgrade</b> Implementation to be programmed in June for commencement in July.	\$86,000
791	<b>Server Infrastructure</b> Contract for server infrastructure and lease ends 31 December 2016. Funds to be carried forward.	\$170,000

## Knox City Council Project Status Report

<b>Project Number</b>	<b>Project Name</b>	<b>Total Approved Budget</b>
792	<b>PC Rollout</b> Screen issues resolved and need to be rolled out to all monitors. Vendor is actively assisting in this process.	\$225,000
793	<b>Non Leased Software and Hardware</b> Awaiting availability of resources to continue this project.	\$120,000
794	<b>Switch Replacement Program (Leased)</b> Switches to be ordered in June for implementation in July.	\$28,000
796	<b>Park Crescent, Boronia - Reconstruction</b> Design completed.	\$20,000
797	<b>McMahons Road, Ferntree Gully - Reconstruction</b> Detailed design 80% completed with Design review to follow.	\$30,000
798	<b>Woodvale Road, Boronia - Reconstruction</b> Detailed design 90% complete with design review to follow.	\$20,000
799	<b>Windermere Drive, Ferntree Gully - Reconstruction</b> Detailed design 80% complete with design review to follow.	\$35,000
800	<b>Smithfield Square, Wantirna - Reconstruction</b> Detailed design essentially completed with design review to follow.	\$20,000
801	<b>Sasses Avenue, Bayswater - Reconstruction</b> Detailed design 80% complete with design review to follow.	\$20,000
802	<b>Erica Avenue, Boronia - Reconstruction</b> Detailed design 60% complete with design review to follow.	\$30,000
803	<b>Macquarie Place, Boronia - Reconstruction</b> Detailed design essentially completed with design review to follow.	\$25,000
804	<b>Dorset Road (169), Boronia - Flood Mitigation</b> Flood mitigation measures to be undertaken in the new financial year.	\$77,000
805	<b>Dorset Road - Mountain Hwy to Dandenong Creek Footpath</b> Project completed.	\$66,710
806	<b>Cash Fues Place, Wantirna – Dandenong Creek Wetland Design</b> Works to be completed in 2016/17.	\$31,250
807	<b>PABX Upgrade(VOIP)</b> Project completed.	\$37,589
808	<b>Security, Email Filtering &amp; Firewall</b> Project completed.	\$26,119
		<b>Total:</b> <b>\$48,881,364</b>



**ALL WARDS****10.2 ASSEMBLIES OF COUNCILLORS**

**SUMMARY:**         **Manager – Governance and Innovation (Fleur Cousins)**

*This report provides details of Assembly of Councillors established under section 80A of the Local Government Act as required under section 80A(2) of the Act.*

**RECOMMENDATION**

**That Council**

- 1. Note the written record of Assemblies of Councillors as attached to this report.**
- 2. Incorporate the records of the Assemblies into the minutes of the meeting.**

**1. INTRODUCTION**

Under section 80A(2) of the Local Government Act, the Chief Executive Officer must present a written record of an Assembly of Councillors to an ordinary meeting of Council as soon as practicable after an Assembly occurs. This written record is required to be incorporated into the minutes of the meeting.

Details of Assemblies of Councillors that have occurred between Monday 13 June 2016 and Sunday 10 July 2016 are attached to this report.

**Report Prepared By:**         **Manager – Governance and Innovation  
(Fleur Cousins)**

**Report Authorised By:**     **Director – Corporate Development  
(Joanne Truman)**

# RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

<b>Date of Assembly:</b> 14/6/2016	
<b>Name of Committee or Group (if applicable):</b> Community Health and Wellbeing Advisory Committee	
<b>Time Meeting Commenced:</b> 9:30am	
<b>Councillors in Attendance:</b>	
Cr John Mortimore	
Cr Nicole Seymour	
<b>Council Staff in Attendance:</b>	
Michelle Hollingworth	
Rosie Tuck	
Kathy Parton	
Sam Salamone	
Sharon Barker	
Darlene Swan	
<b>Matters Considered:</b>	
State of Knox Database	

<b>Conflict of Interest Disclosures: Nil</b>		
<b>Councillor's Name</b>	<b>Type of Interest</b>	<b>Councillor Left Assembly While Matter Being Considered</b>

# RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

<b>Date of Assembly:</b> 15/6/2016	
<b>Name of Committee or Group (if applicable):</b> Environment Advisory Committee	
<b>Time Meeting Commenced:</b> 6:30pm	
<b>Councillors in Attendance:</b> Cr John Mortimore	
<b>Council Staff in Attendance:</b> Trish Winterling Sam Sampanthar	
<b>Matters Considered:</b>	
1. Update on City and Council Plan 2017-21	
2. Environmental Indicators for Knox	
3. Updates from Regional Committee Meetings	
4. Stamford Park Greenstar Communities	
5. Major Projects Update	

<b>Conflict of Interest Disclosures: Nil</b>		
<b>Councillor's Name</b>	<b>Type of Interest</b>	<b>Councillor Left Assembly While Matter Being Considered</b>

# RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

<b>Date of Assembly:</b> 16/6/2016	
<b>Name of Committee or Group (if applicable):</b>	
Knox Community Safety Advisory Committee	
<b>Time Meeting Commenced:</b> 9:30am	
<b>Councillors in Attendance:</b>	
Cr John Mortimore	
<b>Council Staff in Attendance:</b>	
Lisette Pine	
Samantha Spooner	
Elizabeth Lim	
Tony Justice	
<b>Matters Considered:</b>	
1. Research Project: Presentation from Women's Health East – Links between Family Violence and Problem Gambling	
2. Knox Liquor Accord	
3. Other Community Safety Projects and Work	

<b>Conflict of Interest Disclosures: Nil</b>		
<b>Councillor's Name</b>	<b>Type of Interest</b>	<b>Councillor Left Assembly While Matter Being Considered</b>

# RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

<b>Date of Assembly:</b> 21/6/2016	
<b>Name of Committee or Group (if applicable):</b>	
Planning Consultation Committee	
<b>Time Meeting Commenced:</b> 6:05pm	
<b>Councillors in Attendance:</b>	
Cr Karin Orpen	
<b>Council Staff in Attendance:</b>	
Michelle Willis	
Cliff Bostock	
John Griffiths	
<b>Matters Considered:</b>	
45 Barmah Drive East, Wantirna VIC 3152 – The construction of seven (7) double storey dwellings.	

<b>Conflict of Interest Disclosures: Nil</b>		
<b>Councillor's Name</b>	<b>Type of Interest</b>	<b>Councillor Left Assembly While Matter Being Considered</b>

# RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

<b>Date of Assembly:</b> 22/6/2016	
<b>Name of Committee or Group (if applicable):</b>	
Leisure Minor Capital Works Grant Committee	
<b>Time Meeting Commenced:</b> 5:00pm	
<b>Councillors in Attendance:</b>	
Cr Karin Orpen	
Cr Nicole Seymour	
<b>Council Staff in Attendance:</b>	
Emma Hayton	
Daniel Clark	
Marco D'Amico	
<b>Matters Considered:</b>	
2016/17 Leisure Minor Capital Works Grant Scheme applications for recommendation to Council.	

<b>Conflict of Interest Disclosures: Nil</b>		
<b>Councillor's Name</b>	<b>Type of Interest</b>	<b>Councillor Left Assembly While Matter Being Considered</b>

# RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

<b>Date of Assembly:</b> 23/6/2016	
<b>Name of Committee or Group (if applicable):</b>	
Stamford Park Steering Committee	
<b>Time Meeting Commenced:</b> 6:30pm	
<b>Councillors in Attendance:</b>	
Cr Karin Orpen	
Cr Nicole Seymour	
<b>Council Staff in Attendance:</b>	
Angelo Kourambas	
Kim Rawlings	
Peter Kavan	
<b>Matters Considered:</b>	
1. Update on the Preparation of Stockland's Residential Estate Development Plan	
2. Presentation of the Updated Stamford Park Branding and Marketing Visual Media	
3. Presentation of the Updated Preliminary Concept Options for the Proposed Stamford Park Homestead Restaurant	
4. Presentation of Options for Temporary and Longer Term Accommodation for the Stamford Park Men's Shed	
5. Stamford Park Budget 2015-16 and Expenditure Report	
6. Update on the Homestead Stabilisation Project	

<b>Conflict of Interest Disclosures: Nil</b>		
<b>Councillor's Name</b>	<b>Type of Interest</b>	<b>Councillor Left Assembly While Matter Being Considered</b>

# RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

<b>Date of Assembly:</b> 27/6/2016	
<b>Name of Committee or Group (if applicable):</b>	
Knox Central Advisory Committee	
<b>Time Meeting Commenced:</b> 6:00pm	
<b>Councillors in Attendance:</b>	
Cr Tony Holland, Mayor	Cr Lisa Cooper
Cr Peter Lockwood	Cr Darren Pearce
Cr Joe Cossari	
Cr Karin Orpen	
<b>Council Staff in Attendance:</b>	
Angelo Kourambas	
Samantha Mazer	
Ian Bell	
Nicole Vickridge	
Sarah Lane	
<b>Matters Considered:</b>	
1. Project Update	
2. Operations Centre Relocation	
3. Knox Central Structure Plan	

<b>Conflict of Interest Disclosures: Nil</b>		
<b>Councillor's Name</b>	<b>Type of Interest</b>	<b>Councillor Left Assembly While Matter Being Considered</b>



## RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

<b>Date of Assembly:</b> 30/6/2016	
<b>Name of Committee or Group (if applicable):</b>	
Knox Arts and Cultural Advisory Committee	
<b>Time Meeting Commenced:</b> 6:30pm	
<b>Councillors in Attendance:</b>	
Cr Peter Lockwood	
Cr Joe Cossari	
<b>Council Staff in Attendance:</b>	
Sara Austin	
Jo Herbig	
Tony Justice	
<b>Matters Considered:</b>	
1. Tour of 1812 Theatre	
2. Update of Public Art Strategy and Blueprint	
3. Audience Development with Focus on Youth	
4. Update on Scoping Document for Placemakers Shed	
5. Arts and Cultural Grant 2015-16	
6. Presentation from Barbara Oehring	

<b>Conflict of Interest Disclosures: Nil</b>		
<b>Councillor's Name</b>	<b>Type of Interest</b>	<b>Councillor Left Assembly While Matter Being Considered</b>

## RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

<b>Date of Assembly:</b> 5/7/2016	
<b>Name of Committee or Group (if applicable):</b>	
Issues Briefing	
<b>Time Meeting Commenced:</b> 6:30pm	
<b>Councillors in Attendance:</b>	
Cr Peter Lockwood	Cr Lisa Cooper
Cr John Mortimore	Cr Darren Pearce
Cr Joe Cossari	Cr Nicole Seymour
Cr Adam Gill (from 9:15pm)	
<b>Council Staff in Attendance:</b>	
Tony Doyle	Kim Rawlings (Item 4 & 5)
Ian Bell	Paul Dickie (Item 5 & 6)
Janine Brown	Greg Kent (Item 6)
Angelo Kourambas	Nicole Columbine (Item 7)
Joanne Truman	David Yeouart (Item 8)
Fleur Cousins	Kathy Parton (Item 9)
Dale Monk (Item 1)	Steven Dickson (Item 10)
Matthew Hanrahan (Item 2 & 3)	
<b>Matters Considered:</b>	
A. Service Planning Scopes:	
1. Finance	6. Urban Planning
2. Traffic and Transport	7. Arts and Cultural Services
3. Asset Management	8. Biodiversity
4. Preschool Service	9. Community Safety and Development
5. Strategic Planning	10. Emergency Management
B. Council Forward Report Schedule	

<b>Conflict of Interest Disclosures: Nil</b>		
<b>Councillor's Name</b>	<b>Type of Interest</b>	<b>Councillor Left Assembly While Matter Being Considered</b>

**11. MATTERS DEFERRED OR CONTINUED FROM PREVIOUS MEETING****11.1 BAYSWATER GRADE SEPARATION AND PROPOSED COMMUNITY FACILITIES**

The following motion was deferred from the 28 June 2016 Ordinary Meeting of Council.

**MOTION**

That Council:

1. Writes to the Premier, the Minister for Public Transport and the Parliamentary Secretary for Transport stating Council's position that an increase in car parking is required at the Bayswater train station, and that the current site of the scout hall should be converted to car parking;
2. Agrees to provide a peppercorn rental for a site for a new scout hall at the Marie Wallace Bayswater Park, consistent with the master plan for the park;
3. Notes that the scouts should not be relocated until a new scout hall is built, with the cost to be borne by others, in the Marie Wallace Bayswater Park; and
4. Formally requests a suitable site of 2500m<sup>2</sup>, consistent with Council resolution of 28 April 2015, be provided by the State Government to Council at a peppercorn rental for the purpose of a multi-purpose community facility including a library at the railway station site.

**12. MOTIONS FOR WHICH NOTICE HAS PREVIOUSLY BEEN GIVEN****12.1 NOTICE OF MOTION - NO. 41****RESCISSION MOTION****NOTICE OF MOTION – UPPER GULLY STRATEGIC PLAN – AMENDMENT C141 TO THE KNOX PLANNING SCHEME**

I hereby give notice that it is my intention to move at the Ordinary Meeting of Council on 26 July 2016 that the motion adopted at the Ordinary Meeting of Council on 28 June 2016 under Item 14.3 – Notice of Motion – Upper Gully Strategic Plan – Amendment C141 to the Knox Planning Scheme as follows:

That Council

1. Having considered the submissions received in response to the draft Upper Gully Strategic Plan and Amendment C141 to the Knox Planning Scheme on 24 May 2016:
  - a. Note the recommendations detailed in the Amendment C141 Submissions and Responses Summary Table (Appendix A to the Council Report on 24 May 2016);
  - b. Adopt the recommended changes proposed to Amendment C141 to the Knox Planning Scheme as detailed in the revised track-change version of the Amendment C141 documents (Appendix B to the Council Report on 24 May 2016) with the exception of height controls, consistent with the attached map;
2. Request the Minister for Planning to appoint an independent Planning Panel to consider Amendment C141, all submissions received and Amendment C141 documents;
3. Authorise the Director – City Development to make minor changes to the Amendment C141 documentation, including the draft Strategic Plan and background documentation prior to Panel, where changes do not affect the purpose or intent of the Amendment;
4. Advise all submitters and owners and occupiers of Council's decision.

be rescinded.

Cr Adam Gill  
Dinsdale Ward  
28 June 2016

- 13. SUPPLEMENTARY ITEMS**
  
- 14. URGENT BUSINESS**
  - 14.1 URGENT BUSINESS**
  
  - 14.2 CALL UP ITEMS**
  
- 15. QUESTIONS WITHOUT NOTICE**