



KNOX CITY COUNCIL MINUTES

STRATEGIC PLANNING COMMITTEE

Meeting held
at the Civic Centre,
511 Burwood Highway
Wantirna South

on

Monday 9 April 2018

Meeting Opened at 7.00pm**Present**

<i>Cr J Mortimore (Mayor & Chairperson)</i>	<i>Chandler Ward</i>
<i>Cr J Keogh (Deputy Mayor)</i>	<i>Dobson Ward</i>
<i>Cr P Lockwood</i>	<i>Baird Ward</i>
<i>Cr J Taylor</i>	<i>Collier Ward</i>
<i>Cr T Holland</i>	<i>Friberg Ward</i>
<i>Cr D Pearce</i>	<i>Taylor Ward</i>
<i>Cr N Seymour</i>	<i>Tirhatuan Ward</i>
<i>Mr T Doyle</i>	<i>Chief Executive Officer</i>
<i>Dr I Bell</i>	<i>Director – Engineering & Infrastructure</i>
<i>Mr P Dickie</i>	<i>Acting Director - City Development</i>
<i>Mr M Fromberg</i>	<i>Director – Corporate Development</i>
<i>Ms K Stubbings</i>	<i>Director – Community Services</i>
<i>Mr R McKail</i>	<i>Governance Advisor</i>

Apologies

Cr Cooper

Declarations of Conflict of Interest

Nil.

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ALL WARDS**1. KNOX SPORT AND LEISURE AWARDS RECIPIENTS**

SUMMARY: *Leisure Services Officer (Suranga Dissakarunaratne)*

This report outlines the nominations and provides recommendations for the winner of each category in the Knox Sport and Leisure Awards 2018. The Awards are designed to reward and recognise the hard working volunteers within the local sporting community clubs which have implemented best practice processes and procedures as well as initiatives which have positive impacts on the community.

RECOMMENDATION

That Council:

1. Approve the following organisations and individuals as the 2018 Knox Sport and Leisure Awards winners as proposed in Confidential Appendix A for following categories:
 - Club of the Year
 - Best Club Initiated Program
 - Health and Wellbeing Award
 - Club Person of the Year (Adult)
 - Club Person of the Year (Junior)
 - Women in Sport Leadership
 - Years of Service
2. Note that the approved Award Winners will be announced and made public at the Knox Sport and Leisure Award event scheduled for 6 June 2018.

1. INTRODUCTION

The Knox Sport and Leisure Awards (KSLA) aim to:

- recognise sporting and leisure groups that actively engage in best practice processes and procedures;
- recognise the sporting and leisure organisations who have implemented skills learnt through Council's Club Development Program;
- hardworking individuals within the local sporting community; and
- programs initiated by local sport and leisure groups which have a positive impact on the local community and its residents.

As part of the process to determine the winners of each designated category, a KSLA Evaluation Committee was established.

The Committee recommends the award winners as outlined in Confidential Appendix B, which also includes the details of all nominations received.

2. DISCUSSION

2.1 Nominations Received

Nominations for the KSLA opened on 29 January 2018 and closed on 2 March 2018. Nominations could be made by completing an online application which prompted nominators to answer questions relating to the criteria of each specific award.

In total 31 nominations were submitted which consisted of:

- Club of the Year – Five Nominations;
- Best Club Initiated Program – Three Nominations;
- Health and Wellbeing Award – One Nomination;
- Club Person of the Year (Adult) – Eight Nominations;
- Club Person of the Year (Junior) – Two Nominations;
- Women in Sport Leadership – Three Nominations; and
- Years of Service – Nine Nominations.

It should be noted that multiple applications were submitted for the same individuals for the Years of Service category. Where multiple applications were made for an individual, the information contained within the applications was consolidated into one application. It is proposed that all nominations in the category years of service are rewarded as outlined in section five of this report.

Only one application was received for the Health and Wellbeing Award and that club was ineligible to receive the award as it was the winner of the same category in the 2016 KSLA. Under the approved eligibility criteria a club cannot win in any category if they have received an award in the past 3 years. The aim of this criteria is to promote broad participation from clubs across the municipality.

2.2 Evaluation Committee

The KSLA Evaluation Committee (Committee) was established at the Recreation & Leisure Liaison Group (RLLG) meeting on Wednesday, 1 March 2017.

The Committee consisted of two Councillors (Cr Jackson Taylor and Cr Jake Keogh) represented at the RLLG, and two community members (Sue Westaway and Wayne Bennett) of the RLLG. The Committee discussed rankings of each nomination based on pre-determined criteria at its meeting on Tuesday 13 March 2018.

Based on the Committee's rankings, the winners of each category are provided in Confidential Appendix A. The ranking criteria is attached as Confidential Appendix C.

2.3 Next Steps

Upon endorsement by Council of the proposed award winners, formal invitations will be distributed to all nominees and nominators.

Invitations to the ceremony will also be forwarded to executive committee members of other sport and leisure groups within the community. Promotion of the event will be undertaken via email correspondence and the quarterly leisure newsletter.

The KSLA will be held at the Knox Civic Centre on Wednesday, 6 June 2018 commencing at 7.00pm.

3. CONSULTATION

Nominations opened on 29 January 2018 to all community groups within Knox City Council and regular emails were sent periodically to encourage nominations.

4. ENVIRONMENTAL/AMENITY ISSUES

There are no environmental or amenity issues associated with this report.

5. FINANCIAL & ECONOMIC IMPLICATIONS

The KSLA will cost approximately \$6,000, which is funded in Council's adopted operational budget. Costs included within delivery of the KSLA include, catering, trophies, guest speaker(s) and other miscellaneous expenses.

Council has been successful in gaining sponsorship for the award categories, with the following businesses sponsoring an award:

- Think Advantage Home Loans (Club of the Year Award), \$1,000 financial prize;
- Victorian YMCA Community Programming PL (YMCA Victoria)(Club Person of the Year Award – Adult), \$500 financial prize;
- Westfield Knox (Club Person of the Year Award – Junior) \$125 x 4 shopping vouchers;
- Simply Helping (Best Club Initiated Program), \$500 financial prize;

- Melbourne Boomers (Women in Sport Leadership Award), \$500 financial prize; and
- Wantirna Community Bank (Health and Wellbeing Award), \$500 bank account.

The Years of Service Awards are not sponsored. Nominees will be presented with a certificate to recognise their ongoing commitment to sport and leisure in Knox.

6. SOCIAL IMPLICATIONS

The KSLA will encourage local sporting and leisure groups to deliver on several of Council's key goals whilst also having a direct influence on the development and improvement of leisure services in Knox.

This contributes to development of the social environment and health and wellbeing within Knox by developing community connection and promoting active lifestyles. The KSLA will also recognise the work undertaken by volunteers within local sport and leisure groups, to encourage retention of existing volunteers and attracting new volunteers.

7. RELEVANCE TO KNOX COMMUNITY AND COUNCIL PLAN 2017-2021

Goal 6 – We are happy, healthy, and well

Strategy 6.1 Mitigate lifestyle risks such as smoking, risky alcohol consumption and drug use, obesity, lack of physical activity and poor nutrition

Strategy 6.2 Support the community to enable positive physical and mental health

Goal 7 – We are inclusive, feel a sense of belonging and value our identity

Strategy 7.4 Promote and celebrate the contribution of our volunteers

Goal 8 – We have confidence in decision making

Strategy 8.2 Enable the community to participate in a wide range of engagement activities

8. CONFLICT OF INTEREST

Under section 80c of the Local Government Act 1989 officers providing advice to Council must disclose any interests, including the type of interest.

Officer Responsible – (Peter Gore, Manager Youth Leisure & Cultural Services) - In providing this advice as the Officer Responsible, I have no disclosable interests in this report.

Author – (Suranga Dissakarunaratne, Acting Leisure Services Officer) - In providing this advice as the Author, I have no disclosable interests in this report.

9. CONCLUSION

In response to a call for nominations for the KSLA in January 2018, 31 applications were received from a variety of sport and leisure groups. It is recommended that Council adopt the recommended award winners based on the evaluation undertaken by the KSLA Evaluation Committee against the approved ranking criteria.

10. CONFIDENTIALITY

Given the nature of this report, the names and details of all nominees has been deemed confidential and can be found in the Confidential Appendices A, B and C.

COUNCIL RESOLUTION

MOVED: CR. KEOGH

SECONDED: CR. TAYLOR

That Council:

- 1. Approve the following organisations and individuals as the 2018 Knox Sport and Leisure Awards winners as proposed in Confidential Appendix A for following categories:**
 - **Club of the Year**
 - **Best Club Initiated Program**
 - **Health and Wellbeing Award**
 - **Club Person of the Year (Adult)**
 - **Club Person of the Year (Junior)**
 - **Women in Sport Leadership**
 - **Years of Service**
- 2. Note that the approved Award Winners will be announced and made public at the Knox Sport and Leisure Award event scheduled for 6 June 2018.**

CARRIED

Confidential Appendix A – Knox Sport and Leisure Awards Recipients – Award Winners;

Confidential Appendix B – Knox Sport and Leisure Awards Recipients – Award Winners and Nominations Received;

and

Confidential Appendix C – Knox Sport and Leisure Awards Recipients - Ranking Criteria

are circulated under separate cover.

Official Minutes of Knox City Council

ALL WARDS**2. REVIEW OF COUNCIL POLICY ON USE OF OPEN SPACE RESERVE FUNDS**

SUMMARY: *Manager – City Futures (Tanya Clark)*

This report discusses the expenditure of funds derived from Section 18 of the Subdivision Act 1988, known as the Open Space Reserve, and recommends that Council revise the financial policy position adopted by Council in February 2010 in order to fund a broader range of works from the Reserve aligned to Council's strategic directions.

RECOMMENDATION

That Council

1. Adopt the following revised policy position effective from 9 April 2018 regarding the use of funds derived from developers pursuant to Section 18 of the *Subdivision Act 1988*, known as the Open Space Reserve.

It is policy that in accordance with Section 20 of the Subdivision Act 1988, the Open Space Reserve may be used to fund the following – provided the purchase or works is consistent with Council's strategic objectives as outlined in the Community and Council Plan:

- *Purchase of land for use as public open space;*
 - *Enhancement of soft and hard landscaping of open space;*
 - *Carrying out any work on the land, including using or placing materials/constructing fixtures on the open space, which increases amenity, conservation or open space value;*
 - *Carrying out any work to the open space, including earthworks or drainage works (excluding maintenance or renewal works); and*
 - *Improving existing capital works on the open space or other aspects of public open space, upgrading existing facilities and provision of new facilities.*
2. Note that this policy position will be reflected in any future update of Council's Untied Funding Allocation Policy.

1. INTRODUCTION

Council's Open Space Reserve is currently used to enhance existing open space and to purchase new areas of open space throughout the municipality.

The Open Space Reserve utilises funds obtained under Section 18 of the Subdivision Act 1988 and Clause 52.01 of the Knox Planning Scheme. These provisions ensure that if land is subdivided (with a number of exemptions), a contribution must be made to Council for public open space.

Based on a financial policy position adopted by Council in February 2010, funds from the Open Space Reserve cannot be used for works associated with the construction of new sporting pavilions or upgrades to existing pavilions. Given the time that has passed since Council adopted this financial policy position, it is considered timely and appropriate to review how the Open Space Reserve is expended; noting the ageing of community infrastructure within many public open space reserves, and the changing use of public open space such as the increasing participation of women in sport.

2. DISCUSSION

At its meeting of 23 February 2010, Council resolved to:

Adopt a financial policy position from the 2011/2012 Budget that prevents the use of funds derived from Section 18 of Subdivision Act 1988, known the Open Space Reserve, for works associated with the construction of new sporting pavilions or upgrades to existing pavilions. The Open Space Reserve should only be used for works that enhance existing open space (e.g. soft and hard landscaping, play equipment, drinking fountains etc.) and for the purchase of new open space.

In accordance with Council's resolution of 23 February 2010, Council has been directing funds from the Open Space Reserve to soft and hard landscaping as part of the annual budget process. However, given the increasing amount of funding in the reserve, instances have arisen where the Open Space Reserve could also be effectively directed towards other types of open space improvements, such as improved public sporting infrastructure.

Having regard to this, legal advice was sought in May 2017 to review and confirm how the Open Space Reserve could be expended in accordance with relevant legislation. This advice confirmed that Council may expend the Open Space Reserve in the following ways:

- Carrying out any work on the land, including using or placing materials/ constructing fixtures on the land, which increases its value;
- Carrying out any work to the land, including earthworks or drainage works; and
- Improving existing capital works on the land or other aspects of public open space, and upgrading existing facilities.

Essentially, the Open Space Reserve can be used for new soft and hard landscaping as well as new capital works such as public sporting infrastructure, as *long* as the replacement items or improvements increase the value of the land.

Council cannot use the Open Space Reserve for maintenance of existing public open space reserves (including replacement of an item at the end of its useful life), and cannot use the Open Space Reserve for the strategic planning (e.g. development of Masterplans) and mapping of open space areas.

As noted earlier, instances have arisen whereby the Open Space Reserve could have been also effectively directed towards different types of projects that are not currently permissible with the current financial policy position. It is therefore considered appropriate that Council support and adopt a revised financial policy position effective from 9 April 2018 to fund a broader range of works associated with the enhancement of existing open space.

It is important to note that in making decisions of how funds will be allocated to open space projects, Council's *Untied Funding Allocation Policy* (27 January 2016) will still need to be considered (refer APPENDIX A). This policy outlines the approach in allocating untied funding across competing projects and services through the annual budget process.

3. CONSULTATION

The revised financial policy position is consistent with the requirements of the Subdivision Act 1988, and will result in improved expenditure on open space reserves. Internal consultation with Council's Sustainable Infrastructure Department has confirmed support for the approach identified in this report.

4. ENVIRONMENTAL/AMENITY ISSUES

A revised financial policy position will provide Council officers with greater scope to improve the amenity of open space reserves within the municipality, as well as their environmental conditions.

5. FINANCIAL & ECONOMIC IMPLICATIONS

A revised financial policy position will provide greater flexibility to manage the expenditure of the Open Space Reserve, and increase the range of improvements that can be undertaken.

As reported to Council on 26 February 2018 in a report on the status of open space masterplans - Council has endorsed twenty (20) Master Plans for Open Space between 2008 and 2017/18. Nine (9) of these Master Plans are substantially complete with approximately 75% of works completed. Eleven (11) endorsed Open Space Master Plans are currently in staged delivery with the value of works to be completed in the order of \$10-15 million.

The balance of funds in Council's Open Space Reserve, as at the end of January 2018, is \$13 million, and with an annual income of approximately \$6 million per year.

6. SOCIAL IMPLICATIONS

By revising the financial policy position, existing open space areas can be enhanced to better suit the needs and aspirations of the local community.

7. RELEVANCE TO KNOX COMMUNITY AND COUNCIL PLAN 2017-2021

By revising the financial policy position in relation to the Open Space Reserve, the following Goals and Strategies of the *Knox Community and Council Plan 2017-2021* are implemented:

- Goal 1 – We value our natural and built environment.
- Strategy 1.3 – Ensure the Knox local character is protected and enhanced through the design and location of urban development and infrastructure.
- Goal 6 – We are healthy, happy and well.
- Strategy 6.2 – Support the community to enable positive physical and mental health.
- Goal 8 – We have confidence in decision making.
- Strategy 8.1 – Build, strengthen and promote good governance practices across government and community organisations.

8. CONFLICT OF INTEREST

Under section 80c of the Local Government Act 1989 officers providing advice to Council must disclose any interests, including the type of interest.

Officer Responsible – Tanya Clark, Manager City Futures - In providing this advice as the Officer Responsible, I have no disclosable interests in this report.

Author – Anthony Petherbridge, Coordinator City Strategy & Planning - In providing this advice as the Author, I have no disclosable interests in this report.

9. CONCLUSION

Council's current financial policy position for the Open Space Reserve directs expenditure to hard and soft landscaping in existing open space reserves, and to the purchase of new public open space. Conversely, this financial policy position includes expenditure on other improvements including capital works such as new public sporting infrastructure. Legal advice has confirmed that the Open Space Reserve can be used to fund a broader range of improvements than what is permissible in Council's currently financial policy position.

To ensure there is greater flexibility to manage the expenditure of the Open Space Reserve, it is considered appropriate that Council adopts a revised financial policy position to fund a broader range of works relating to open space.

10. CONFIDENTIALITY

There are no confidentiality issues associated with this report.

COUNCIL RESOLUTION

MOVED: CR. MORTIMORE

SECONDED: CR. PEARCE

That Council

1. **Adopt the following revised policy position effective from 9 April 2018 regarding the use of funds derived from developers pursuant to Section 18 of the *Subdivision Act 1988*, known as the Open Space Reserve.**

It is policy that in accordance with Section 20 of the Subdivision Act 1988, the Open Space Reserve may be used to fund the following – provided the purchase or works is consistent with Council’s strategic objectives as outlined in the Community and Council Plan:

- ***Purchase of land for use as public open space;***
 - ***Enhancement of soft and hard landscaping of open space;***
 - ***Carrying out any work on the land, including using or placing materials/constructing fixtures on the open space, which increases amenity, conservation or open space value;***
 - ***Carrying out any work to the open space, including earthworks or drainage works (excluding maintenance or renewal works); and***
 - ***Improving existing capital works on the open space, upgrading existing facilities and provision of new facilities.***
2. **Note that this policy position will be reflected in any future update of Council’s Untied Funding Allocation Policy.**
 3. **That a report be presented to Council, no later than April 2020 where the intent and outcome of the policy is reviewed.**

CARRIED

COLLIER WARD**3. AMENDMENT C165 – 56 KINGLOCH PARADE, WANTIRNA - SUBMISSION TO STATE GOVERNMENT FAST TRACK LAND REZONING**

SUMMARY: *Manager – City Futures (Tanya Clark)*

The former Wantirna Heights School at 56 Kingloch Parade, Wantirna has been determined surplus to the Victorian Government's current and future requirements. On behalf of the Department of Education and Training, the Department of Treasury and Finance has requested that the planning provisions for the site be changed to reflect that it is no longer required for public use.

The Minister for Planning has referred the proposal to the independent Government Land Standing Advisory Committee for consideration and to provide recommendations on the suitability of the proposed planning scheme changes.

The proposed amendment is on public exhibition from 13 March until 24 April 2018. Council has the ability to make a submission to the proposed amendment.

The report recommends that Council endorse the positions included in this report for the 'Strategic Development Site' (56 Kingloch Parade, Wantirna) to inform Council's submission on the proposed planning scheme changes which will be delivered via the State Government Fast Track process.

RECOMMENDATION

That Council

1. Adopt the following recommendations for the submission to the Land Standing Advisory Committee with regard to the proposed Planning Scheme changes at 56 Kingloch Parade, Wantirna:
 - 1.1 Recommend the implementation of the General Residential Zone – Schedule 2 in place of the General Residential Zone – Schedule 1.
 - 1.2 Support the use of the Development Plan Overlay subject to the following additional requirements:
 - 1.2.1 A concept map to be included as Figure 1.
 - 1.2.2 A 5% social housing contribution.
 - 1.2.3 Details of proposed built form and housing typologies, to be in accordance with the Knox Neighbourhood character area.

- 1.2.4 The requirement for active frontages to Kingloch Parade and Greenlow Avenue.
 - 1.2.5 A requirement to minimise crossovers to Kingloch Parade and Greenlow Avenue where possible.
 - 1.2.6 Areas to accommodate planting of appropriate trees within front and rear setbacks.
- 1.3 Support the retention of established vegetation where possible.
2. Authorise the Acting Director – City Development to lodge a submission in line with the adopted position and undertake further discussions and negotiations as necessary as part of the Fast Track process to achieve an outcome consistent with the *Knox Housing Strategy 2015* and broader Knox Planning Policy Framework.

1. INTRODUCTION

The land at 56 Kingloch Parade, Wantirna has been determined surplus to the Victorian Government's current and future requirements. On behalf of the Department of Education and Training, the Department of Treasury and Finance has requested that the planning provisions for the site be changed to reflect that it is no longer required for public use.

The Minister for Planning has referred the proposal to the independent Government Land Standing Advisory Committee for consideration and to provide recommendations on the suitability of the proposed planning scheme changes. The site is currently zoned Public Use Zone – Schedule 2 (Education) and does not contain any overlays.

The site has an area of approximately 12,500 square metres, is rectangular in shape, and has frontages to both Kingloch Parade and Greenlow Avenue. The site is vacant and contains scattered vegetation with shrubs and larger trees in places. Some of these larger trees are marked as 'Trees potentially to be retained' on page 5 of the supporting planning report prepared by Echelon Planning (Appendix A).

The following has been proposed as part of the amendment:

- Rezone the land from the Public Use Zone – Schedule 2, to the General Residential Zone 1.
- Apply a new Development Plan Overlay schedule to guide the future development of the land. The proposed overlay does not contain a concept drawing although there is a concept plan on page 13 of the Echelon Planning report. The proposed Development Plan Overlay schedule identifies that the following should be provided in the assessment of a future Development Plan for the site (Appendix B):
 1. A Construction Management Plan.
 2. A range of dwelling types to cater for a variety of housing needs.

3. A maximum 2 storey height limit immediately adjacent to existing single or double storey residential development.
4. Provide dwelling setbacks to Kingloch Parade and Greenlow Avenue, and a building design response that respects the built form rhythm of the existing streetscape.
5. Identification and protection of significant vegetation along the property boundary as appropriate.
6. Sustainable design features to address water management, solar access, and energy saving initiatives.

2. DISCUSSION

This site is designated as a Strategic Investigation Site in the *Knox Housing Strategy 2015*, and the following position is provided:

The former school site is considered suitable for residential use only. Development should be at a scale that reflects the surrounding area. It is expected that the land will be rezoned to reflect the surrounding conditions and zoning.

Proposed Zoning

The site is proposed to be rezoned to the General Residential Zone – Schedule 1 (GRZ1). Immediately surrounding land is zoned General Residential Zone – Schedule 2 (GRZ2) and residential land approximately 120 metres to the west is zoned General Residential Zone – Schedule 3 (GRZ3), forming part of the Wantirna Mall neighbourhood activity centre. However, the proposed zoning to the GRZ1 does not reflect the surrounding conditions and zoning as per the direction provided in the *Knox Housing Strategy 2015*.

The rezoning of the land to the GRZ2 reflects the zoning of surrounding residential land and is considered the most appropriate residential zone for the site. The GRZ2 has the requirement for 80 square metres of open space to be provided per dwelling, above the 40 square metres per dwelling required by the GRZ1. The minimum open space dimensions required by the GRZ2 also allow for the planting of small to medium canopy trees within private open space areas.

The GRZ2 under the Knox Planning Scheme encourages development that respects the neighbourhood character of the area and provides a diversity of housing types. The surrounding land has not seen significant levels of infill development and where it is present, development has been in the context of the GRZ2 requirements and consists of detached dwellings or villa units and generous open space areas. Further, the GRZ2 is consistent with the Knox Neighbourhood character area applying to the land (see Local Policy below).

It is recommended that the proposed rezoning to the GRZ1 not be supported, and that Council's submission recommend the GRZ2 instead.

State and Local Policy

Regarding the issues discussed in this report, the following Clauses of the Knox Planning Scheme are relevant to the proposal:

Clause 11.02-1 (Supply of Urban Land) – Strategies state that planning for urban growth should consider opportunities for consolidation, redevelopment and intensification of existing urban areas, as well as neighbourhood character and landscape considerations.

Clause 11.06 (Metropolitan Melbourne) – The clause considers policy objectives and strategies for metropolitan Melbourne, in line with *Plan Melbourne 2017-2050: Metropolitan Planning Strategy*. Clause 11.06-2 supports the delivery of social housing by identifying surplus government land suitable for housing.

Clause 15.01-5 (Cultural Identity and Neighbourhood Character) – The clause seeks to recognise and protect neighbourhood character and a sense of place. Strategies include the need for development to respond to its context and reinforce the characteristics of the local environment.

Clause 16.01-1 (Integrated Housing) – The policy supports an increase in housing in existing urban areas including underutilised urban land. The policy supports the need for high quality social housing to meet the needs of Victorians.

Local Planning Policy

Clause 21.06-1 (Housing) – This clause refers to the Strategic Investigation Sites identified in the *Knox Housing Strategy 2015*, and notes that the inclusion of a component of social housing is suitable. The *Knox Affordable Housing Action Plan 2015-2020* also includes an action to negotiate with developers (on a case-by-case basis) for a voluntary 5% contribution of social housing on Strategic Investigation Sites, which would therefore apply to the subject site.

Clause 22.07-4 (Development in Residential Areas and Neighbourhood Character) – The site is located in the Knox Neighbourhood character area. This area is generally assigned to residential land that is zoned General Residential Zone – Schedule 2.

Under the heading of ‘Preferred Future Character’, Knox Neighbourhood character areas will:

- 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 Knox Neighbourhood character area therefore supports detached dwellings, dual occupancies and villa style unit developments. Objectives to be considered when developing land include the need to:

- Retain and enhance the streetscape with the planting of appropriate trees.
- Avoid the loss of front and rear garden space.
- Avoid the dominance of car storage facilities from the street.
- Retain large backyards for landscaping and open space.
- Require buildings to reflect the prevailing scale of buildings in the street.

As the Knox Neighbourhood design objectives and guidelines compliment and support the GRZ2, and particularly the requirement for larger open space per dwelling, the rezoning of the land to the GRZ2 would maintain the integrity of this arrangement. However it is noted that if the DPO is applied to the land Clause 22.07 would have no further effect. Therefore, it is important that the character objectives from the policy be embedded in the schedule to the DPO.

Introduction of the Development Plan Overlay

The schedule to the Development Plan Overlay (DPO) would set the framework for future development on the site, and will require the preparation and approval of a Development Plan (master plan) prior to any planning permits being issued for subdivision or buildings and works. The DPO, therefore, is a control that will provide some certainty for the future development of the land. The control includes maximum 2 storey height limits to protect sensitive interfaces, requires the preparation of a Construction Management Plan with the aim of reducing amenity impacts to adjoining properties throughout the construction period, and requires the provision of a street character that is respectful of the surrounds. It is noted however that the maximum building height in the surrounding GRZ2 area allows for 3 storey development.

The control also seeks to identify vegetation that may be retained, and requires the implementation of sustainable design elements to be incorporated into the design.

The DPO is a high level document that sets a framework of guidelines and requirements that will inform a future and more detailed Development Plan for the site. A planning permit cannot be issued before the Development Plan is approved. Council provides consultation on the Development Plan once it is submitted where Council is the Responsible Authority. When a Development Plan has been approved, permit applications that are in accordance with the Plan do not need to be advertised and there are no third party appeal rights.

It is recommended that Council be supportive of the measures currently provided in the DPO schedule subject to the following additions:

- A concept map to be included as Figure 1 to the proposed schedule.
- The requirement for a 5% social housing contribution.
- Details of indicative built form or housing typologies, noting that housing typologies are to be in accordance with the Knox Neighbourhood character area.
- The requirement for active frontages to Kingloch Parade and Greenlow Avenue.
- A requirement to minimise crossovers to Kingloch Parade and Greenlow Avenue where possible.
- Areas to accommodate planting of appropriate trees within front and rear setbacks.

3. CONSULTATION

Public exhibition of the proposed amendment is currently underway and is undertaken by the Department of Environment, Land, Water, and Planning (DELWP) for a period of six weeks between 13 March and 24 April 2018. As part of the exhibition, DELWP sent letters to approximately 730 properties in the surrounding area. A public information session is expected to be held on 28 March 2018 from 6:30pm until 7:30pm at St. Pauls Boronia. Council is invited to provide a submission to the amendment.

4. ENVIRONMENTAL/AMENITY ISSUES

The site contains a number of large trees that have been marked 'Trees to potentially be retained'. There are no tree protection overlays on the site, although vegetation may be protected under Clause 52.17 (Native Vegetation). It is important to note that many of these trees are likely to be planted, and would therefore be exempt from the protection afforded by Clause 52.17. Council should however advocate for the protection of large canopy trees that are in good condition where possible.

5. FINANCIAL & ECONOMIC IMPLICATIONS

There are no significant costs in providing a submission in regard to Council's position.

6. SOCIAL IMPLICATIONS

Council seeks a minimum of 5% social housing be included on all Strategic Investigation Sites. The supporting documentation and the proposed DPO schedule do not make reference to social housing. Council's response should therefore require the provision of social housing be referenced in the schedule, in accordance with Council Policy.

7. RELEVANCE TO KNOX COMMUNITY AND COUNCIL PLAN 2017-2021

The outcome of any development at 56 Kingloch Parade, Wantirna has the potential to impact a wide range of Strategies within the Knox Community and Council Plan 2017-2021, most relevantly:

- Strategy 1.3 Ensure the Knox local character is protected and enhanced through the design and location of urban development and infrastructure.
- Strategy 2.1 Plan for a diversity of housing in appropriate locations.
- Strategy 2.2 Encourage high quality sustainable design.
- Strategy 2.3 Support the delivery of a range of housing that addresses housing and living affordability needs.
- Strategy 3.1 Enable improved transport choices supported by integrated and sustainable transport systems and infrastructure.
- Strategy 4.3 Maintain and manage the safety of the natural and built environment.

8. CONFLICT OF INTEREST

Under section 80c of the Local Government Act 1989 officers providing advice to Council must disclose any interests, including the type of interest.

Officer Responsible – Tanya Clark, Manager – City Futures - In providing this advice as the Officer Responsible, I have no disclosable interests in this report.

Author – Cliff Bostock, Major Development Planner - In providing this advice as the Author, I have no disclosable interests in this report.

9. CONCLUSION

The redevelopment of land at 56 Kingloch Parade, Wantirna, is generally in accordance with the *Knox Housing Strategy 2015*. In terms of the proposed planning scheme changes exhibited by DELWP, the proposed DPO schedule for the site can be supported subject to the additional requirements recommended in this report. As part of the Advisory Committee process, it is also recommended that Council advocate for the retention of canopy vegetation where possible.

In relation to the most appropriate zoning of the site it is recommended that Council not support the implementation of the GRZ1 and should instead recommend that the GRZ2 be implemented, allowing for a built form outcome in keeping with the surrounds and the Knox Neighbourhood character area in which the land is situated.

It is recommended that Council adopt the recommendations outlined in this report for the submission to the Government Land Standing Advisory Committee with regard to the proposed planning scheme changes relating to the land at 56 Kingloch Parade, Wantirna.

10. CONFIDENTIALITY

There are no issues of confidentiality associated with this report.

COUNCIL RESOLUTION**MOVED: CR. TAYLOR****SECONDED: CR. LOCKWOOD****That Council**

- 1. Adopt the following recommendations for the submission to the Land Standing Advisory Committee with regard to the proposed Planning Scheme changes at 56 Kingloch Parade, Wantirna:**
 - 1.1 Recommend the implementation of the General Residential Zone – Schedule 2 in place of the General Residential Zone – Schedule 1.**
 - 1.2 Support the use of the Development Plan Overlay subject to the following additional requirements:**
 - 1.2.1 A concept map to be included as Figure 1.**
 - 1.2.2 A 5% social housing contribution.**
 - 1.2.3 Details of proposed built form and housing typologies, to be in accordance with the Knox Neighbourhood character area.**
 - 1.2.4 The requirement for active frontages to Kingloch Parade and Greenlow Avenue.**
 - 1.2.5 A requirement to minimise crossovers to Kingloch Parade and Greenlow Avenue where possible.**
 - 1.2.6 Areas to accommodate planting of appropriate trees within front and rear setbacks.**
 - 1.3 Support the retention of established vegetation where possible.**
- 2. Authorise the Acting Director – City Development to lodge a submission in line with the adopted position and undertake further discussions and negotiations as necessary as part of the Fast Track process to achieve an outcome consistent with the *Knox Housing Strategy 2015* and broader Knox Planning Policy Framework.**

A Division was called by Councillor Seymour

**For the motion: Councillor Taylor, Councillor Holland,
Councillor Keogh, Councillor Lockwood,
Councillor Mortimore, Councillor Seymour and
Councillor Pearce.**

CARRIED 7:0

Official Minutes of Knox City Council



56 KINGLOCH PARADE, WANTIRNA
REZONING APPLICATION REPORT
KNOX PLANNING SCHEME AMENDMENT C165

SEPTEMBER 2017

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Echelon Planning

for

Department of Treasury and Finance

28 02 2018 (V6)


 échelon
planning

1 INTRODUCTION

This Planning Report has been prepared by Echelon Planning on behalf of the Department of Treasury and Finance (DTF) to support an application to rezone land at 56 Kingloch Parade Wantirna (Planning Scheme Amendment C165 to the Knox Planning Scheme). The site is currently within the Public Use Zone 2 and it is proposed that the site is rezoned to the General Residential Zone with a Development Plan Overlay applied.

This Report provides a brief review of the subject site and its physical and policy context, to determine the most appropriate future land use and zone for the site.

This report is accompanied by the following documents:

- TreeLogic Arboricultural Report (2014)
- Senversa Detailed Site Investigation (2015)
- Senversa Limited Soil Inspection around potential Underground Petroleum Storage Systems (2017)

2 SITE PARTICULARS

Address 56 Kingloch Parade, Wantirna VIC 3152

Title particulars Nil

Size 1.254 ha

Municipality City of Knox

Current zoning Public Use Zone 2 (educational purposes)

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3 SITE AND SURROUNDING CONTEXT

The subject site has road frontages to both Kingloch Parade and Greenlow Avenue and is approximately 70m east of the Schultz Reserve, and 500m east of the Wantirna Mall. There are a number of nearby bus routes within a few minutes walking distance of the site (refer figure 1).

The site contains some remaining buildings associated with the former education uses on the site that are currently being demolished. These were subject to a significant vandalism incident in February 2017.

The site is relatively flat sloping gently from the south east to the north west corner at an average 4% slope.



SITE CONTEXT
56 KINGLOCH PARADE
WANTIRNA

- LEGEND**
- SITE BOUNDARY
 - SITE CONTEXT
 - BUS ROUTES
 - ACTIVITY CENTRES
 - HOSPITAL
 - OPEN SPACE
 - SIGNALISED INTERSECTION



Figure 1 - Site context plan

TreeLogic prepared an Arboricultural Report dated 28th August 2014 that found that there are fifty trees and two tree groups on the site (refer figure 2). No trees of high arboricultural significance were identified. Fourteen trees with a moderate arboricultural rating were identified and the remaining trees and tree groups were identified as having a low or 'nil' arboricultural rating.



Figure 2 - TreeLogic assessment plan

Senversa undertook a Detailed Site Investigation in 2015 which followed a Preliminary Site Investigation (PSI) completed in 2013. The 2013 PSI identified potential contamination issues, and the 2015 investigation confirmed that the “chemicals of potential concern are not present in soil at concentrations considered to represent an unacceptable health or ecological risk under any future land use” (p. 11). Senversa then undertook a limited soil inspection around areas of potential underground storage systems (UPSS) in 2017 which concluded that “no evidence of UPSS, including residual contamination, was identified at the locations investigated” (p. 3).

The surrounding residential development consists of mostly single storey conventional density dwellings, with a cluster of medium density units (dual occupancies and villa units) to the west.

The dominant architectural style is typical mid-1980's brick veneer or double brick detached housing. The roof formations include a mix of hipped and Dutch gable roof styles that add height to the predominantly single storey dwelling mix. Dwellings that are located on street corners typically do not address both street frontages.

The street along both road frontages is dominated by detached dwellings that are typically double fronted with driveway access positioned towards either side boundary.

One variation to the surrounding streetscape is the Department of Housing development at 54 Kingloch Parade (refer image 2). This mid to late 2000's development responds to the street and architectural rhythm of the area by utilising semi detached dwellings arranged in pairs to visually read as a single structure.



Image 3 - Site viewed from north west corner*



Image 4 - Site viewed from south east corner*



Image 1 - Looking west along Kingloch Parade



Image 5 - Looking south along Greenlow Avenue



Image 2 - 54 Kingloch Parade

*buildings have since been demolished

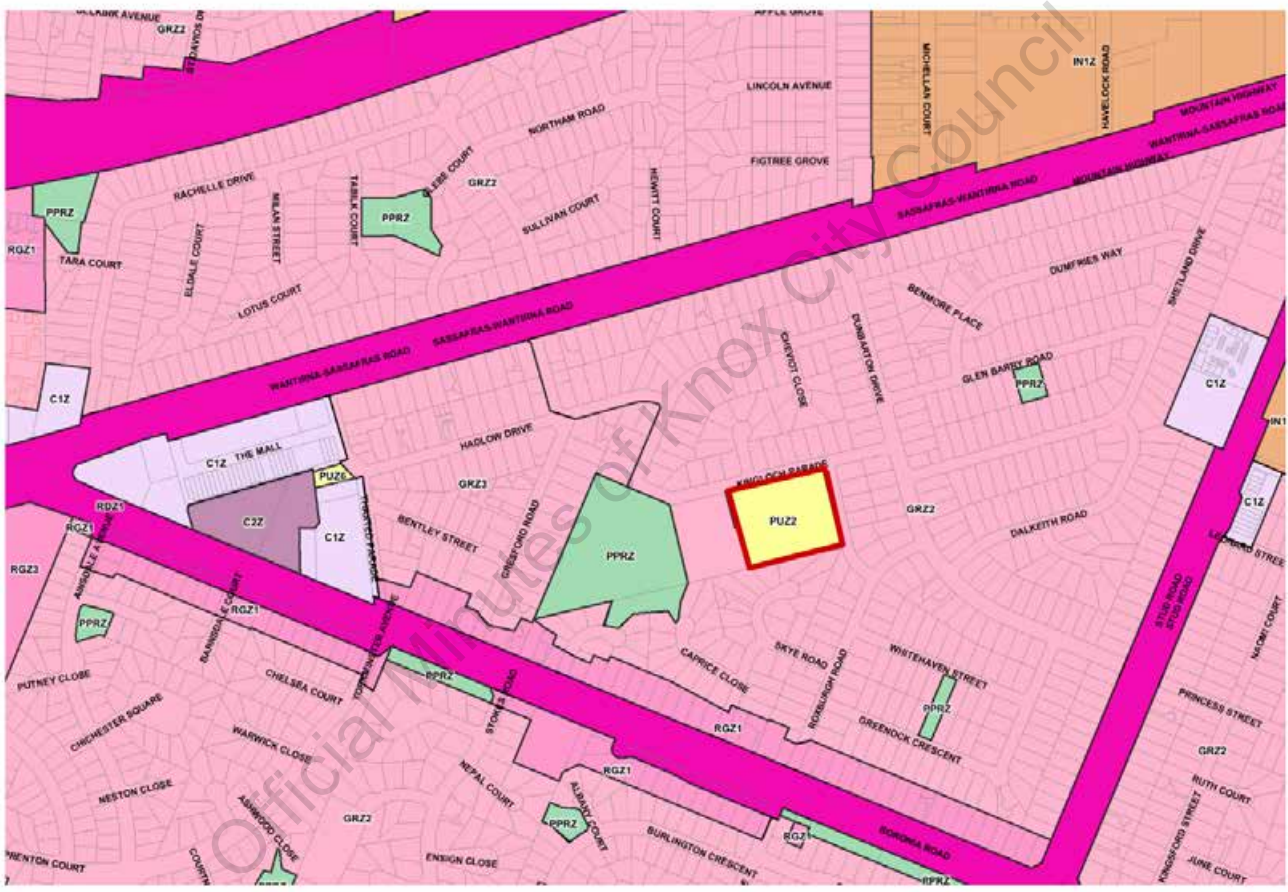
4 EXISTING ZONING AND OVERLAYS

The site is contained within the Public Use Zone Schedule 2 under the Knox Planning Scheme. The purpose of the PUZ is *to recognise public land use for public utility and community services and facilities*, thus being in-line with the previous use of the site as the Eastern Rangers School (refer figure 3).

The site is surrounded by General Residential - Schedule 2 on all four interfaces. The purpose of the GRZ is *to encourage development that respects the neighbourhood character of the area and to*

encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

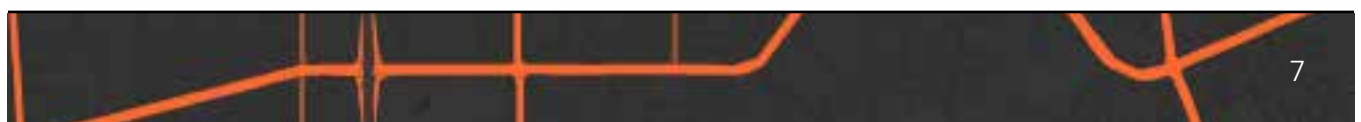
Schedule 2 to the GRZ varies ResCode standards associated with building setbacks, landscaping and private open space. The schedule requires developments over 5 dwellings to provide a report that demonstrates how the development will be accessible to people with limited mobility. In addition the schedule enforces a maximum 9 metre building height.



SITE ZONE PLAN
56 KINGLOCH PARADE
WANTIRNA

- LEGEND**
- SITE BOUNDARY
 - ZONING**
 - PUZ2 PUBLIC USE ZONE - SCHEDULE 2
 - PUZ6 PUBLIC USE ZONE - SCHEDULE 6
 - GRZ GENERAL RESIDENTIAL ZONE
 - RGZ RESIDENTIAL GROWTH ZONE
 - RDZ1 ROAD ZONE CATEGORY 1
 - PPRZ PUBLIC PARKS AND RECREATION ZONE
 - C1Z COMMERCIAL 1 ZONE
 - C2Z COMMERCIAL 2 ZONE
 - IN1Z INDUSTRIAL 1 ZONE

Figure 3 - Site zoning plan



The site is not covered by any overlays under the Knox Planning Scheme. The nearest overlays to the site are shown on Figure 4.



Figure 4 - Site overlay plan

5 PLANNING POLICY CONTEXT

State Planning Policy Framework

State Planning Policy contained within Victorian Planning Schemes seeks to increase the supply of housing in existing urban areas by facilitating increased housing yield on under-utilised urban land¹. It contains a variety of strategies to facilitate housing growth and diversity in established locations including the following²:

- Facilitate increased housing in the established areas to create a city of 20 minute neighbourhoods close to existing services, jobs and public transport.
- Support housing growth and diversity in defined housing change areas and redevelopment sites.
- Direct new housing to areas with appropriate infrastructure.
- Allow for a spectrum of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing.
- Deliver more housing closer to jobs and public transport.
- Facilitate development that increases the supply of affordable and social housing in suburbs across Melbourne.
- Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

State Planning Policy also requires that planning for urban growth considers the following outcomes³:

- Opportunities for the consolidation, redevelopment and intensification of existing urban areas.
- Neighbourhood character and landscape considerations.
- The limits of land capability and natural hazards and environmental quality.
- Service limitations and the costs of providing infrastructure.

1 Refer clause 16.01 of the State Planning Policy Framework (SPPF)

2 Refer clause 11.06 of the SPPF

3 Refer clause 11.02 of the SPPF

It also outlines the need for planning ensure that development appropriately respond to its surrounding landscape, built, natural and cultural context⁴.

Local Planning Policy Framework

The Local strategies and policies contained within the Knox Planning Scheme reinforce and give local effect to the State planning policies cited above. The following municipal-wide housing strategies are of general relevance to the future development of the site for residential purposes⁵:

- Encourage a diversity of housing styles, types, forms and sizes to cater for the changing needs of the community.
- Increase the supply of social housing.
- Discourage the development of townhouses and apartments in Knox Neighbourhood areas.
- Ensure that residential development enhances the City's "green and leafy" image.
- Require new housing development to preserve natural landscape features and create habitat.

In addition, the urban design strategies contained within the Knox Planning Scheme seek to ensure that development responds positively to the existing urban form and character, landscape qualities, as well as the historic, cultural and social dimensions of the Knox community⁶. Whilst the Knox Planning Scheme does not identify any specific significant environmental or landscape features on the site or in its vicinity, it does contain overarching strategies seeking to retain, manage and enhance indigenous vegetation across the municipality⁷.

Clause 21.05 of the Knox Planning Scheme contains particular strategies which seek to give effect to the Knox Housing Strategy 2015. It categorises residential land within Knox as falling within either 'Local Living', 'Knox Neighbourhood', or 'Bush Suburban' areas.

4 Refer clause 15 of the SPPF

5 Refer clause 21.05 (Housing) of the Knox Planning Scheme

6 Refer clause 21.04 (Urban Design) of the Knox Planning Scheme

7 Refer clause 21.06 (Environment and Landscape Framework) of the Knox Planning Scheme

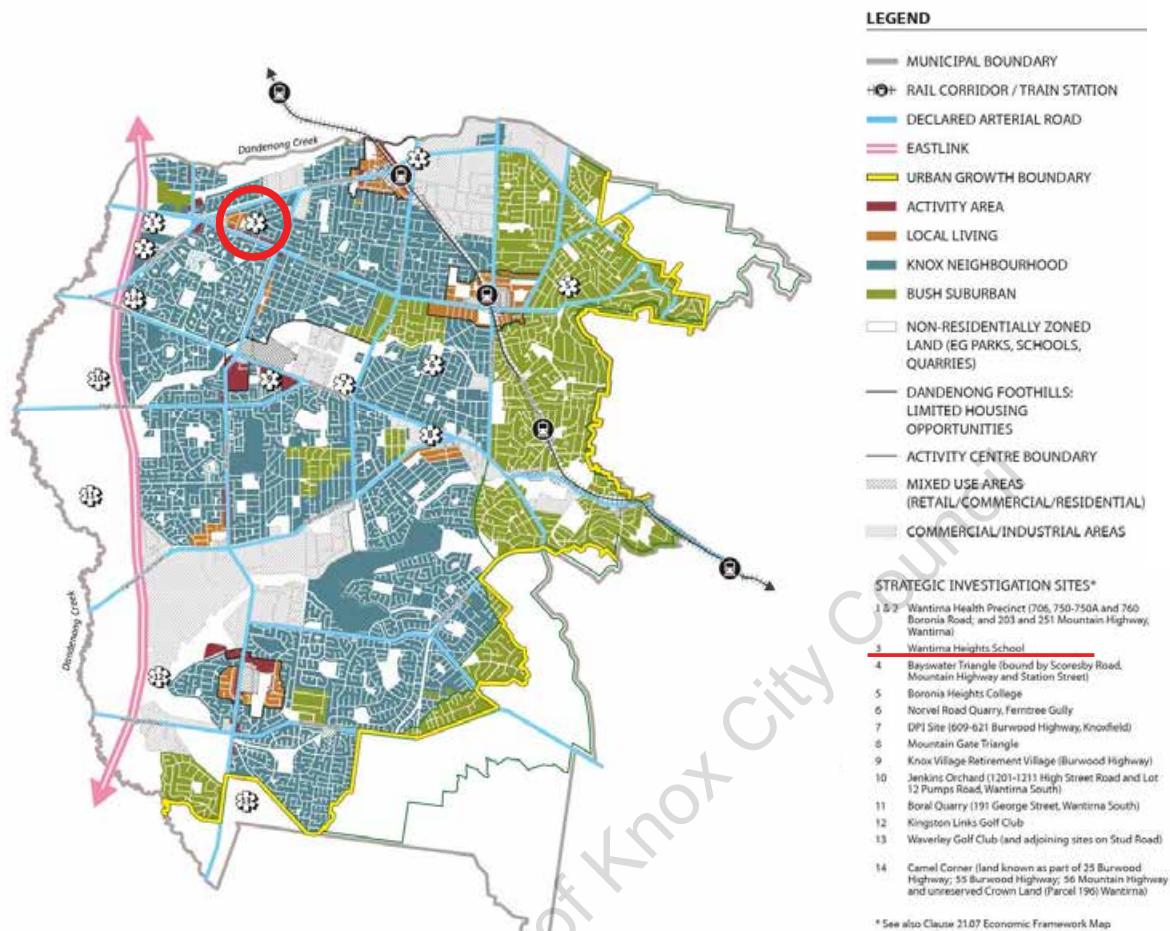


Figure 5 - Clause 21.05 Housing Framework map

The strategies contained within Clause 21.05 seek to direct growth away from Bush Suburban and Knox Neighbourhood areas, and direct housing growth toward Local Living areas and Activity Areas.

In relation to the application of residential zones to different residential areas within the municipality, Clause 21.05-3 states that:

- The General Residential Zone - Schedule 2 will be applied to Knox Neighbourhood Areas (which includes a mandatory 9m height limit), and;
- The General Residential Zone – Schedule 3 (which also includes a mandatory 9m height limit) will be applied to Local Living Areas.

Clause 21.05 also identifies a series of ‘Strategic Investigations Sites’ where particular housing opportunities are identified. Strategic Investigation Sites are defined in Clause 21.05 as being sites that

are not currently used for residential purposes, such as quarries, schools and golf courses. They are sites where the current land use is likely to change in a short to mid-term timeframe, and could be suitable for future residential development.

The Knox Housing Strategy notes that Knox does not have large areas of ‘greenfield’ land that many outer-suburban councils in Melbourne’s west and north have, and that Strategic Investigation Sites therefore play an important role in providing housing for future generations.

The Housing Framework map contained within this clause identifies the site as ‘Strategic Investigation Site 3’ (refer figure 5).

Clause 21.05 contains an action to work with land owners of Strategic Investigation Sites and the surrounding communities during future strategic planning process and any associated rezoning process to ensure that future residential development reflects the guidance provided in the Knox Housing Strategy 2015.

The Knox Housing Strategy in turn notes that the site is considered suitable for residential use, and that development should be at a scale that reflects the surrounding area. It notes that it is expected that the land will be rezoned to reflect the surrounding conditions and zoning⁸.

The surrounding land to the north, east and south of the site are located with the 'Knox Neighbourhood' area. The land to the west (being the cluster of new semi-detached housing) does not fall within any of the relevant categories in this clause. Further to the west beyond Schultz Reserve is an area classified as a 'Local Living Area'.

The 'Development in Residential Areas and Neighbourhood Character' local policy (at Clause 22.07) defines preferred dwelling typologies and design guidelines for each of the Local Living, Knox Neighbourhood and Bush Suburban areas. It also provides guidance in relation to accessible design, sustainable design, architectural design and housing for aged persons.

This policy only applies to residentially zoned land shown on Map 1 at Clause 21.05, and does not apply to land included within a Design and Development Overlay or a Development Plan Overlay.

Plan Melbourne

Plan Melbourne 2017-2050: Metropolitan Planning Strategy is a long term plan to accommodate Melbourne's future growth in population and employment. It forms the high level strategic basis for Melbourne's planning schemes and where relevant decision makers must consider and apply it when assessing planning proposals.

Plan Melbourne is also accompanied by a Five Year Implementation Plan which states the following:

Managing the demands of our growing city will require us to maximise our use of existing assets, including surplus and underutilised government land and existing funding sources, and explore financing opportunities to address infrastructure needs, while also considering broader strategies and options. (p35)

⁸ Refer page 26, Knox Housing Strategy, (2016)

6 ANALYSIS

State and local planning policy support the future use of the site for residential purposes. The site is also relatively free of constraints. As such the main analysis required is to determine which residential zone is best suited to the site in order to give effect to the relevant State and local planning policies contained within the Knox Planning Scheme.

Appendix A to this report contains analysis of the site against relevant urban planning criteria relating to planning policy, site context and urban character considerations. This analysis supports the application of the General Residential Zone to the subject site. The following is a summary of the relevant policy, context and urban character considerations.

Strategic Planning Context

The site has been identified in the Knox Planning Scheme as a 'Strategic Investigation Site' which is considered suitable for residential development purposes. The Knox Housing Strategy notes that such sites will play an important role in providing housing for future generations.

Location Context

The site is not located within or adjacent to a designated Activity Area or urban renewal area. It is located walking distance to the Wantirna Neighbourhood Activity Centre (500m) and the Wantirna Medical Employment Precinct (800m). So the site is reasonably well serviced by local convenience shopping, community and health services.

The site has good access (ie within 2-5km) to four significant employment and industrial precincts:

- Bayswater Industrial Precinct
- Scoresby/Rowville Industrial Precinct
- Knox Central Principal Activity Centre
- Ringwood Principal Activity Centre

These precincts afford the site with numerous employment opportunities within a short commutable distance, which help to support a general population density within the subject site. The site is not located directly on a train station or

tram route. It is 2.8km from Bayswater train station, and it is within walking distance (400m) to the 901 Smart Bus Route, which runs along Boronia Road. These public transport services provide the site with reasonable (but not exceptional) access to the wider region by public transport modes.

Urban Character

The Knox Housing Strategy notes that future residential development on the site should be at a scale that reflects the surrounding area.

The areas surrounding the site are contained within the General Residential Zone. Applying the GRZ to the site will enable a general continuation of the character and expected built form within the local neighbourhood (i.e. it will ensure that and future development is generally consistent with what is currently permitted in the local neighbourhood). However, consideration also needs to also be given to the particular role a large site such as this can play in providing for the future housing needs of the community, how best to strike a balance between responding to existing neighbourhood character and delivering housing diversity in this location.

The 'Knox Neighbourhood' area under the relevant local planning policies (clauses 21.05 and 22.07) support the creation of detached dwellings, dual occupancies and villa unit developments on lots greater than 1000 square metres.

The recent development at 54 Kingloch Parade (adjoining the site) comprises a mix of detached and semi-detached dwellings. This development has been undertaken in a manner which is generally very consistent with the character of the surrounding area, although it does not strictly accord with the housing typologies promoted at Clause 22.07-04. This development demonstrates one way in which a semi detached dwelling typology can be utilised to both respect the existing street character while increasing the overall site density.

Given the size of the site and the strategic role that it is expected to play in meeting future housing needs within Knox, it is not appropriate for the 'Knox Neighbourhood' dwelling typologies and

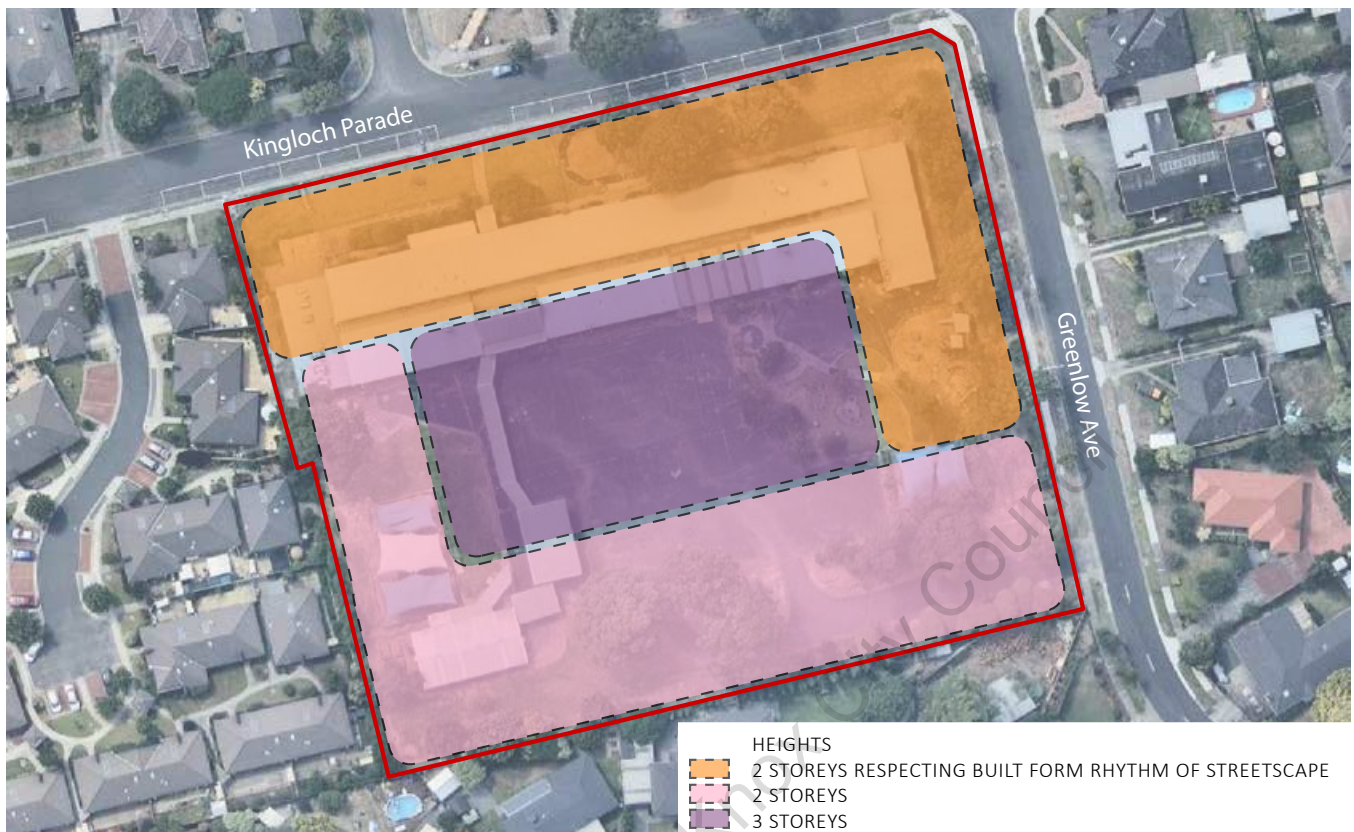


Figure 6 - Proposed building height controls

design guidelines to be strictly applied to the site. Flexibility should be retained for consideration of a broader range of dwelling types on the site, and for alternative design responses to be proposed to those set out in clause 22.07-04.

A Development Plan Overlay (DPO) should be applied to the site to provide guidance in relation to key design considerations such as the retention of any significant vegetation, building heights and the treatment of site interfaces. There are a number of sites elsewhere within the City of Knox where the DPO has been used for a similar purpose.

The DPO will facilitate high quality development of the site through the inclusion of design outcomes addressing matters such as dwelling diversity, site access, sustainability, built form, open space and landscaping. It should also contain requirements in relation to the preparation of specialist reports on traffic management, street design and car parking, arboreal assessments and site landscaping.

Given the generally single storey nature of the surrounding housing, the DPO will seek to limit the

height of development along such interfaces, whilst still allowing consideration of dwellings up to the default maximum height specified in the General Residential Zone within the central areas of the site. Figure 6 identifies one option for how these heights might be expressed across the site.

In summary, the subject site is afforded reasonable levels of access to public transport, employment, shopping and services. It does not have any known environmental/geographical constraints to development. It is located in an established area comprising predominately detached, single storey dwellings.

Having regard to all of these factors, the General Residential Zone in combination with a Development Plan Overlay is considered to provide an appropriate planning framework to guide the future residential development of the site.

It is noted that the Development Plan Overlay removes third party review rights. It may be prudent to highlight this to the community during the planning scheme amendment process.

7 RECOMMENDATIONS

It is recommend that the General Residential Zone – Schedule 1 , together with a Development Plan Overlay be applied to the site.

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APPENDIX A

Below is an analysis of the site against relevant criteria relating to strategic planning policy, site context and urban character considerations*. The criteria has been adapted from Planning Practice Note 78 'Applying the Residential Zones'.

The first table provides an overview of how many criteria the site meets in relation to the Neighbourhood Residential Zone, the General Residential Zone and the Residential Growth Zone. It can be seen that the site mostly meets the General Residential Zone criteria (10 out of 14), showing that this is the most appropriate zone for the site.

The second table provides details of the assessment against the criteria. The text in the 'Applicable To' columns sets out the options for responses to the criteria. The shaded cells indicate which responses apply to the subject site. For example, criterion 3 states that brownfield and urban renewal sites may be best suited to the Residential Growth Zone. As the assessment identified that the site is not considered a brownfield or urban renewal site, it is only suitable as a General Residential Zone or Neighbourhood Residential Zone site when considering this criterion.

Zone	Category														Total
	Strategic				Context				Character						
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
Neighbourhood Residential Zone	Shaded	Shaded	Shaded	Shaded						Shaded					5
General Residential Zone	Shaded	Shaded	Shaded		Shaded		Shaded		Shaded	Shaded	Shaded			Shaded	10
Residential Growth Zone	Shaded					Shaded						Shaded	Shaded	Shaded	5

* The criteria has been adapted from Planning Practice Note 78 'Applying the Residential Zones'.

Criteria	Applicable to:			Assessment	Zone Recommendation	
	Neighbourhood Residential Zone	General Residential Zone	Residential Growth Zone			
Strategic						
1	Adopted housing and development strategy (not required for conversion only to GRZ)	Yes	N/A	Yes	Knox has an adopted housing strategy. This means that all three zones can be considered for the subject site. If there was no adopted strategy, only the General Residential Zone could be considered.	NRZ/ GRZ/ RGZ
2	Identified in Activities Area structure plan / policy	No	No	Yes	There are no structure plans that currently include the subject site.	GRZ/ NRZ
3	Brownfield/urban renewal site/area	No	No	Yes	Given the previous educational use, the site is not considered a brownfield site. Considering the interfaces and strategic positioning, the site can act as a residential development within an urban setting. In terms of amenity upgrades and context it should not be considered an urban renewal site.	GRZ/ NRZ
4	Commercial or industrial land for redevelopment not in Activities Area (strategic justification for rezoning required)	No	Yes	Yes	The site is not currently or has previously been used for industrial purposes. It does not interface with any commercial or industrial uses.	NRZ

Criteria	Applicable to:			Assessment	Zone Recommendation	
	Neighbourhood Residential Zone	General Residential Zone	Residential Growth Zone			
Context						
5	<p>Good access to transport choices (including walkability, public transport, cycling, road access)</p> <p>Our measures are:</p> <p>For RGZ: within 800m to a train station or within 100m of a bus stop serviced by a high frequency bus service which connects to a train station. A high frequency bus service is one that runs every 15 minutes during peak times.</p> <p>For GRZ: sites located outside of these parameters.</p>	No	No	Yes	<p>The general pattern of the surrounding neighbourhood is typical 1970's/1980's subdivision with road layouts that somewhat limits the walkability through the use of courts. It should be noted that fairly direct access to the main arterial roads (Boronia Road, Mountain Highway and Stud Road) is provided.</p> <p>There are no shared or dedicated bike paths within close proximity to the site. Stud Road provides cycling connectivity and off road paths that link through to the Dandenong Creek and Blind Creek shared trails.</p> <p>The site is located 2.8km from Bayswater train station, resulting in an estimated 35-40 minute walk time. Bayswater station during peak times runs at a peak service frequencies of 10 minute intervals, and off peak frequencies of 30 minute intervals in both directions. This service provides inbound links to Ringwood, Box Hill and eventually the Melbourne CBD.</p> <p>Located within 400m of the subject site the 901 Smart Bus Route runs along Boronia Road, providing peak frequencies of 10 minute intervals. This route traverses from Frankston Station through to Melbourne airport providing an orbital connection.</p> <p>Located within 250m of the subject site is the 745 bus route running along Dunbarton Drive, providing minimum frequencies of 2 hour intervals. This is a highly localised service connecting Bayswater Station and Wantirna Primary School.</p> <p>Located within 800m of the subject site is the 664 bus route running along Stud Road, providing minimum frequencies of 30 minute intervals. This north-south route connects Chirnside Park to Knox Shopping Centre.</p>	GRZ

Criteria		Applicable to:			Assessment	Zone Recommendation
		Neighbourhood Residential Zone	General Residential Zone	Residential Growth Zone		
6	<p>Good access to employment options</p> <p>Our measures are:</p> <p>For RGZ, one of the following:</p> <ul style="list-style-type: none"> • Within 400m of an industrial area • 1km for a National Employment Cluster • 2km from a CAD, PAC or MAC <p>For GRZ:</p> <ul style="list-style-type: none"> • Outside of the above listed catchements 	No	No	Yes	<p>Within 500 metres of the subject site is the Wantirna Neighbourhood Activity Centre and 800 metres of the Wantirna Medical Employment Precinct.</p> <p>Further abroad within 2-5km of the subject site there are numerous employment precincts including the following:</p> <ul style="list-style-type: none"> • Bayswater Industrial Precinct • Scoresby/Rowville Industrial Precinct • Knox Central Principal Activity Centre • Ringwood Principal Activity Centre 	RGZ
7	<p>Good access to local shopping</p> <p>Our measures are:</p> <p>For RGZ, within 800m of a MAC or PAC or within 400m of a NAC or Local Centre</p> <p>For GRZ, outside the above listed catchements</p>	No	No	Yes	<p>As stated above the subject site is located within 500 metres of the Wantirna Neighbourhood Activity Centre.</p> <p>Currently the offerings within the NAC include a minor supermarket and a broad range of service and food based offerings.</p>	GRZ

Criteria		Applicable to:			Assessment	Zone Recommendation
		Neighbourhood Residential Zone	General Residential Zone	Residential Growth Zone		
8	<p>Good access to local community services</p> <p>Our measures are:</p> <p>For RGZ, any three of the following within 500m:</p> <ul style="list-style-type: none"> • A medical centre • A child health centre • A school • A community centre • A local park • An Active Open Space (recreation and sporting club facilities) 	No	No	Yes	<p>The subject site is located within close proximity to the Schultz Reserve and smaller pocket parks within 800m.</p> <p>Active Open Spaces such as JW Manson Reserve and Guy Turner Reserve are located within 1km of the subject site.</p> <p>There are numerous local primary schools and three secondary schools located within 2km.</p> <p>Community services such as Community houses and child care can be found in the broader area.</p>	GRZ

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Criteria	Applicable to:			Assessment	Zone Recommendation	
	Neighbourhood Residential Zone	General Residential Zone	Residential Growth Zone			
Character						
9	Level of development activity (existing and desired)	Low	Low/Moderate	High	Currently there is limited existing development activity in the localised area, with the majority of housing stock retaining the original single residential dwelling on a lot. Clause 21.05 Housing and the Knox Housing Strategy 2015 does not identify the site within an Activity Area or Local Living precinct, which are the areas designated for medium-high level of changes.	GRZ
10	Identified areas for growth and change (such as evidenced through DDO or similar)	No	No	Yes	As above, the subject site is not within an identified growth area nor covered by a DDO or similar.	GRZ/ NRZ
11	Retention of identified neighbourhood character (such as evidenced through HO, NCO, DDO, significant intactness)	Yes	Yes	No		GRZ
12	Heritage areas which impose significant constraints on increased housing development	Yes	Yes	No	No heritage overlays or precincts apply to the site.	RGZ
13	Existing landscape or environmental character/constraints (evidenced through SLO, ESO, local policy)	Yes	Yes	No	No SLO, ESO or local policies relating to landscape or environmental character apply to the site.	RGZ
Constraints						
14	Risk associated with known hazard (evidenced through BMO, LSIO or EMO for fire, flood and landslip or other constraints identified through EPA hazard buffers or similar)	High	Low	Low	Previous uses of the site combined with the lack of LSIO and EMO identify the site as having a low risk associated with a known hazard.	GRZ/ RGZ

APPENDIX B

Why is the Amendment required?

The Victorian Government Landholding Policy and Guidelines (LHPG) requires Victoria Government departments and agencies who own land to review and manage their land assets on an ongoing basis. Part of this review includes determining if land assets are required for a current and future service delivery need. Where land is no longer needed for a public purpose, this land must be declared surplus to requirements and disposed of. Land owned by the government is often zoned for public use to recognise the public purpose and ownership of the site. To facilitate disposal, this land must be rezoned to reflect an appropriate alternative zone for non-public purposes.

The education uses on the Kingloch Parade site ceased in 2012 and the site is currently vacant. The land is surplus to the requirements of the Department of Education and Training (DET) and the land is not identified as being required for an ongoing public purpose.

The amendment rezones land to reflect that a PUZ is no longer appropriate to land that is not required to deliver a current or future public use outcome for the State.

How does the Amendment implement the objectives of planning in Victoria?

The amendment facilitates the renewal of land for residential use. The amendment achieves the objectives of the Planning and Environment Act 1987 by:

- Providing for the fair, orderly, economic and sustainable use, and development of land;
- Facilitating development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e) of the Act; and
- Balancing the present and future interests of all Victorians.

How does the Amendment address any environmental, social and economic effects?

Environmental

An arboricultural assessment has been undertaken for the site which identifies trees that could potentially be retained. Environmental site investigations have also confirmed that the site is not contaminated.

Social

The amendment supports housing growth and dwelling diversity through infill development in a strategic location near a local park, bus routes and Wantirna Mall. It will also provide for the re-activation of a site which has been of concern to residents due to vandalism.

Economic

The amendment contributes to the economic development of the nearby Wantirna Mall by enabling the renewal of surplus land to provide for residential development. Funds realised through the sale of this government site will be reinvested into new infrastructure and services across Victoria.

Does the Amendment address relevant bushfire risk?

The site is not located in a Bushfire Management Overlay or a Bushfire Prone Area, and thus is not in an area subject to bushfire risk.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment complies with Ministerial Direction – The Form and Content of Planning Schemes Direction No. 1 Potentially Contaminated Land. Contamination assessments have been completed to determine that the site is suitable for a sensitive use.

The amendment complies with Direction No. 9 Metropolitan Strategy. The amendment contributes towards creating new, well-located and serviced land for residential purposes maximising proximity to activity centres, transport and employment options. The new planning provisions to this surplus government land makes a large vacant site available for residential purposes and applies zoning appropriate to the context of the site, together with a Development Plan Overlay to guide the future development.

How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?

State Planning Policy contained within Victorian Planning Schemes seeks to increase the supply of housing in existing urban areas by facilitating increased housing yield on under-utilised urban land (refer to Clause 16.01). It contains a variety of strategies to facilitate housing growth and diversity in established locations including the following (refer to Clause 11.06):

- Facilitate increased housing in the established areas to create a city of 20 minute neighbourhoods close to existing services, jobs and public transport.
- Support housing growth and diversity in defined housing change areas and redevelopment sites.
- Direct new housing to areas with appropriate infrastructure.
- Allow for a spectrum of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing.
- Deliver more housing closer to jobs and public transport.
- Facilitate development that increases the supply of affordable and social housing in suburbs across Melbourne.
- Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

State Planning Policy also requires that planning for urban growth considers the following outcomes (refer to Clause 11.02):

- Opportunities for the consolidation, redevelopment and intensification of existing urban areas.
- Neighbourhood character and landscape considerations.
- The limits of land capability and natural hazards and environmental quality.
- Service limitations and the costs of providing infrastructure.

It also outlines the need for planning to ensure that development appropriately respond to its surrounding landscape, built, natural and cultural context (refer to Clause 15.01).

The amendment meets these policies as it provides the opportunity for urban consolidation in a location that is well-served by existing infrastructure and facilities.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The following municipal-wide housing strategies are of general relevance to the future development of the site for residential purposes (refer to Clause 21.05):

- Encourage a diversity of housing styles, types, forms and sizes to cater for the changing needs of the community.
- Ensure that residential development enhances the City's "green and leafy" image.
- Require new housing development to preserve natural landscape features and create habitat.

Clause 21.05 identifies a series of 'Strategic Investigation Sites' where particular housing opportunities are identified; the subject site is identified as one such site. The amendment will allow for the site's housing opportunities to be realised as per its identification as a 'Strategic Investigation Site' under this clause.

Does the Amendment make proper use of the Victoria Planning Provisions?

The amendment applies appropriate planning provisions that best reflect the surrounding planning provisions, being the General Residential Zone (GRZ). The GRZ aims to provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport. The Development Plan Overlay – Schedule 1 will allow for the site, which has been identified in the Knox Planning Scheme as a 'Strategic Investigation Site', to be developed with consideration to key design issues including the retention of any significant vegetation, building heights and the treatment of site interfaces.

The Development Plan Overlay will specify design outcomes and requirements in relation to the future development of the land, and incorporates an exemption to the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

How does the Amendment address the views of any relevant agency?

The amendment accords with the LHPG that is administered by the Department of Treasury and Finance and is consistent with DET having declared land parcels that are surplus to their requirements.

The views of Knox City Council were sought during the preparation of the amendment.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The amendment contributes to the transport system as the site can make use of the existing transport network including nearby bus routes to ensure that the future residents can access social and economic opportunities.

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The new planning provisions are expected to have a minimal impact on the resource and administrative costs of the responsible authority.



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C165

SCHEDULE 13 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO13**.

56 KINGLOCH PARADE, WANTIRNA

The Development Plan is intended to provide for the coordinated development of the land and to ensure that development is responsive to surrounding land uses.

1.0 Requirement before a permit is granted

--/20--
C165

A permit may be granted before a development plan has been approved provided the responsible authority is satisfied that it will not prejudice the future use and development of the land.

2.0 Conditions and requirements for permits

--/20--
C165

Except for a permit granted before a development plan has been approved in accordance with Clause 1.0 of this Schedule, a permit must contain the following conditions:

- A construction management plan must be submitted to and approved by the responsible authority.
- All works conducted on the land must be in accordance with the approved construction management plan.

3.0 Requirements for development plan

--/20--
C165

The development plan must be prepared for the whole site.

Development plan objectives

In preparing a development plan or an amendment to a development plan, the following should be achieved:

- A range of dwelling types, as appropriate, to cater for a variety of housing needs.
- Provide for dwelling setbacks to Kingloch Parade and Greenlow Avenue, and a building design response that respects the built form rhythm of the existing streetscape.
- Protection of the amenity of adjoining sites by providing for a maximum of 2 storey built form immediately adjacent to or opposite any existing single or double storey residential development.
- Internal amenity for future residents.
- Identification and protection of any significant vegetation along the property boundaries as appropriate.
- Sustainable design features to address water management, solar access and energy saving initiatives, to deliver lower housing costs for future residents.

The development plan may consist of a plan and/or other documents.

Development plan components

A development plan must include the following requirements to the satisfaction of the responsible authority:

- An existing conditions plan showing the key attributes of the land, its context, the surrounding area and its relationship with existing and/or proposed uses on adjoining land.
- Concept plans for the layout of the site which show:
 - Proposed lot layout and vehicle access locations.
 - Proposed earthworks and levels for future development.
 - A mix of dwelling sizes to provide for a diversity of housing.
 - Tree protection zones and appropriate integration of any significant vegetation to be retained (where relevant) with the future development.
 - Stormwater and drainage management treatments including any water sensitive design, or integrated water management elements.
- How the layout pattern and proposed development response to the site analysis and treats residential interfaces.
- A traffic management report prepared by a suitably qualified person(s), which identifies, as relevant:
 - Indicative access arrangements for vehicles, cyclists and pedestrians.
 - Recommendations for any traffic management measures.
- An arboricultural assessment of any significant vegetation on the land.
- A landscape plan for the site.
- Details of how the proposal will demonstrate best practice environmentally sustainable design principles.

The development plan for any part of the development area may be amended from time to time to the satisfaction of the responsible authority.

The responsible authority may waive the need to provide any of the information detailed above that is not relevant to a particular part of a Development Plan.

TIRHATUAN WARD**4. STAMFORD PARK PARKLANDS – CONCEPT DESIGN UPDATE**

SUMMARY: *Program/Project Manager – Major Initiatives Unit
(Andrew Chadder)*

This report provides an update on the design of the Stamford Park Parklands, particularly the opportunities to integrate the recreation lake with the adjacent Melbourne Water wetland.

RECOMMENDATION

That Council

1. Notes the progression of the design process for the Stamford Park Parklands from the Stamford Park Master Plan to the concept design, and ultimately to the detailed design;
2. Notes that the performance outcomes of the Stamford Park Master Plan continue to be managed within the technical parameters of the site;
3. Supports opportunities to better integrate the proposed recreation lake with the Melbourne Water wetland; and
4. Endorses an alteration to the Masterplan July 2014 to incorporate an integrated Melbourne Water wetland with the Stamford Park recreation lake.

1. INTRODUCTION

Council approved the updated Stamford Park Master Plan in July 2014. The original Master Plan was prepared with input and support from the Stamford Park Project Steering Committee and the Stamford Park Community Reference Group.

The concept design and cost estimate for the Parklands was endorsed by Council in July 2017 (SPC meeting 10 July 2017), with a recommendation to proceed to design development, detailed design and construction. The final concept design was the result of feedback provided by the Stamford Park Project Steering Committee and relevant Council officers.

Since then, Council officers have been progressing the design of the Parklands in collaboration with the landscape consultant team (Tract Consultants). Tract Consultants prepared both the Stamford Park Master Plan and the final concept design, so have an in depth knowledge of the project and the site.

This report provides a brief update on key components of the Parklands design.

2. DISCUSSION

By the very nature of the design process, the design development and detailed design of the Stamford Park Parklands has required additional technical input and stakeholder engagement. Given that the majority of planned works in the Council open space are situated within the Corhanwarrabul Creek floodplain, there has been significant hydraulic and flood modelling undertaken to assist with developing the design and ensuring functionality and integration with the adjacent residential development. Council officers have also been liaising continuously with key stakeholders Stockland and Melbourne Water to ensure the design continues to be technically feasible, is consistent with the Stamford Park Master Plan and provides the best outcome for Council and community.

Recreation Lake

As a result of the hydraulic analysis undertaken in late 2017, Council officers have been exploring the possibility of utilising the existing Melbourne Water wetland in the centre of the site as part of the overall design, rather than persisting with a separate recreational lake adjacent to the Melbourne Water wetland.

The Master Plan (2014) provides guidance on the performance outcomes for the recreational lake at Stamford Park:

- *Water harvesting;*
- *Visual amenity;*
- *Multiple opportunities for interaction with the lake to be facilitated by a variety of edge treatments including both hard structures such as boardwalks/viewing structures; and softer, more natural treatments such as granular pebbles/sand;*
- *Gentle fall/depth around accessible areas to allow safety compliant active uses such as water play and model boat sailing;*
- *Provision of inaccessible lake edge areas to promote habitat for wildlife;*
- *Interpretation boards to educate residents about the natural systems at work within their living environment. Through an understanding of their environment, a higher state of sense of belonging and custodianship can be achieved amongst residents.*

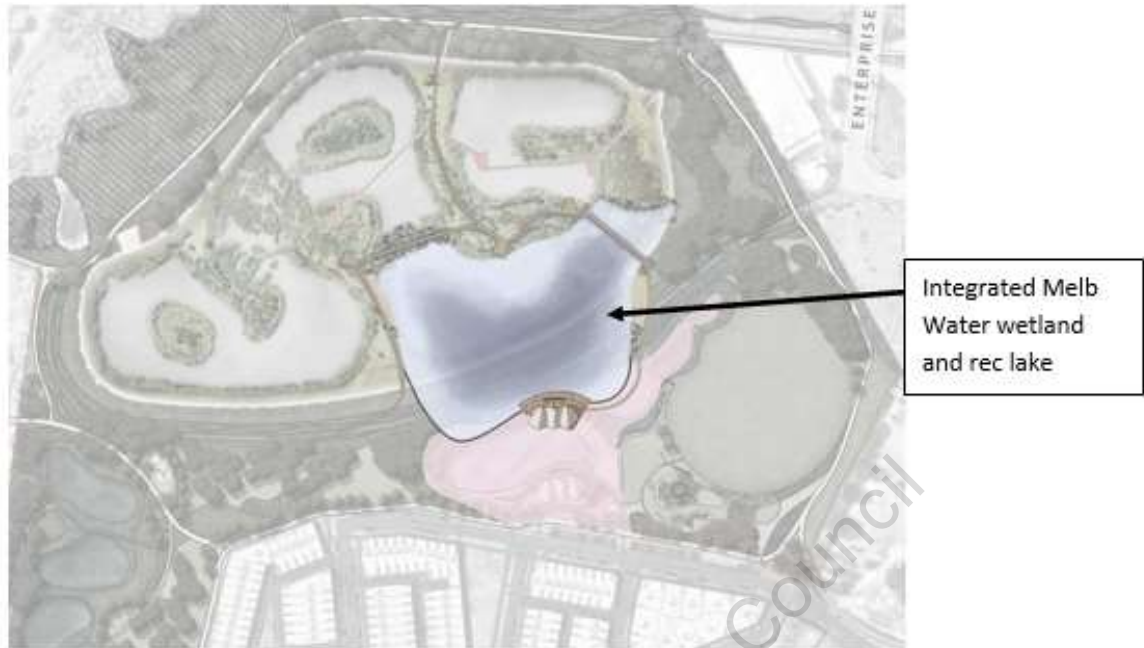


Image from Stamford Park Master Plan (2014) showing proposed recreation lake immediately adjacent to existing Melbourne Water wetland

There is an opportunity to collaborate with Melbourne Water and improve the existing Melbourne Water asset, which rests central to Council's public open space, via a co-design approach with Melbourne Water.

Council officers and Melbourne Water see benefits in combining the two water bodies:

- Performance outcomes from the Stamford Park Master Plan (listed above) can continue to be achieved;
- Water harvesting opportunities are enhanced by having access to a larger catchment (reliability of water supply);
- An expanded deep pool section of the Melbourne Water wetland would effectively function visually as a lake;
- There would be improved treatment of the water through upstream sections of the wetland (to ensure better water quality and reduce public health risks of the open water section);
- There would be improved treatment of the water through downstream sections of the wetland (to ensure better quality of water discharged to the creek);
- The area around the wetland won't be compromised by steep levels and constrained spaces (as would be the case to achieve a separate lake);
- Activation of the Melbourne Water wetland via boardwalks is also consistent with the option presented to Council as part of the concept design;
- There are considerable maintenance cost savings to Council in enhancing Melbourne Water's wetland, as maintenance and renewal of the wetland itself remains the responsibility of Melbourne Water. Responsibility for the landscape and built elements would be the responsibility of Council regardless of the approach.



Indicative proposal of integration opportunity between Melbourne Water and Council systems (concept design shown shaded)

The above image shows a design proposal of how the Melbourne Water wetland and recreation lake area could be integrated cost effectively. Elements from the Stamford Park Master Plan including concrete platforms, concrete lake edging, urban beach access and a pedestrian bridge would still be incorporated into the design. In addition to this, the provision of a kiosk, public toilets, intergenerational playground and village green are also associated with this precinct and the design of these elements would be consistent with the expectations of the Stamford Park Master Plan.

The opportunity to expand the Melbourne Water wetland in lieu of providing a separate recreation lake would still result in the intent and performance outcomes of the Stamford Park Master Plan being delivered. Council officers will continue to explore this opportunity, with the intent of incorporating it into a final design for the Parklands.

This will require a minor amendment to the previously endorsed Stamford Park Masterplan 2014.

Design Progress Update

The following areas of the Stamford Park Parklands have been subject to design amendments:

- Northern (ASR) wetland – removed from design as agreed by the Stamford Park Steering Committee (May 2017), with boardwalk infrastructure to be relocated to Melbourne Water wetland and better activation of the Melbourne Water wetland.

- Aquifer Storage and Retrieval (ASR) – removed from design as agreed by the Stamford Park Steering Committee (August 2017) as unlikely to be economically feasible when compared with stormwater reuse.
- Permaculture area – the evolving design recognises the important engineering function of the southern swale as primarily for drainage, over the use of the area as a permaculture zone. The hydraulic function of the land has meant that the scale of permaculture is reduced. However, effort is being made to include orchard planting, basic planter boxes and other food plants at nodes above the flood zone of the swale area. Opportunities for further expansion exist in these nodes and on a raised area further west, dependent on future community demand. This is consistent with the approved concept design and aims to address as much as possible of the underlying philosophy in the sustainability section of the Stamford Park Master Plan.

3. CONSULTATION

Council's resolution from July 2017 was to proceed to detailed design and construction, given that community consultation had occurred via the development of the Stamford Park Master Plan, and that Steering Committee and Council officer consultation was incorporated into the concept design. Considering that the design is now technical in nature, consultation at this stage is with key stakeholders, namely Melbourne Water and Stockland.

4. ENVIRONMENTAL/AMENITY ISSUES

Given the Stamford Park Parklands are situated within the Corhanwarrabul Creek floodplain, a significant part of the design centres on integrated water management and maintaining the hydraulic functionality of the floodplain. Initial advice has been sought from Melbourne Water and an independent hydraulic assessment and flood modelling exercise has been undertaken to inform the design process.

5. FINANCIAL & ECONOMIC IMPLICATIONS

Funding for the Stamford Park redevelopment (including parklands, homestead and homestead gardens) was approved in July 2017.

No further capital funds are sought from this report.

There are ongoing maintenance and asset renewal savings (yet to be quantified) expected to be realised through the outcomes of the design process.

6. SOCIAL IMPLICATIONS

The development of Stamford Park addresses a significant need in Rowville for greater provision of public open space and recreation opportunities.

Given the proximity to Corhanwarrabul Creek, Council has also sponsored a Cultural Heritage Management Plan to inform the investigation and design works on this project, as well as to meet the requirements of the Aboriginal Heritage Act (2006).

7. RELEVANCE TO KNOX COMMUNITY AND COUNCIL PLAN 2017-2021

The Stamford Park project aligns to several goals and strategies within the Community and Council Plan 2017 – 2021 due to the integrated outcomes sought by the project. The content and recommendations of this report specifically relate to the following:

Goal 1– We value our natural and build environment	<p>Strategy 1.1 - Protect and enhance our natural environment</p> <p>Strategy 1.3 Ensure the Knox local character is protected and enhanced through the design and location of urban development and infrastructure.</p>	<p>Council Initiatives</p> <ul style="list-style-type: none"> - Continue to implement initiatives to achieve resource efficiency, reduction in water and energy use - Conserve, protect and enhance sites of biological significance and increase connectivity between current sites
Goal 2 – We have housing to meet our changing needs	Strategy 2.1 Plan for a diversity of housing in appropriate locations.	<p>Council initiative</p> <ul style="list-style-type: none"> - Continue to support the development of Stamford Park residential estate (Year 1 - 3).

8. CONFLICT OF INTEREST

Under section 80c of the Local Government Act 1989 officers providing advice to Council must disclose any interests, including the type of interest.

Officer Responsible – (Monica Micheli, Executive Engineer – Major Initiatives Unit) - In providing this advice as the Officer Responsible, I have no disclosable interests in this report.

Author – (Andrew Chadder, Program/Project Manager – Major Initiatives Unit) - In providing this advice as the Author, I have no disclosable interests in this report.

9. CONCLUSION

Design of the Stamford Park Parklands is a complex exercise given the competing demands of the site, the strong influence of hydraulic and flood management principles underpinning the design, and the need to balance stakeholder expectations and public safety. Increased technical input into the design process has resulted in opportunities to improve the design outcomes. For the most part, this is simply part of the evolution of the design process, but more notable examples have been highlighted in this report to demonstrate Council's commitment to achieving the performance outcomes of the Stamford Park Master Plan.

10. CONFIDENTIALITY

There are no confidential matters related to this report.

COUNCIL RESOLUTION

MOVED: CR. SEYMOUR

SECONDED: CR. PEARCE

That Council

- 1. Notes the progression of the design process for the Stamford Park Parklands from the Stamford Park Master Plan to the concept design, and ultimately to the detailed design;**
- 2. Notes that the performance outcomes of the Stamford Park Master Plan continue to be managed within the technical parameters of the site;**
- 3. Supports opportunities to better integrate the proposed recreation lake with the Melbourne Water wetland; and**
- 4. Endorses an alteration to the Masterplan July 2014 to incorporate an integrated Melbourne Water wetland with the Stamford Park recreation lake.**

CARRIED

ALL WARDS**5. ENDORSEMENT OF MAV STATE COUNCIL MOTIONS**

SUMMARY: Governance Officer (*Kirstin Ritchie*)

This report seeks endorsement of the Municipal Association of Victoria (MAV) motions to be presented to the 2018 MAV State Council meeting.

RECOMMENDATION

That Council endorse the following motions for the MAV State Council as contained in Appendix A:

- a) Inclusion of a compensation clause within the Victorian Residential Tenancies Act (currently under review), to ensure residents within caravan parks where closure is proposed, are supported;
- b) Continuation of funding for building inclusive communities program (metro access);
- c) Increase funding to support neighbourhood houses; and
- d) Increased affordable housing in eastern metropolitan Melbourne

1. INTRODUCTION

The MAV is the statutory peak body for local governments in Victoria with a key role of advocating local government interests to the State Government. The MAV has written to Victorian Councils seeking submissions of motions for consideration at the MAV State Council meeting to be held on 18 May 2018.

Attached to this report as Appendix A are the motions presented for Council consideration and endorsement.

2. DISCUSSION

The MAV State Council meeting considers motions of statewide importance submitted by Victorian local governments. Motions that are carried at the MAV State Council meeting become resolutions. These resolutions are then considered by the MAV Board when setting the strategic workplan of the MAV.

The MAV State Council meeting provides a valuable opportunity for Council to explore and develop statewide approaches across a range of issues.

The following proposed motions are submitted for endorsement:

- Inclusion of a compensation clause within the Victorian Residential Tenancies Act (currently under review) to ensure residents within caravan parks where closure is proposed, are supported;
- Continuation of funding for building inclusive communities program (metro access);

- Increase funding to support neighbourhood houses; and
- Increased affordable housing in eastern metropolitan Melbourne

3. CONSULTATION

Councillors were advised of the forthcoming MAV State Council meeting and provided with an opportunity to identify motions for consideration and endorsement.

4. ENVIRONMENTAL/AMENITY ISSUES

There are no environmental or amenity issues association with the preparation of this report.

5. FINANCIAL & ECONOMIC IMPLICATIONS

There are no direct financial or economic implications associated with this report.

6. SOCIAL IMPLICATIONS

Council plays a key advocacy role on behalf of the community. Participation at the MAV State Council meeting assists Council to build strong relationships with other levels of government and develop statewide approaches across a range of areas.

7. RELEVANCE TO KNOX COMMUNITY AND COUNCIL PLAN 2017-2021

The MAV State Council will consider a wide range of motions, many of them that will have relevance to the Knox Community and Council Plan 2017-2021.

8. CONFLICT OF INTEREST

Under section 80c of the Local Government Act 1989 officers providing advice to Council must disclose any interests, including the type of interest.

Officer Responsible – (Michael Fromberg, Director Corporate Services) - In providing this advice as the Officer Responsible, I have no disclosable interests in this report.

Author – (Kirstin Ritchie, Governance Officer) - In providing this advice as the Author, I have no disclosable interests in this report.

9. CONCLUSION

Contributing to the MAV State Council ensures that Council's views are represented at a state level.

10. CONFIDENTIALITY

There are no issues of confidentiality associated with this report.

COUNCIL RESOLUTION

MOVED: CR. LOCKWOOD

SECONDED: CR. TAYLOR

1. That Council endorse the following motions for the MAV State Council as contained in Appendix A:
 - a) Inclusion of a compensation clause within the Victorian Residential Tenancies Act (currently under review), to ensure residents within caravan parks where closure is proposed, are supported;
 - b) Continuation of funding for building inclusive communities program (metro access);
 - c) Increase funding to support neighbourhood houses; and
 - d) Increased affordable housing in eastern metropolitan Melbourne

2. That Council note the following motion proposed by the Eastern Affordable Housing Alliance (EAHA), and submit it to the ALGA 2018 National General Assembly as the auspicing body for the EAHA, and attach the motion as Appendix B in the minutes:
 - a) Adequate supply of social and affordable housing across Australia.

CARRIED

MAV State Council Meeting – 18 May 2018

To submit a motion for consideration by State Council on Friday, 18 May 2018, please complete this form and email to the **State Council** email address S2@mav.asn.au, **no later than 20 April**. Please note, motions received by **12 April** (early motions) will be distributed to all MAV representatives on **13 April**. Submitters may amend their own motions up to 5pm on **27 April**.

**MOTION:
INCLUSION OF A COMPENSATION CLAUSE WITHIN THE VICTORIAN RESIDENTIAL TENANCIES ACT 1997 (CURRENTLY UNDER REVIEW).**

Submitted by: Knox City Council

MOTION:
That the MAV advocate to State Government for inclusion of a Compensation clause within the Victorian Residential Tenancies Act 1997 (currently under review), to ensure residents within caravan parks where closure is proposed, are supported.

**MAV Strategic Work Plan (SWP):
Indicate whether or not the subject matter of your motion is included in the MAV SWP 2017-19.**

Is the subject matter of this motion included in the SWP?	Yes
If yes, identify the following:	
Objective No.	
Priority No.	5
Item No.	

RATIONALE:

In November 2016, owners advised residents of the Wantirna Caravan Park that the site would be closing effective 31 March 2018. Residents were directed to vacate the site by early January 2018.

189 residents were situated at Wantirna Caravan Park living in different accommodation options including park houses, park cabins and caravans. A survey of residents identified 85% aged 61 and over; 83% live alone; and 84% receiving a pension, 92% indicated that they would need help to find housing.

To proactively assist the residents of the Wantirna Caravan Park in advance of its closure, a range of community service organisations and State Government departments representatives worked collaboratively to enable the most suitable and available housing outcomes for those affected. This collaborative work identified extreme vulnerabilities amongst residents and limited capacity for residents to support their relocation to alternative housing. In January 2017 community agencies completed the transition of residents into alternative and appropriate housing across Victoria. No residents were paid any compensation to support the loss or relocation costs.

The Victorian Residential Tenancies Act 1997 currently does not incorporate a compensation clause to support compensation for termination of agreements or relocation of dwellings to new residential sites. The NSW Residential Parks Act 1998 No 142 however does provide a clause termination of a residential site agreement for residential parks.

Housing agencies and Government departments have advised that there has been an increase in closures of residential caravan parks within Victoria over recent times and it is expected that this may continue to increase over time.

The Victorian Residential Tenancies Act 1997 is currently under review. This review is one part of the Government's broader work program under its *Plan for Fairer, Safer Housing* to ensure that all Victorians can access safe, affordable and secure housing. It is timely to actively advocate for this amendment to the current act to enable support for residents of caravan parks across Victoria.

Council now requests that the Minister Consumer Affairs, Gaming and Liquor regulation give urgent consideration to the inclusion of a Compensation clause for within the Victorian Residential Tenancies Act 1997.

MAV State Council Meeting – 18 May 2018

To submit a motion for consideration by State Council on Friday, 18 May 2018, please complete this form and email to the **State Council** email address S2@mav.asn.au, **no later than 20 April**. Please note, motions received by **12 April** (early motions) will be distributed to all MAV representatives on **13 April**. Submitters may amend their own motions up to 5pm on **27 April**.

MOTION: CONTINUATION OF FUNDING FOR BUILDING INCLUSIVE COMMUNITIES PROGRAM (METRO ACCESS)	
Submitted by: Knox City Council	
MOTION: That the MAV advocate to the State Government Minister for Disability to commit to ongoing funding for the Building Inclusive Communities (MetroAccess) program.	
MAV Strategic Work Plan (SWP): Indicate whether or not the subject matter of your motion is included in the MAV SWP 2017-19.	
Is the subject matter of this motion included in the SWP?	Yes
If yes, identify the following:	
Objective No.	1
Priority No.	1
Item No.	Secure Funding Certainty
RATIONALE:	
<p>The Building Inclusive Communities Programs (MetroAccess) funded through the Department of Health and Human Services is designed to build the capacity of local communities across Victoria so they are more accessible, welcoming and inclusive of people with disabilities. Using a place-based community development approach, the program works to bring together the strengths, resources and creativity of individuals, communities and government to increase citizenship and participation opportunities for people living with a disability.</p> <p>The program has been operating for many years in Victoria and has built great community partnerships and enabled significant local initiatives in Victorian municipalities.</p> <p>The BIC program is a vital additional component to the operation of the NDIS however the sustainability of the program is uncertain. State Government has given no formal commitment for the continued funding of this program following the implementation of NDIS beyond June 2018. Local government is very well placed to continue hosting such a program due to the close connection to communities and the breadth and reach of services. The community development work of capacity building, community awareness, information, linkages and referrals is an <i>essential component</i> for ensuring the success of the NDIS.</p> <p>The Federal Government has indicated the Information, Linkages and Capacity-building (ILC) program component of the NDIS will replace the BIC program. However, the ILC program objectives do not replicate the scope, effectiveness and continuity of BIC. Information to date indicates the ILC program will support one year program grants only and could see service providers change annually due to the complex bidding process. Fixed and short term grants are not an effective way to achieve community development and the ILC funding is not available to Victoria until 1/7/19.</p> <p>The Building Inclusive Communities program would complement, not duplicate the NDIS work.</p> <p>Effectively, without BIC, progress towards improving access and inclusion for people with disability and carers is likely to be substantially reduced and compromised.</p>	

MAV State Council Meeting – 18 May 2018

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MOTION: INCREASE FUNDING TO SUPPORT NEIGHBOURHOOD HOUSES	
<i>Submitted by:</i> Knox City Council	
MOTION: That the MAV State Council advocate to Statement Government to increase funding to Neighbourhood Houses.	
MAV Strategic Work Plan (SWP): Indicate whether or not the subject matter of your motion is included in the MAV SWP 2017-19.	
Is the subject matter of this motion included in the SWP?	Yes
If yes, identify the following:	
Objective No.	1
Priority No.	1
Item No.	Secure Funding Certainty
<p>RATIONALE: Neighbourhood Houses (NHs) have an important role as community gathering places, adult educators and community leaders and connectors. They deliver programs and activities that respond to issues such as digital literacy and inclusion, supporting disengaged youth, unemployment, childcare, emergency management, food security, community resilience, family violence, mental health and wellbeing, training and education, social enterprise development and community connectedness.</p> <p>Councils across Victoria contribute to their local NHs' operational costs through one-off community funding grants. Some also provide support through access to facilities and other in-kind support in recognition of the important contribution NHs make to strengthening communities.</p> <p>Currently, funding from State Government is received by approximately 75% of NHs providing for up to 25 hours (although sometimes less) a week for coordination of these important community resources. There has not been an increase in base funding to NHs since 2014 and the current level of funding has not kept pace with rising operational costs and the demands of Victoria's increasing population.</p> <p>The ALP gave a commitment to invest in NHs in their 2014 election platform yet there has not been any increase in Coordination Program or Network support funding. An increase in funding for the NH Coordination Program, NH Networks and for the number of funded NHs in Victoria is sought from the State Government.</p>	

MAV State Council Meeting – 18 May 2018

To submit a motion for consideration by State Council on Friday, 18 May 2018, please complete this form and email to the **State Council** email address S2@mav.asn.au, **no later than 20 April**. Please note, motions received by **12 April** (early motions) will be distributed to all MAV representatives on **13 April**. Submitters may amend their own motions up to 5pm on **27 April**.

MOTION:

INCREASED AFFORDABLE HOUSING IN EASTERN METROPOLITAN MELBOURNE

Submitted by: Knox City Council as the auspice Council for the Eastern Affordable Housing Alliance

MOTION:

That the MAV advocate to the State Government and seek a commitment for a minimum of 634 new social housing dwellings in the EMR per year until 2036, to meet the minimum supply required.

MAV Strategic Work Plan (SWP):

Indicate whether or not the subject matter of your motion is included in the MAV SWP 2017-19.

Is the subject matter of this motion included in the SWP?	No
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If yes, identify the following:	
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Objective No.	
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Priority No.	
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Item No.	
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RATIONALE:

The Eastern Affordable Housing Alliance (EAHA) advocates for increased affordable housing in the Eastern Metropolitan Region of Melbourne to meet the needs of our communities for safe, secure, affordable housing now and in the future.

In 2015 the six member Councils making up the Eastern Affordable Housing Alliance (EAHA) – Knox, Maroondah, Manningham, Monash, Whitehorse and Yarra Ranges – endorsed an advocacy position to the State Government calling for the State to commit to a minimum of 634 new social housing dwellings in the EMR per year until 2036, to meet the minimum supply required.

This number is based on the *Minimum supply of social housing, Eastern Metropolitan Region (2018-2036)*, which quantifies need for social housing in the Eastern Metropolitan Region of Melbourne. With a social housing rate significantly below the metropolitan average an additional 11,420 social housing dwellings are required by 2036 in the region to meet demand. This equates to ‘634 dwellings per year every year over the next 18 years (2018-2036).’

This motion supports the primary aim of the EAHA: to increase the supply of social and affordable housing in the Eastern Metropolitan Region of Melbourne.

PROCEDURAL MOTION**CLOSURE OF MEETING**

MOVED: CR. KEOGH
SECONDED: CR. PEARCE

That in accordance with Sections 89 (2) of the Local Government Act, 1989, the Meeting be closed to members of the public on the basis that discussion is required on matters set out in:

Item 6 – Ferntree Gully Cemetery Options – Section 89(2)(c) of the Local Government Act due to industrial matters.

CARRIED

THE MEETING WAS CLOSED TO THE PUBLIC AT 7.21PM**6. FERNTREE GULLY CEMETERY: OPTIONS**

A confidential report was resolved in camera.

PROCEDURAL MOTION

MOVED: CR. PEARCE
SECONDED: CR. KEOGH

That the meeting be re-opened to the Public.

CARRIED

THE MEETING REOPENED TO THE PUBLIC AT 7.30PM**7. MOTIONS FOR WHICH NOTICE HAS PREVIOUSLY BEEN GIVEN**

Nil.

8. SUPPLEMENTARY ITEMS

Nil.

9. URGENT BUSINESS**9.1 URGENT BUSINESS**

Nil.

9.2 CALL UP ITEMS

Nil.

MEETING CLOSED AT 7.35PM

Minutes of Meeting confirmed at the
Ordinary Meeting of Council
held on
Monday 23 April 2018

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Chairperson

Official Minutes of Knox City Council