

# AGENDA

Strategic Planning Committee Meeting

To be held at the

Civic Centre

511 Burwood Highway

Wantirna South

On

Monday 12 December 2022 at 7:00 PM

This meeting will be conducted as a hybrid meeting

**knox**  
your city



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Bruce Dobson  
Chief Executive Officer

## 1 Apologies

## 2 Declarations of Conflict of Interest

## 3 Confirmation of Minutes

Confirmation of Minutes of Strategic Planning Committee Meeting on Monday 7 November 2022

## 4 Considering and Ordering Upon Officers' Reports

### 4.1 621 Burwood Highway, Knoxfield - P/2021/6169

#### **SUMMARY: Coordinator Planning, Greg Kent**

**This report considers Planning Application P/2021/6169 for the Subdivision of land in stages, removal of native vegetation, creation of access to a road in a Transport Zone, and associated buildings and works at 621 Burwood Highway, Knoxfield.**

#### **RECOMMENDATION (SUMMARY)**

**That the Committee Issue a Notice of Refusal to Grant a Planning Permit for the Subdivision of land in stages, removal of native vegetation, creation of access to a road in a Transport Zone, and associated buildings and works at 621 Burwood Highway, Knoxfield; subject to the refusal grounds detailed in the full recommendation in Section 10 below.**

#### **1. INTRODUCTION**

Application P/2021/6169 has been lodged with Council for the development of the Subdivision of land in stages, removal of native vegetation, creation of access to a road in a Transport Zone, and associated buildings and works at 621 Burwood Highway, Knoxfield.

This application is being reported to Council as it has been called up by the Director City Livability. The application is not triggered for a Council decision due to the large objector numbers as it is being recommended for refusal.

#### **2 DISCUSSION**

It is considered that the proposed subdivision does not provide an appropriate balance between the need to provide housing within a strategic investigation site with the retention of vegetation, consideration of the Comprehensive Development Plan, the impact on existing ecology, and the net community benefit.

The proposal fails to satisfy relevant Planning Policy Framework strategies and objectives, the relevant Local Planning Policy Framework, the purpose of the Comprehensive Development Zone – Schedule 2, the Environmental Significance Overlay – Schedule 2 for the following reasons.

- Key components of the Comprehensive Development Plan have not been addressed including an appropriate or active interface to Scoresby Road and that the residential subdivision encroaches into half of the mixed use component;
- The proposal does not avoid the removal, destruction or lopping of native vegetation and is inconsistent with the purpose of Clause 52.17 of the Knox Planning Scheme;
- The proposal will not provide an appropriate balance between the need for additional housing while respecting and positively responding to the site and its local context;
- The resultant flow on effects from the construction of the temporary retarding basin to protected species including the Blue Billed Duck (Vulnerable); and
- The proposal does not satisfy the objectives of Clause 56 of the Knox Planning Scheme, in particular Clause 56.03-2 - Activity Centre, Clause 56.03-4 - Built Environment, Clause

56.03-5 - Neighbourhood Character, Clause 56.04-4 - Street Orientation, and Clause 56.05-1 – Integrated Design.

The detailed Officer Report is provided at Attachment 1.

### **3 CONSULTATION**

The application was advertised by way of three (3) signs on the site, notices were sent to adjoining property owners and occupiers, and a public notice was published in The Herald Sun. In total 587 objections and one letter of support were received.

The application was referred internally to Council’s Stormwater Engineer, Transport & Traffic Engineer, Arborist, Landscape Assessment Officer, Parks Officer, and Waste Management Officer. Various comments/concerns were raised with the application.

The Application was also referred externally to Fire Services Victoria, Melbourne Water, The Environmental Protection Agency, Ausnet Electricity Services Pty Ltd, Multinet Gas, South East Water and Department of Transport. No objections were received from these referral authorities, some were subject to conditions of any permit issued.

A Planning Consultative Committee (PCC) Meeting was held in September, attended by the applicant and 78 objectors.

### **4. CLIMATE CHANGE CONSIDERATIONS**

Implementation of the recommendation is considered to have no direct implications or has no direct impacts upon Council’s Net Zero 2030 target as any planning permit issued will not increase Council’s corporate carbon emissions.

In response to the Community Net Zero 2040 and exposure to climate risks or climate change adaptation, the Knox Planning Scheme does not currently require subdivisions (or future development on the created lots) to achieve net zero emissions.

### **5. ENVIRONMENTAL/AMENITY CONSIDERATIONS**

There are significant be environmental impacts associated with the proposed development. A thorough assessment of the application against environmental and amenity considerations can be found at Section 5 of the Officer’s Report at Attachment 1

### **6. FINANCIAL & ECONOMIC IMPLICATIONS**

There are no direct financial or economic implications associated with the proposed subdivision for Council. However it should be noted that if the site is developed in the future, all public open space areas will become Knox City Council assets.

### **7. SOCIAL IMPLICATIONS**

There are no direct significant social implications associated with the proposed subdivision. However it should be noted that this application has received significant opposition and interest from the local community. A thorough assessment of the application against all relevant considerations of the Knox Planning Scheme can be found at Section 5 of the Officer’s Report at Attachment 1.

## **8. RELEVANCE TO KNOX COMMUNITY AND COUNCIL PLAN 2021-2025**

### **Neighbourhoods, Housing & Infrastructure**

Strategy 2.1 - Plan for and support diverse housing to meet changing community needs.

### **Natural Environment & Sustainability**

Strategy 3.1 - Preserve our biodiversity and waterways, and enhance our urban landscape.

## **9. CONFLICT OF INTEREST**

The officers contributing to and responsible for this report have no conflicts of interest requiring disclosure under Chapter 5 of the Governance Rules of Knox City Council.

## **10. RECOMMENDATION**

**That the Committee issue a Notice of Refusal to Grant a Planning Permit for the Subdivision of land in stages, removal of native vegetation, creation of access to a road in a Transport Zone, and associated buildings and works at 621 Burwood Highway, Knoxfield; on the following grounds:**

- 1. The proposal is inconsistent with the relevant Planning Policy Framework strategies and objectives, particularly in relation to Clause 11 (Settlement), Clause 12 (Environmental and Landscape Values), Clause 15 (Built Environment and Heritage), Clause 16 (Housing) of the Knox Planning Scheme.**
- 2. The proposal is inconsistent with the relevant Local Planning Policy Framework, in particular the Municipal Strategic Statement, Clause 21.03-1 (Treed City), Clause 21.03-2 (Biodiversity and Native Vegetation), Clause 21.05 (Built Environment and Heritage), and Clause 21.06 (Housing) of the Knox Planning Scheme.**
- 3. The proposal is inconsistent with the purpose of the Comprehensive Development Zone – Schedule 2 of the Knox Planning Scheme and is not generally in accordance with the Comprehensive Development Plan. Key components of the Comprehensive Development Plan have not been addressed including an appropriate or active interface to Scoresby Road and the residential subdivision encroaches into half of the mixed use component.**
- 4. The proposal is inconsistent with the environmental objectives and the relevant decision guidelines of the Environmental Significance Overlay – Schedule 2 of the Knox Planning Scheme. The proposal has the potential to detrimentally impacts habitat of species which are protected (in particular the Blue Billed Duck and the Dwarf Galaxias).**
- 5. The proposal does not avoid the removal, destruction or lopping of native vegetation and is inconsistent with the purpose of Clause 52.17 of the Knox Planning Scheme.**
- 6. The proposal does not satisfy the objectives of Clause 56 of the Knox Planning Scheme, in particular Clause 56.03-2 - Activity Centre, Clause 56.03-4 - Built Environment, Clause 56.03-5 - Neighbourhood Character, Clause 56.04-4 - Street Orientation, and Clause 56.05-1 – Integrated Design.**
- 7. The proposal will not provide an appropriate balance between the need for additional housing while respecting and positively responding to the site and its local context.**

## **11. CONFIDENTIALITY**

There is no content in this report that meets the definition of confidential information from the Local Government Act 2020.

**Report Prepared By:**            **Coordinator Planning, Greg Kent**  
**Report Authorised By:**       **Director City Liveability, Matt Kelleher**

**Attachments**

1. Attachment 1 - Officers Report 621 Burwood Highway Knoxfield [**4.1.1** - 17 pages]
2. Attachment 2 - Council Attachments P/2021/6169 - 621 Burwood Highway Knoxfield [**4.1.2** - 18 pages]



## Planning Application P/2020/6169 for the Subdivision of land in stages, removal of native vegetation, creation of access to a road in a Transport Zone, and associated buildings and works

### 1. Summary:

Subject Site:	621 Burwood Highway, KNOXFIELD VIC 3180
Proposed Development:	Subdivision of land in stages, removal of native vegetation, creation of access to a road in a Transport Zone, and associated buildings and works
Existing Land Use:	Vacant – Former Department of Primary Industries site
Site Area:	19.25 hectares
Planning Scheme Controls:	Comprehensive Development Zone – Schedule 2, Environmental Significance Overlay – Schedule 2, Land Subject to Inundation Overlay
Application Received:	6 April 2021
Number of Objections:	587
PCC Meeting:	1 September 2022
Ward:	Dinsdale

### 2. Purpose

The purpose of this report is to provide Councillors with the Council Planning Officer's assessment of Planning Permit Application P/2021/6169 to assist in making a decision on the application. It should be read in conjunction with the other attachments.

### 3. Background

#### 3.1 Subject Site and Surrounds

The location of the subject site and surrounds is shown in Attachment 2.

- The subject site is a significant, single allotment located on the north-west corner of the intersection of Burwood Highway and Scoresby Road in Knoxfield. The site was previously used by the former Department of Primary Industries (DPI).
- The surrounding area is a mix of uses. To the north is the Blind Creek Reserve containing Blind Creek, bushland and associated trail. Adjoining the site to the east is an existing residential estate containing single and double storey dwellings, Fairhills High School and Scoresby Road.





## Attachment 1

- To the south is Burwood Highway, Chemist Warehouse, Our Saviours Lutheran Church and an existing residential estate containing single and double storey dwellings. To the west are offices used by the Department of Environment, Land, Water and Planning; Emergency Services, and industrially zoned land used for that purpose.
- The site is irregular in shape, has a total area of 19.25 hectares and extends approximately 800 metres to the north-west to the Blind Creek Reserve. The site has a fall of approximately 21 metres from the north-east of the site to the south-west of the site.
- The subject site is primarily vacant of buildings and contains areas of grass, treed areas, including vegetation of value and a large dam located near the north-west corner of the site (known in the community as Lake Knox). This dam has been noted as a habitat for ducks including the Blue Billed Duck which has been listed as threatened under the *Flora and Fauna Guarantee Act 1988*.
- The site contains three drainage and sewerage easements
- The title does not contain any covenants.

### 3.2 Planning Scheme Amendment C160

Amendment C160 introduced a Comprehensive Development Zone – Schedule 2 (CDZ2) into the Knox Planning scheme. This zoning was applied to the entire site. The Amendment was processed through the Government Land Planning Service and the Minister for Planning was the Planning Authority for the amendment. The process included an advisory committee hearing where views of submitters to the process, including Knox City Council, Development Victoria and members of the community were heard. As part of the amendment process, the Burwood Highway and Scoresby Road Comprehensive Development Plan – September 2018 (CDP) was adopted to guide development of the site in conjunction with the CDP. Refer to Attachment 2.

### 3.3 The Proposal

The proposal seeks permission for the subdivision of land in stages, removal of native vegetation, creation of access to a road in a Transport Zone, and associated buildings and works. Refer to attached plans at Attachment 2. Details of the proposal are as follows:

- This application proposes the first two stages of the subdivision of the site.
- Stage 1 contains 52 lots ranging in size from 113m<sup>2</sup> – 259m<sup>2</sup>.
- Stage 2 contains 53 lots ranging in size from 113m<sup>2</sup> – 215m<sup>2</sup>.
- The balance of the land (15.38 hectares) will form a separate lot, likely for future subdivision.
- The subdivision includes the creation of:
  - 3 reserves ranging in size from 975m<sup>2</sup> – 1,635m<sup>2</sup>;
  - the required easements for the proposed lots;
  - access to a Transport Zone – Schedule 2 (Scoresby Road), and
  - removal of vegetation and works associated with the subdivision

The proposed subdivision has been designed by the applicant to be generally consistent with the CDP.



## Attachment 1

### 4. Consultation

#### 4.1 Advertising

The application was advertised by way of three (3) signs on the site, notices were sent to adjoining property owners and occupiers, and a public notice was published in The Herald Sun. In total 587 objections and a letter of support were received. These are summarised below.

#### ***Inconsistent with local policy of the Knox Planning Scheme***

- The development fails to comply with local policy as outlined in section 5.2 of this report.

#### ***Overdevelopment of the site***

- The proposed subdivision is considered generally consistent with the endorsed CDP in terms of expected densities and future building heights. However it is considered that changes are required to the development to better integrate with the Scoresby Road frontage and the provision of a landscape buffer to Scoresby Road will slightly change densities, if addressed.

#### ***Increase in traffic affecting the local road network***

- The Department of Transport has no objections to the proposal, subject to conditions. These conditions will ensure that Scoresby Road will adequately cater the future development of the site. Council's Traffic and Transport Department also have no objection to the proposal, subject to conditions which will improve the functionality of the street network internal to the development.

#### ***The site is poorly serviced by public transport with no fixed rail services***

- The site does not have direct access to fixed rail. However the 755, 753, 732 and 745A bus services are accessed via either Burwood Highway or Scoresby Road near the south-east corner of the site which provide connections to Bayswater, Boronia and Glen Waverley Train Stations.

#### ***Flooding of the site/Blind Creek/Increased demand on existing drainage infrastructure***

- The application has been referred to Melbourne Water for comment. Melbourne Water outlines that that proposed subdivision is acceptable from a stormwater management viewpoint, subject to conditions.

#### ***Impacts on the amenity of neighbouring properties and surrounding area during construction***

- Whilst there will always be some impacts if the site is subdivided and single dwellings are constructed on each lot, any unreasonable amenity impacts during construction can be addressed via the requirement for a Construction Management Plan and Traffic Management Plan on any permit issued.

#### ***Using native vegetation offsets first, rather than focussing on avoiding and minimising vegetation loss first***

- The applicant has provided this approach as a worst case approach so that all vegetation which might be removed is offset. It is noted that this approach is not consistent with the 'avoid' and 'minimise' principles applied to Native vegetation removal within Victoria, pursuant to Clause 52.17 of the Knox Planning Scheme, and provides an easy way out for the applicant to remove protected vegetation that could be retained.



## Attachment 1

***The removal of vegetation from the site and the associated impacts on landscape character loss of biodiversity, flora and fauna***

- Any development of the site will have an impact on existing vegetation. The site is located within a CDZ where the future development of the site is anticipated. However this does not mean that all vegetation should be removed. Given the size of the lot, native vegetation to be removed requires a planning permit pursuant to Clause 52.17 of the Knox Planning Scheme. The proposal will therefore have an unnecessary and significant impact on the landscape character through vegetation removal.

***The impact of the removal of retarding basin on the Blue Billed Duck (threatened species)***

- This application is in relation to the staged subdivision of the site and does not propose the removal of the utility installation/existing dam. However, it is acknowledged that this application does intrinsically link with planning application P/2021/6170 and that the proposed subdivision will likely impact the existing dam and therefore negatively impacting the Blue Billed Duck as a result.

***Insufficient evidence that the new wetlands will be a viable habitat for the Blue Billed Duck***

- This application is in relation to the staged subdivision of the site and does not propose the establishment of the new wetlands as part of the overall development of the site. However, it is acknowledged that this application intrinsically links with planning application P/2021/6170 and that the proposed subdivision will likely impact the existing dam and therefore negatively impact the Blue Billed Duck.

***Loss of public open space***

- The site is not public open space which is currently accessible to the public. It is noted that new public open space areas are proposed as part of the development including public parks and reserves.

***Impact on the mental health of people in the community***

- This is not a directly relevant planning concern however it is understood that the development of a significant site such as this land is a significant concern for many community members.

***Lack of Public Open Space for Stages 1 and 2 of the development***

- The entire development is required to provide a minimum of 8.5% public open space throughout the site. Any balance that is short for Stages 1 and 2 will be made up for future stages of the development.

***The rezoning of the site without proper community consultation***

- This is not relevant to this application.

***The use of the 'Small Lot Housing Code' circumnavigates Knox City Council's 'Environmentally Sustainable Development Policy' as future dwellings will not require a planning permit***

- Council cannot direct an applicant to develop a site in a certain way and a subdivision of the site is a viable option under the Knox Planning Scheme.



## Attachment 1

It is true that most future dwellings will not require a planning permit if the subdivision is approved in current state and will not be required to comply with Council's Environmental Sustainable Design Policy for each individual dwelling. However, any future dwellings would be required to meet the relevant star rating under the Building Permit process.

### ***Lack of the provision of social housing throughout the subdivision***

- The applicant has advised that social housing will not be provided as part of this subdivision.

### **4.2 Planning Consultative Committee Meeting**

A Planning Consultative Committee (PCC) Meeting was held via Zoom on 1 September 2022. The meeting was attended by 78 objectors and the issues listed above were discussed. The following issues were discussed in detail at the meeting:

- The CDP outlines the removal of Knox Lake and therefore there is no ability to address issues. What is the point of these applications?
- The impact of the subdivision on the Blue Billed Duck
- The impact of the subdivision on the breeding season of the Blue Billed Duck
- The ability to re-create the environment suitable for the Blue Billed Duck and timing of such
- Development/Subdivision needs to be moved back a minimum of 300m from the Blue Billed Duck Habitat
- The ability to replant existing weeds into the new wetland system.
- Decimation of wildlife in the Knox area. Knox is losing species every day.
- Increased traffic to and from the site and the impact on adjoining roads. Reduction in speed limits?
- Lack of car parking provided throughout the subdivision
- Impacts of increased runoff onto Blind Creek
- Loss of green space for the community and impact on people
- Any development in the location of the existing dam will be a sinkhole later on
- The impact of the increase densities on climate change due to urban heat island effect.
- No mention in the application for subdivision that new dwellings will be sustainable and no information provided on water harvesting
- Development Victoria has provided the same design for the last 5 years and nothing has changed as a result of community feedback.
- Overdevelopment of area
- Lack of connectivity of the subdivision to the adjoining school
- Lack of provision of social housing

At the conclusion of the PCC meeting, no agreements or changes to the application were proposed by the applicant. All issues remained unresolved.

### **4.3 Referrals**

The application was referred to external authorities and internal departments for advice. The following is a summary of relevant advice:

**Fire Services Victoria:** No objection, subject to amended plans being submitted via conditions of permit.



## Attachment 1

**Melbourne Water:** No objection, subject to a conditions requiring a Site Environmental Management Plan to be prepared.

**Environmental Protection Agency:** There is nothing on the Vic Unearthed/EPA system which indicates that contamination has been investigated for this site. If Council considers that the site is potentially contaminated then the best course of action is to require the applicant to follow the guidance in PPN30 to determine the correct level of assessment. If the site's use did not involve fuel storage, chemical storage, or other contaminating activities then the categorisation of 'high potential for contamination' may not be justified.

**Department of Transport:** No objection, subject to conditions.

**South East Water:** No objection, subject to conditions.

**AusNet:** No objection, subject to standard conditions

**Comdain:** No objection, subject to standard conditions

**Council Traffic Engineer:** No objections, subject to amended plans being provided including details such as swept path diagrams for vehicles exiting garages/crossover locations into laneways, provision of a 600mm setback from the edge of footpaths to lots, bin placements within laneways, visitor car parking allocations and sightlines from crossovers.

A Construction Management Plan (CMP) should form part of any permit to issue.

Other standard conditions to be included on any permit issued.

**Council Stormwater:** As the stormwater management of the site is almost entirely reliant on treatment and detention assets which reside outside of the residential component, it is not possible to split the stormwater comments neatly between the residential (subdivision) and wetland/habitat components. In order to have no impact on the dam and its habitat value, the temporary retarding basin and the dam would need to be two discrete assets with discrete outfalls. The temporary basin would also have to be a fair distance away from the dam, in fact all works will need to be a fair distance from the dam to mitigate impact on the fauna.

**Council Arborist:** Objection - All trees worthy of retention should be retained and sufficient room for the retention of these trees provided in the design. This is to include above grade permeable paved footpath which can be located deep inside the TPZ's of the trees without a significant impact. The detail of the permeable paving such as Ecotrihex® or Waterpave Drivecon™ must be included on the plan.

**Council Landscape:** Not satisfactory- Services such as electricity, gas, water and Telstra must also be shown on the Street Profiles so it can be demonstrated how these are located in relation to the proposed trees and that the trees have enough room below ground. The Landscape Masterplan should include information requiring at least one small canopy tree in the front setback of each Lot. A proposed plant schedule should be provided on the Landscape Masterplan (LMP). Large medium and small trees are to be specified on the LMP and the streetscapes and parks are to indicate the appropriate species and size of the trees in relation to the room/space available.



## Attachment 1

**Council Parks:** No objection. There does not appear to be any Council tree assets requiring removal to facilitate the development of the land. The Primary streets should have nature strips of minimum width of 3m for large canopy trees. This size will allow for sufficient room for the tree to establish above & below ground. The Secondary streets can have slightly smaller nature strips, though should be a minimum width of 2.5m for medium – small canopy trees. Some proposed tree species are not suitable and require amendments.

**Council ESD Officer:** No objection, however increased consistency is required between the ESD commitments specified within the Sustainability Management Plan (SMP) Report (December 2020), Master Plan Report (February 2021), Landscape and Residential Development Guidelines (August 2021) - particularly section 4 which contains ESD related commitments, Preliminary Stormwater Management Strategy (February 2021) - which includes stormwater quality and Integrated Water Management (IWM) related commitments.

**Council Waste:** Not satisfactory. Updated Waste Management Plan is required via condition addressing issues like bin storage, collection points, vehicle access including swept paths, turnaround areas, allocation of hard waste and bundled green waste and updated future resident information.

## 5. Discussion

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

### 5.1 Zoning and Overlays

#### 5.1.1 Zone

The site is located within the Comprehensive Development Zone – Schedule 2. A permit is required for the subdivision of land. Pursuant to Schedule 2 to the Comprehensive Development Zone. The relevant decision guidelines are the Burwood Highway and Scoresby Road Comprehensive Development Plan – September 2018, the interface with adjacent zones (especially the relationship with residential areas), any natural or cultural values on or near the land, and the objectives and standards of Clause 56.

- The proposal is inconsistent with the purpose of the Comprehensive Development Zone and not generally in accordance with the CDP. Key components of the CDP have not been addressed.
- The subdivision proposed does not provide an appropriate or active interface to Scoresby Road, with lots backing onto, rather than addressing Scoresby Road. This is further compounded by the lack of ability to plant meaningful vegetation. The landscape buffer has a maximum depth of 6.91m which reduces significantly to less than 2 metres due to the slip lane required by the Department of Transport. At a minimum, 9 metres should be set aside for landscaping consistent with the setbacks and front landscaping encountered on the opposite side of Scoresby Road and consistent with other landscaping.



## Attachment 1

- The residential development extends too far into the Mixed Use component of the CDP and provides approximately half the necessary mixed use area (65 metres in width from Scoresby Road proposed in this subdivision compared to the 114 metres outlined in the CDP). No strategic justification has been provided other than it is not currently viable from a market perspective. This changes the intent of development of this important corner interface.

### 5.1.2 Overlays

#### **Environmental Significance Overlay – Schedule 2**

The site is partially affected by the Environmental Significance Overlay – Schedule 2 (ESO2) relating to the Sites of Biological Significance. A planning permit is required for the subdivision of land. The ESO2 outlines the need to specifically address or vary lot sizes, lot boundary alignments and layouts, road networks and driveway access, open space, building envelope or building exclusion areas, drainage or effluent disposal site, to better protect the significant biological values of the site.

- The ESO2 is located within the northern portion of the site, located within the proposed newly created super-lot as part of the subdivision. Therefore, the proposed subdivision does not technically impact the ESO2 from a subdivision viewpoint.
- However, there is concern in relation to the construction of the temporary retarding basin for stages 1 and 2, and its proximity to the existing dam/habitat of the new Blue Billed Duck. As this construction would occur prior to the new habitat being established on the site, Officers cannot be certain that this protected vulnerable species will not be impacted.

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

The site is also partially affected by the Land Subject to Inundation Overlay (LSIO). A planning permit is required for the subdivision of land.

- The LSIO covers the northern fifth of the site adjoining Blind Creek. The proposed subdivision layout does not include any building envelopes within this area. The application has been referred to Melbourne Water as the relevant authority, who did not object to the proposal, subject to conditions.

### 5.2 Policy Consideration: State and Local Planning Policy Framework

State and local policy requires Council to integrate the range of policies relevant to the issues to be determined, and balance conflicting objectives in favour of net community benefit and sustainable development. The key themes for the assessment of the application include Settlement, Environmental and landscape values, Housing, Sustainability and Environment, Transport and Urban Design (including neighbourhood character).

#### 5.2.1 Settlement

**Clause 11 Settlement:** To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements by guiding the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.



## Attachment 1

To deliver networks of high quality integrated settlements that have a strong identity and sense of place, are prosperous and are sustainable by, in particular, preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes. Clause 11.02-1S – Supply of urban land also indicates that planning for urban growth should consider neighbourhood character and landscape considerations as well as the limits of land capability and natural hazards and environmental quality. Clause 11.02-5S – Distinctive areas and landscapes aims to recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes.

- It is noted that the site is part of the habitat corridor that runs along Blind Creek, however the lots to be subdivided for housing within this proposal are located at the south-east end of the site, away from the corridor, and the impact of these new lots to the Corridor is negligible. However, there is concern in relation to the construction of the temporary retarding basin for stages 1 and 2, and its proximity to the existing dam/habitat of the new Blue Billed Duck. As this construction would occur prior to the new habitat being established on the site, Officers cannot be certain that this protected species will not be impacted.

### 5.2.2 Housing

**Clause 16 Housing:** Encourage the appropriate quantity, quality and type of well-designed medium-density housing that provides a high level of internal and external amenity that respects the neighbourhood character; improves housing choice; makes better use of existing infrastructure; and, improves energy efficiency of housing. Locate new housing in or close to activity centres and employment corridors and at other strategic development sites that offer good access to services and transport whilst balanced with protecting valued areas.

**Municipal Strategic Statement:** Council's MSS encourages development occurring with the necessary consideration to such matters as managing population growth, encouraging sustainable development, and influencing the urban form so that Knox itself becomes more sustainable.

The MSS makes specific reference to the diversifying and aging population in Knox which will see an increase in the number of smaller household types, with 'lone person' and 'couple only' households making up just over half of all households in Knox within 20 years. However, the City of Knox is situated between the Dandenong Creek Valley and the Dandenong Foothills: a regionally significant environmental and landscape feature, defining the character and image of Knox.

Some of the key issues and influences include (as relevant):

- Environment and landscape values – Protecting the Dandenong Foothills, Sites of Biological Significance and other areas of significant biological and landscape value from inappropriate development; Loss of vegetation, tree canopy and habitat eroding Knox's 'green and leafy' image; and Habitat fragmentation.
- Environmental risk – Increasing climate change effects including urban heat island, flooding and the increased severity of weather events. Conflict between incompatible land uses as development occurs, with encroachment of sensitive land uses on key industrial areas, former landfills, quarries, materials recycling and transfer stations, leading to risks to human health and amenity.





## Attachment 1

- Built environment and heritage – requiring high quality architecture, urban design and accessibility standards in development; facilitating a strong city character, identity, sense of place and culture; and achieving environmentally sustainable development.
- Housing – A growing population requires increased housing supply in Activity Areas, Local Living area and some Strategic Investigation Sites outside of the Dandenong Foothills; Knox's community is ageing and diversifying and requires more diverse and accessible housing options.

**Clause 21.06 Housing:** The Housing theme implements the Knox Housing Strategy 2015. In managing the City of Knox's current and future housing needs, Council supports a scaled approach to residential development. This scaled approach recognises that some parts of the City will need to accommodate change, due to population growth and the community's changing household needs. Development in residential areas will need to respond positively to the desired future character of the local area and take account of the particular built form and natural environmental elements that make up the neighbourhood character of Knox. The strong landscape character is the unifying element of the neighbourhood character of Knox.

The subject site is located within a 'Strategic Investigation Site'. Strategic Investigation Sites are generally sites not currently used for residential purposes, such as quarries, schools and golf courses. They are sites where the land use is likely to change in a short to mid-term timeframe, and could be suitable for future residential development (either entirely or in part), including a component of social housing. The subject site is indicated as Strategic Investigation Site 7 on Figure 1 – Housing Map within this clause. Where Strategic Investigation Sites have already been subject to investigation processes and have been rezoned to facilitate future residential development, additional strategic guidance may also be found in the relevant zone and overlay schedules which apply to the land.

A key relevant strategy is to: 'Support residential development, where appropriate, on Strategic Investigation Sites (in whole or part)'.

The proposed subdivision is considered to be inconsistent with the state and local policy direction for housing provision for the following reasons:

- The site is identified as a Strategic Investigation Site, and therefore development of the site is anticipated and encouraged by Housing Policy. However, any development of the site, including subdivision is guided by the CDP that has been endorsed for the site. The proposal is considered to be inconsistent with the CDP, and therefore is considered inconsistent with Housing Policy.
- The proposal does not appropriately balance the need for urban consolidation with the need to provide a design which is generally consistent with the CDP.
- Housing choice – The subdivision provides varied lot sizes that will be able to accommodate a range of dwellings.
- Existing infrastructure – The site is located within a fully serviced area.
- Location – The site is located within the Knox Central Activity Centre and is identified as a Strategic Investigation site, where development of the site is anticipated and supported. However, the proposal fails to respond to the constraints of the site including existing vegetation, its address to Scoresby Road, and the reduction in the mixed use component without strategic justification.



## Attachment 1

### 5.2.3 Sustainability and Environment

**Clause 12 Environmental and Landscape Values:** Planning should help to protect the health of ecological systems and the biodiversity they support (including ecosystems, habitats, species and genetic diversity) and conserve areas with identified environmental and landscape values.

Planning must implement environmental principles for ecologically sustainable development that have been established by international and national agreements. Foremost amongst the national agreements is the Intergovernmental Agreement on the Environment, which sets out key principles for environmental policy in Australia. Other agreements include the National Strategy for Ecologically Sustainable Development, National Greenhouse Strategy, the National Water Quality Management Strategy, Australia's Strategy for Nature 2019-2030, the National Forest Policy Statement and National Environment Protection Measures.

Planning should protect, restore and enhance sites and features of nature conservation, biodiversity, geological or landscape value.

**Clause 12.01-1S Protection of biodiversity:** The objective of this Clause is to assist the protection and conservation of Victoria's biodiversity.

**Clause 12.01-1S Native vegetation management:** The objective of this Clause is to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. Decisions that involve, or will lead to, the removal, destruction or lopping of native vegetation, apply the three-step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017):

- Avoid the removal, destruction or lopping of native vegetation.
- Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
- Provide an offset to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation.

**13.03-1S – River corridors, waterways, lakes and wetlands:** To protect and enhance river corridors, waterways, lakes and wetlands.

**Clause 12.05-1S Landscapes:** The objective of this Clause is to protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.

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

**Clause 21.03-1 Treed City:** Describes how the natural environment provides many and varied values and benefits for the local community, such as:

- Managing environmental risks, minimising impact of urban heat island effects and providing shade.
- Providing landscape character and a green skyline, particularly along ridgelines and creek valleys, along major views and vistas and as a backdrop to urban and rural areas.
- Benefits to the health and wellbeing of the community, including amenity, recreation, social interaction and health benefits and improved liveability.



## Attachment 1

This clause also highlights the importance of retaining and enhancing vegetation, in particular canopy tree coverage, as part of the planning application process in the face of competing development pressures. All trees, even single canopy trees in suburban backyards, contribute to the green skyline and collectively make a contribution to Knox's green and leafy character and its natural environment.

The Key Issues include:

- Maintaining and strengthening Knox's 'green and leafy' image and its identifiable landscape character, despite development pressures.
- Recognising the importance of retaining canopy trees as the single most important factor in retaining Knox's landscape character and its natural environment.
- Improving overall understanding within the planning system of the value of trees in improving the liveability of Knox's communities, mitigating climate change impacts and providing a range of other health and wellbeing benefits.
- Habitat fragmentation.

**Clause 21.03-2 Biodiversity and Native Vegetation:** The aim of this Clause is conserving and enhancing natural habitat and biodiversity values with some of the Key Issues being:

Protecting and enhancing natural environments and native vegetation for all their natural values, particularly in Sites of Biological Significance.

Minimising any further reduction in indigenous vegetation that is occurring from land use fragmentation and development pressure.

**Clause 21.03-3 Natural corridors:** - Recognising the multi-faceted role of creek corridors as important environmental, recreation, open space and landscape corridors throughout the City.

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

**Clause 22.04 Environmentally Sustainable Development** - This new policy introduced into Knox Planning Scheme under Amendment C150 requires applicants to address Environmentally Sustainable Development (ESD) principles including energy performance, water resources, indoor environmental quality, stormwater, waste management, transport and urban ecology, by applying these principles within the proposed development.

- The chosen approach for the subdivision is to avoid the 'retain' and 'minimise' approach to vegetation retention, with a focus on the offset component. Whilst this will ensure that an appropriate offset will occur, it negates the first two principles, where existing protected vegetation in good health which adds to the green leafy image of Knox makes way for the overall proposal. In essence the approach provides an easy way out for the applicant/developer where vegetation can just be removed for whatever reason.
- There is concern in relation to the construction of the temporary retarding basin for stages 1 and 2, and its proximity to the existing dam/habitat of the new Blue Billed Duck. As this construction would occur prior to the new habitat being established on the site, Officers cannot be certain that this protected species will not be impacted.



## Attachment 1

- The Sustainable Design Assessment submitted with the application is considered to be generally acceptable given that the proposal is for subdivision. More work is required to ensure consistency between documents if a planning permit was to issue.

### 5.2.4 Transport

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

The 755, 753, 732 and 745A bus services are accessed via either Burwood Highway or Scoresby Road near the south-east corner of the site which provide connections to Bayswater, Boronia and Glen Waverley Train Stations.

### 5.2.5 Urban Design (including Neighbourhood Character)

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

Subdivision Design seeks to ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

**Clause 21.05 Built Environment and Heritage** – Development should address needs of changing household structures, creating high quality, well-designed places that respect and strengthen the local context and landscape qualities of Knox. It is important to achieve environmentally sustainable development that contributes to a more liveable and sustainable Knox, including efficient use of urban water runoff and the quality of stormwater entering waterways.

Housing liveability and amenity for occupants should be improved by supporting indoor environment quality (such as access to daylight and ventilation).

The proposed development is considered to be inconsistent with the state and local policy direction for urban design for the following reasons:

- The site is identified as a Strategic Investigation Site, and therefore development of the site is anticipated and encouraged by Housing Policy. However, any development of the site, including subdivision is guided by the CDP that has been endorsed for the site. The proposal is considered to be inconsistent with the CDP, and therefore is considered inconsistent with Urban Design Policy.

### 5.2.6 Contaminated Land

**Clause 13.04-1S Contaminated and potentially contaminated land** - Ensure contaminated or potentially contaminated land is or will be suitable for the proposed use. Prior to the commencement of any use or development, protect a sensitive use (residential use, childcare centre, kindergarten, pre-school centre, primary school, even if ancillary to another use), children's playground or secondary school from the effects of contamination. Facilitate the remediation of contaminated land to make the land suitable for future intended use or development.



## Attachment 1

- The previous use of the site by the then Department of Primary Industries involved the spraying and testing of pesticides on different types of crops. This use on the land occurred on the site for decades.
- An Environmental Site Assessment (ESA) was undertaken by WSP consultants in 2016 as part of the rezoning of the land, which included a Preliminary Site Investigation (desktop Site history review and Site inspection) with a limited soil, sediment, surface and groundwater investigation program. No contaminants were identified at levels that would pose a risk to the beneficial uses of land that are protected in a residential land use scenario.
- Some recommendations were made in the WSP 2016 ESA Report regarding the remaining infrastructure and inert waste present at the site (i.e. that it should be removed and disposed of to an appropriate EPA licensed facility and a clearance certificate issued). After the issue of the WSP 2016 ESA Report, demolition of infrastructure at the site was completed, further soil assessment and hygienist clearance were completed by others. WSP reviewed the documentation and concluded that some data gaps existed in the documentation.
- A WSP occupational consultant completed an inspection and observed that no buildings or other infrastructure was visible. In summary, the outstanding recommendations in the WSP 2016 ESA had been addressed and closed out. To address the EPA's review of the WSP 2016 ESA, further verification soil contamination investigations were completed in the former chemical storage areas at the DELWP Work Area. No elevated levels were reported in soil samples analysed or visual or olfactory evidence of contamination reported (which is consistent with the findings of the WSP 2016 ESA).
- WSP noted that should any unexpected finds be encountered during site redevelopment (such as odorous or other anomalous fill), a suitably qualified environmental professional should be engaged. Such a recommendation should be a condition if a permit was to be issued.
- Due to these assessments, an Environmental Audit Overlay was not applied to the site when the site was rezoned, as no contaminants were identified that could pose a risk to a residential land use. These investigations are considered to appropriately address this Clause.

### 5.3 Particular Provisions

**Clause 52.17 - Removal of Vegetation** - Ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. A planning permit is required to remove, destroy or lop native vegetation.

- The proposal does not comply with this Clause. Council's Arborist has reviewed the documentation and indicated that all trees worthy of retention should be retained and sufficient room for the retention of these trees provided in the design. Whilst this has occurred to a degree, the reality is that the vast majority of protected vegetation in and around Stages 1 and 2 will need to be removed due to the works being proposed by the subdivision. The applicant has proposed an offset to cater for the removal of vegetation, however this is the third step in a three step approach to native vegetation removal, and in essence would give the applicant/developer the approval to remove all vegetation.

**Clause 52.29 – Land Adjacent to the Principal Road Network** – Ensure appropriate access and appropriate subdivisions to the Principal Road Network or land planned to form part of the Principal Road Network.



## Attachment 1

- The application has been referred to the Department of Transport and Council's Traffic and Transport Department for comment. Both had no objections to the proposal, subject to conditions.

**Clause 53.01 – Public Open Space Contribution and Subdivision** In relation to public open space requirements, Clause 53.01 of the Knox Planning Scheme ("the Scheme") states: "A person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both)."

- Complies - The applicant has proposed in excess of 8.5% public open space in the subdivision and the broader masterplan proposes in excess of 10% public open space for the whole development.

### 5.4 Clause 56 – Residential Subdivision

#### **Liveable and Sustainable communities**

Compact and walkable neighbourhoods – Complies

Activity Centre – Does not comply. The proposed development halves the mixed use area as outlined in the CDP for the site.

Built Environment – Does not comply. The proposal does not provide a good sense of place due to the lack of active frontage to Scoresby road with poor landscaping provision in this part of the subdivision.

Neighbourhood Character – Does not comply. The proposal is not considered to be generally in accordance with the CDP for the site and fails to address key principles including providing an active frontage to Scoresby Road, the reduction of Mixed Use development, and removal of vegetation.

#### **Lot Design**

Lot diversity and distribution – Complies. The proposal provides a slight variation in lot sizes which will allow some variety of housing form, and is considered satisfactory given the site's location within an activity area.

Lot area and building envelopes – Complies.

Solar orientation of lots – Complies. Council's Environmentally Sustainable Design Officer does not object to the proposal subject to changes.

Street Orientation – Does not comply. The proposed development does not avoid the rear of lots being orientated to Scoresby Road, a Transport 2 Zone road.

Common Area - Complies



## Attachment 1

### Urban Landscape

Integrated urban landscape objective - Does not comply, a concept landscape design has been provided for the proposed road, however the design has taken an offset approach to vegetation rather than avoiding or minimising vegetation loss first.

Public Open Space - Complies

### Access and Mobility Management

Integrated Mobility - Complies.

Walking and Cycling Network – Complies.

Neighbourhood Street Network – Complies.

Lot Access – Can comply subject to conditions

### Integrated Water Management

Drinking water supply – Can comply subject to conditions on any permit to issue.

Reused and recycled water – Can comply subject to conditions on any permit to issue.

Waste water management – Can comply subject to conditions on any permit to issue.

Stormwater management – Can comply subject to conditions on any permit to issue. There is concern in relation to the temporary retarding basing required and the resultant flow on effects to the habitat of the Blue Billed Duck in the existing dam.

### Site Management

Site management - Can comply subject to conditions on any permit to issue

### Utilities

Shared trenching – Can comply subject to conditions on any permit to issue.

Electricity, telecommunications and gas - Can comply subject to conditions on any permit to issue.

Fire hydrants – Can comply subject to conditions on any permit to issue.

Public lighting – Can comply subject to conditions on any permit to issue

## 5.5 Other Issues

**Aboriginal Cultural Heritage** - The *Aboriginal Heritage Act 2006* requires the preparation and submission of a Cultural Heritage Management Plan for an activity, including subdivision, if all or part of the activity area is an area of cultural heritage sensitivity, and all or part of the activity is a high impact activity. The subject site is located within an area of cultural heritage significance and the proposed subdivision is a high impact activity. A Cultural Heritage Management Plan (CHMP) for the site has been prepared and approved. The CHMP did not identify an Aboriginal places of significance within the activity area and requires that activities within the area be carried out in accordance with the approved CHMP.



## Attachment 1

### 5.6 General Decision Guidelines

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

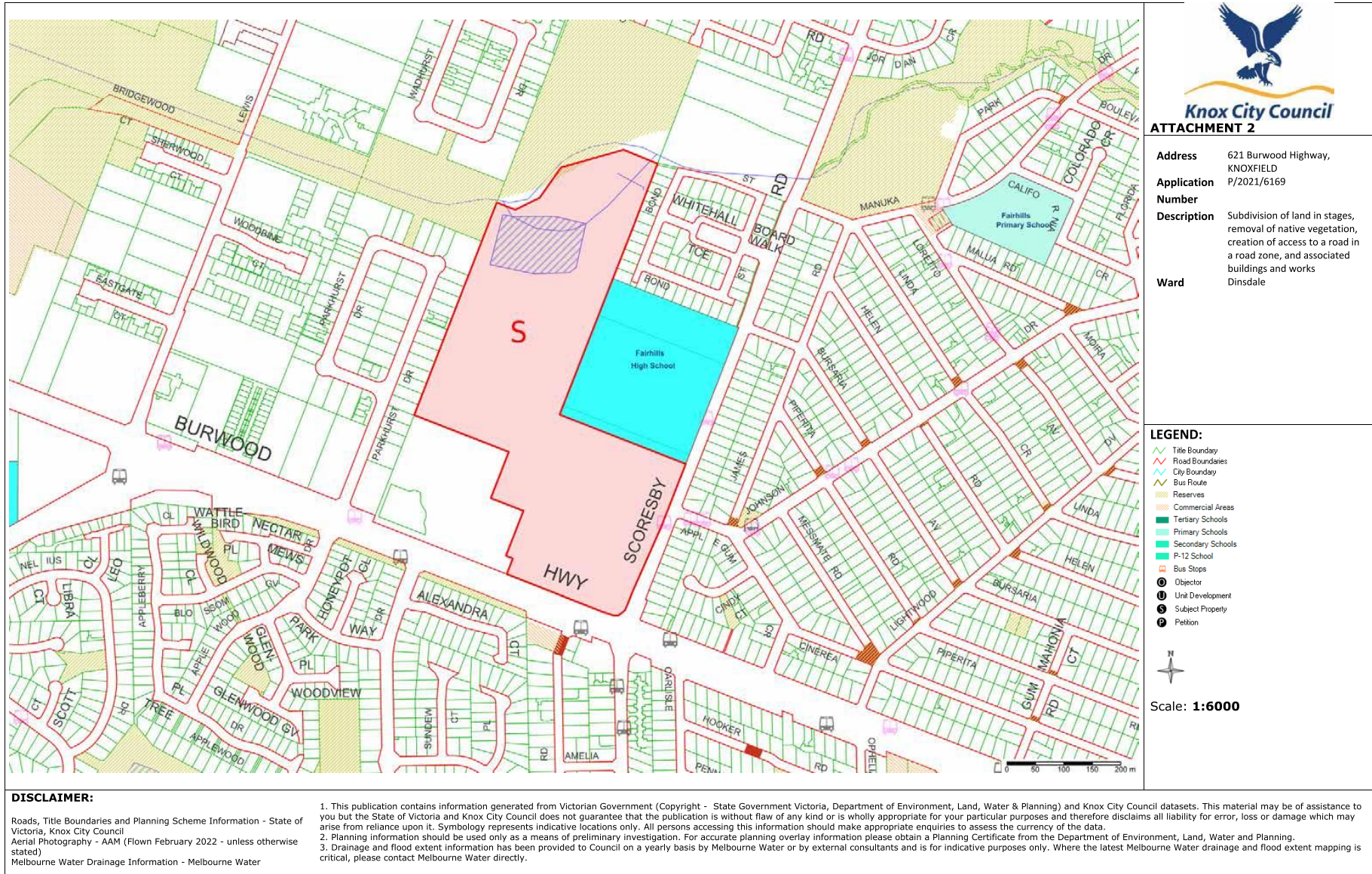
- The decision guidelines of Clause 65 of the Knox Planning Scheme and Section 60 of the Planning and Environment Act (1987) have been appropriately considered.

### 6. Conclusion

Clause 71.02-3 of the Knox Planning Scheme requires Council to balance relative policy objectives when making decisions to ensure resulting development is sustainable and achieves a net community benefit. In this context, the proposal is considered inappropriate given the following:

- The proposal is inconsistent with relevant Planning Policy Framework strategies and objectives, particularly in relation to Clause 11 (Settlement), Clause 12 (Environmental and Landscape Values), Clause 15 (Built Environment and Heritage), Clause 16 (Housing) of the Knox Planning Scheme.
- The proposal is inconsistent with the relevant Local Planning Policy Framework, in particular the Municipal Strategic Statement, Clause 21.03-1 (Treed City), Clause 21.03-2 (Biodiversity and Native Vegetation), Clause 21.05 (Built Environment and Heritage), and Clause 21.06 (Housing) of the Knox Planning Scheme.
- The proposal is inconsistent with the purpose of the Comprehensive Development Zone – Schedule 2 and is not generally in accordance with the Comprehensive Development Plan. Key components of the Comprehensive Development Plan have not been addressed including an appropriate or active interface to Scoresby Road and the residential subdivision encroaches into half of the mixed use component.
- The proposal is inconsistent with the environmental objectives and the relevant decision guidelines of the Environmental Significance Overlay – Schedule 2 of the Knox Planning Scheme. The proposal does not avoid the removal, destruction or lopping of native vegetation and has the potential to detrimentally impact habitat of species which are protected (in particular the Blue Billed Duck).
- The proposal does not avoid the removal, destruction or lopping of native vegetation and is inconsistent with the purpose of Clause 52.17 of the Knox Planning Scheme.
- The proposal does not satisfy the objectives of Clause 56 of the Knox Planning Scheme, in particular:
  - Clause 56.03-2 - Activity Centre
  - Clause 56.03-4 - Built Environment
  - Clause 56.03-5 - Neighbourhood Character
  - Clause 56.04-4 - Street Orientation
  - Clause 56.05-1 – Integrated Design
- The proposal will not provide an appropriate balance between the need for additional housing while respecting and positively responding to the site and its local context.





**ATTACHMENT 2**

<b>Address</b>	621 Burwood Highway, KNOXFIELD
<b>Application</b>	P/2021/6169
<b>Number</b>	
<b>Description</b>	Subdivision of land in stages, removal of native vegetation, creation of access to a road zone, and associated buildings and works
<b>Ward</b>	Dinsdale

**LEGEND:**

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

Scale: **1:6000**

**DISCLAIMER:**

Roads, Title Boundaries and Planning Scheme Information - State of Victoria, Knox City Council  
 Aerial Photography - AAM (Flown February 2022 - unless otherwise stated)  
 Melbourne Water Drainage Information - Melbourne Water

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 2. Planning information should be used only as a means of preliminary investigation. For accurate planning overlay information please obtain a Planning Certificate from the Department of Environment, Land, Water and Planning.  
 3. Drainage and flood extent information has been provided to Council on a yearly basis by Melbourne Water or by external consultants and is for indicative purposes only. Where the latest Melbourne Water drainage and flood extent mapping is critical, please contact Melbourne Water directly.



**Knox City Council**  
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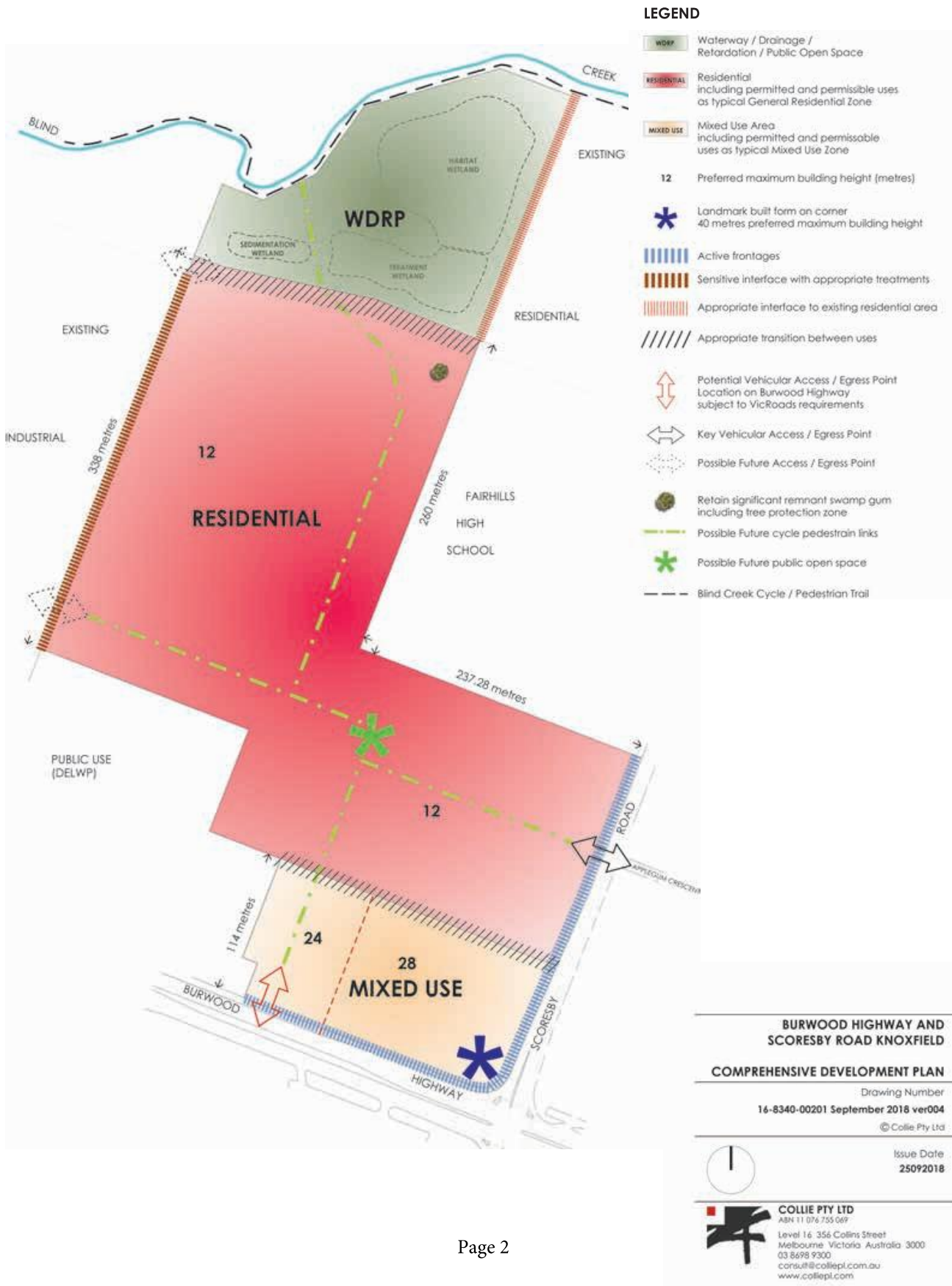
- LEGEND:**
- Title Boundary
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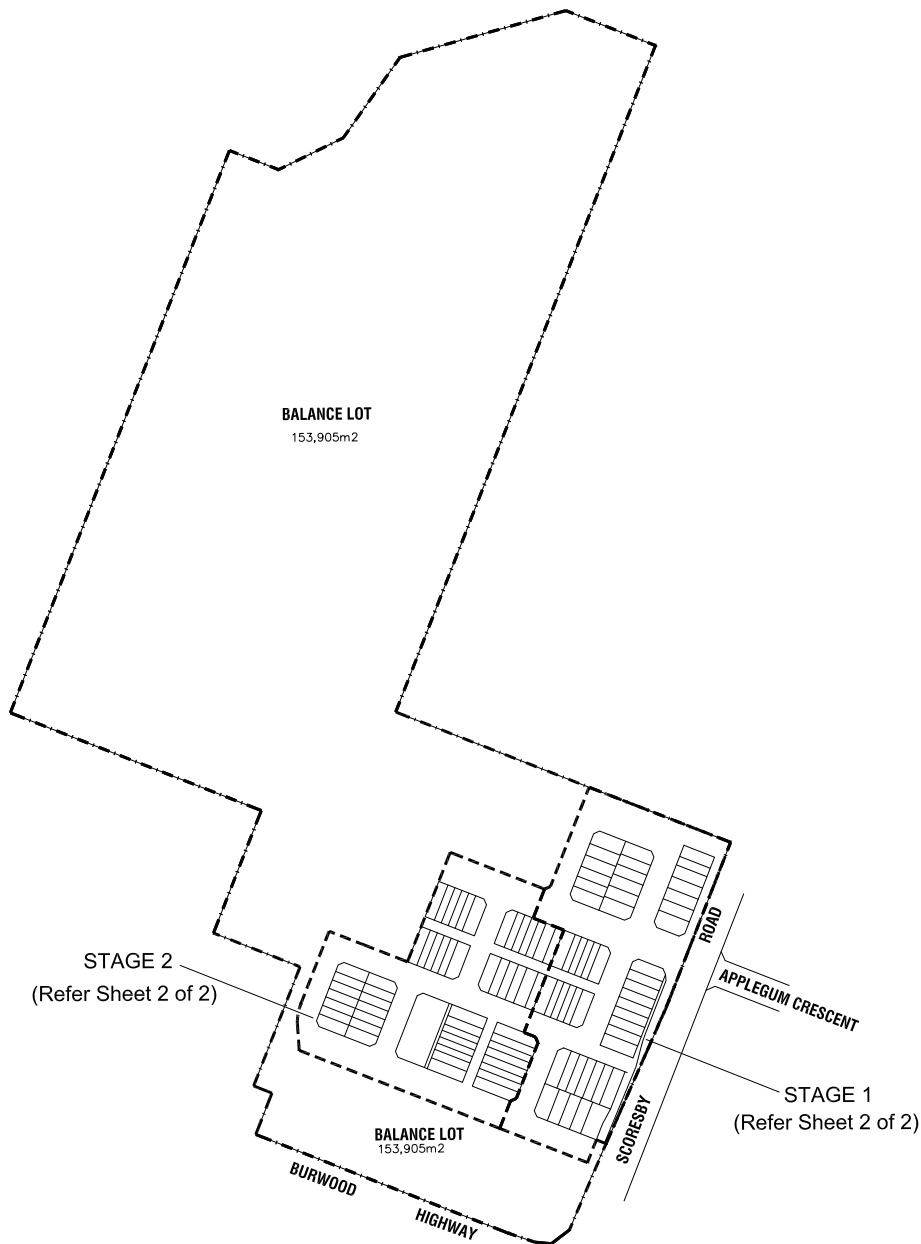
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**LEGEND**

- ▬▬▬▬ Application site boundary
- ▬▬▬▬ Indicative stage boundary

Anticipated Population (2.8 people per dwelling) - 294

The number of lots, areas, dimensions and stage boundaries may vary in plans of subdivision to be certified, based on final survey work associated with each subdivision stage.

Location and detailed design of easements, road pavements, indented car parking bays, crossovers and footpaths are provided in the relevant Plans of Subdivision and Engineering Plans submitted for certification or approval. Any such design details shown on the Subdivision Plan are indicative only.

Detailed design of landscape works is provided in the relevant Landscape Plans.

This plan is subject to Knox City Council approval.

*Note: This subdivision plan was prepared using a CAD survey base plan provided by Paroissien Grant and Associates Pty Ltd and reflects an overall site masterplan prepared by Architectus.*

Client

**DEVELOPMENT VICTORIA**

Project

621 BURWOOD HIGHWAY KNOXFIELD

Drawing Title

**SUBDIVISION PLAN**

Project Number

08340-002

Sheet 1 of 2

Drawing Number

V002

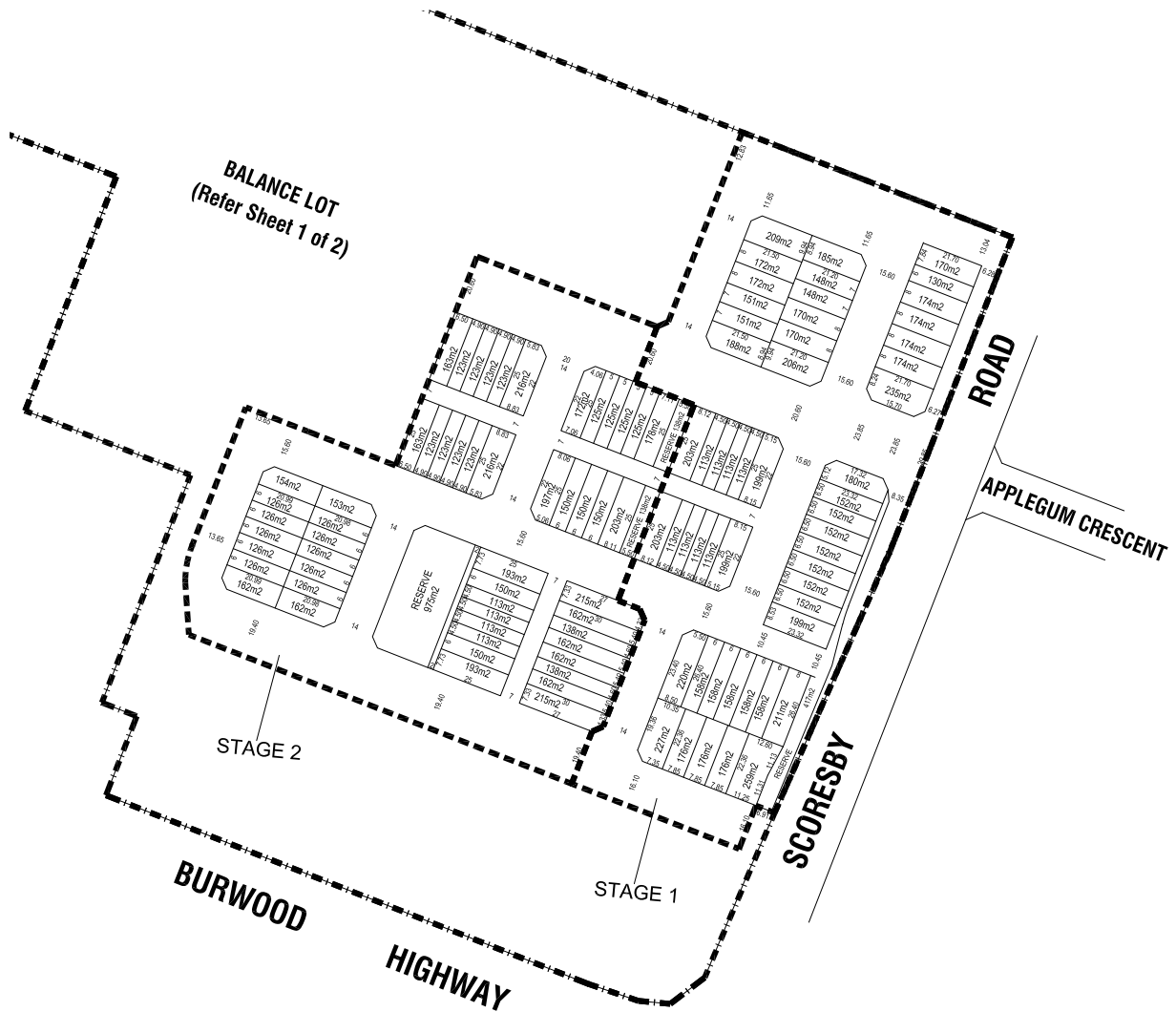
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Issue Date

2004/2022

Scale: 1:2000 (A3)





**LEGEND**

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- ▬▬▬ Indicative stage boundary

Anticipated Population (2.8 people per dwelling) - 294

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Location and detailed design of easements, road pavements, indented car parking bays, crossovers and footpaths are provided in the relevant Plans of Subdivision and Engineering Plans submitted for certification or approval. Any such design details shown on the Subdivision Plan are indicative only.

Detailed design of landscape works is provided in the relevant Landscape Plans.

This plan is subject to Knox City Council approval.

Lot Dimensions (metres)	Area (m <sup>2</sup> )	No. of Lots	% of Total
4.5 x 25	113	20	19
4.5 x 30	135	2	2
5 x 25	125	4	3
5 x 30	150	4	3
6 x 21	126	10	10
6 x 21.5	130	1	1
6 x 23.3	140	8	8
6 x 25	150	7	7
6 x 26.6	160	5	5
7 x 21	147	6	6
7 x 21.5	150	3	3
7 x 22.3	156	4	3
7 x 25	175	4	3
7 x 30	210	2	2
8 x 21	168	3	3
8 x 21.5	172	8	8
8 x 23.3	186	1	1
8 x 25	200	8	8
8 x 26	208	2	2
9 x 21	189	1	1
9 x 21.5	193	1	1
11 x 22.3	245	1	1
<b>Total</b>		<b>105</b>	<b>100</b>

Note: This subdivision plan was prepared using a CAD survey base plan provided by Paroissien Grant and Associates Pty Ltd and reflects an overall site masterplan prepared by Architectus.

Client

**DEVELOPMENT VICTORIA**

Project

621 BURWOOD HIGHWAY KNOXFIELD

Drawing Title

**SUBDIVISION PLAN**

Project Number

08340-002  
Sheet 2 of 2

Drawing Number

V002

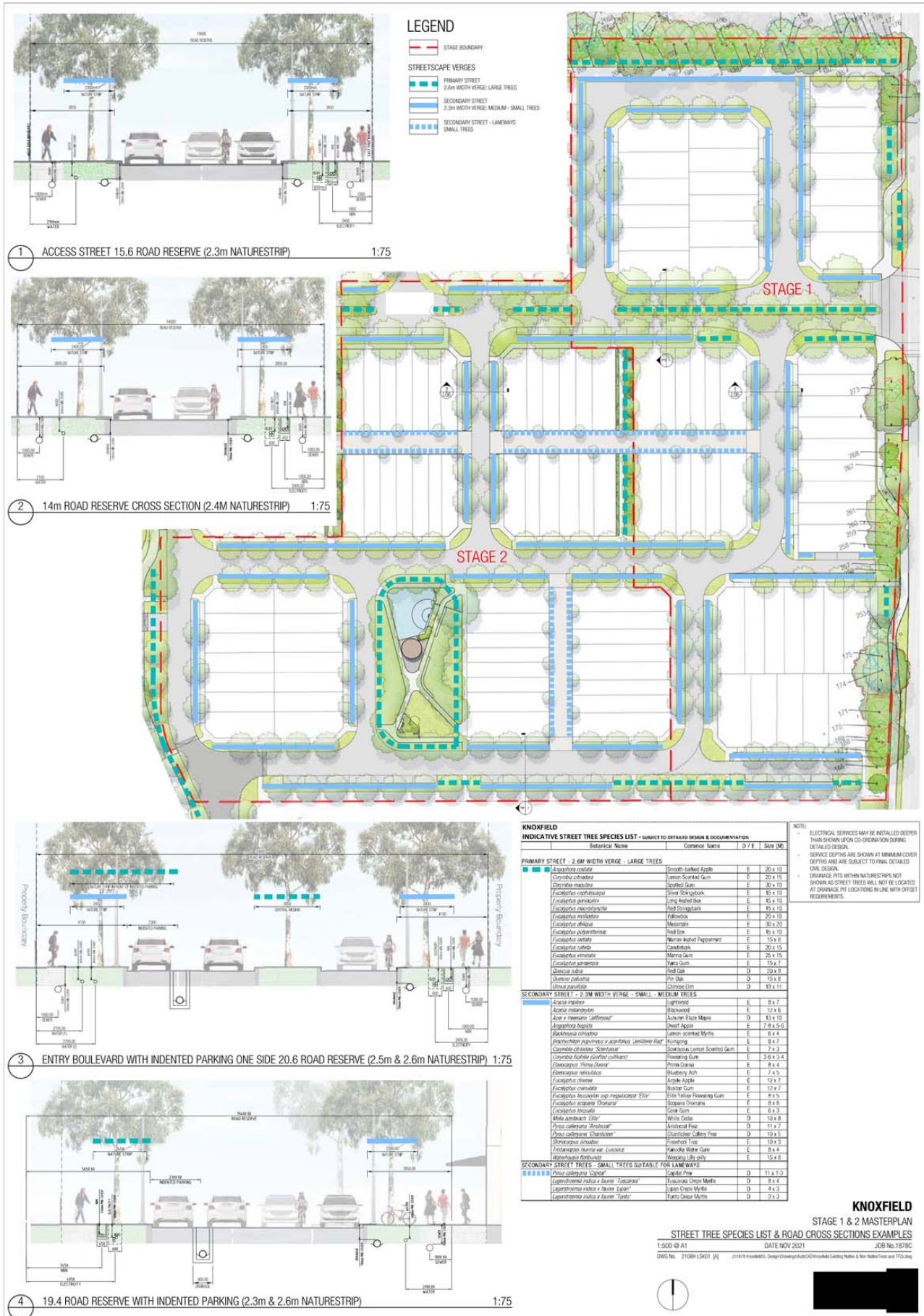
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Issue Date

2004/2022

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## MASTER PLAN

### 2.3 Master Plan

The Master Plan proposes a street grid network that allows for the development of 36 northeast-oriented residential blocks and an approximate 10,000m<sup>2</sup> mixed-use precinct to the south.

The layout of the street network and orientation of development parcels have been designed to suit the natural topography of the Site, ensuring minimal earth movement and maximised sunlight access to dwellings and open spaces, as well as long-distance views to surrounding natural areas and further to the Dandenong Ranges.

A series of interconnected open spaces invites the celebrated Blind Creek natural environment into the Site, with existing mature trees retained in the Site as much as possible.










- Legend
-  Site Boundary
  -  Blind Creek
  -  Pedestrian/Bike Path
  -  Raised Intersection
  -  Open Space
  -  Development Parcel
  -  Native Tree
  -  Non-Native Tree
  -  Tree Protection Zone - TPZ



Figure 11: Master Plan

**MASTER PLAN**

**2.4 Home Builders Distribution**

Development Victoria has appointed four home builders to design and build medium-density housing within the Site:

- Metricon;
- Edgepoint Homes;
- Gorway Projects; and
- SOHO Living.

Each home builder has been assigned a distinct group of development parcels that have been equitably distributed, contemplating the following criteria:

- Total area;
- Block shape and size;
- Location within the Site;
- Diversity across the Site;
- Wetlands frontage;
- Open space frontage;
- Access Boulevard frontage;
- Rear-load and front-loaded access; and
- Presence within development stages.

- Legend
- - - Site Boundary
  - - - Blind Creek
  - - - Pedestrian/Bike Path
  - - - Raised Intersection
  - - - Open Space
  - - - Development Parcel - Metricon
  - - - Development Parcel - Edgepoint
  - - - Development Parcel - Gorway
  - - - Development Parcel - SOHO



Figure 12: Home Builders Distribution Map



## MASTER PLAN

### 2.5 Access and Movement

The primary access to the Site will occur through an existing entry point at the intersection of Scoresby Road and Applegum Crescent, which is proposed to be signalised. Located between two existing signalised intersections, a new left-in/left-out intersection onto Burwood Highway will provide alternative access to and from Burwood Highway.

Internally, an east-west tree-lined boulevard and north-south access road will provide a welcoming experience to residents and visitors, distributing traffic into a network of primary and secondary roads, with laneways providing access to rear-load blocks.

A rational network of pedestrian and bicycle paths will connect Fairhills High School, Scoresby Road and Burwood Highway to the existing Blind Creek Trail through the centre of the Site. Further east and west, the network connects the Site to the Dandenong Ranges and Westfield Knox Shopping Centre, respectively.

Pedestrian and cycling priority within the Site will be achieved through dedicated shared paths and a series of raised intersections, which will contribute to low-speed vehicle movement and safe crossing points.

- Legend
- Site Boundary
  - Signalised Intersection
  - Existing Access
  - Proposed Access - Left-in / Left-out
  - Raised Intersection
  - Pedestrian/Bike Path
  - Primary Internal Road
  - Secondary Internal Road
  - Laneway
  - Pedestrian Link
  - Boulevard
  - Potential Future Link

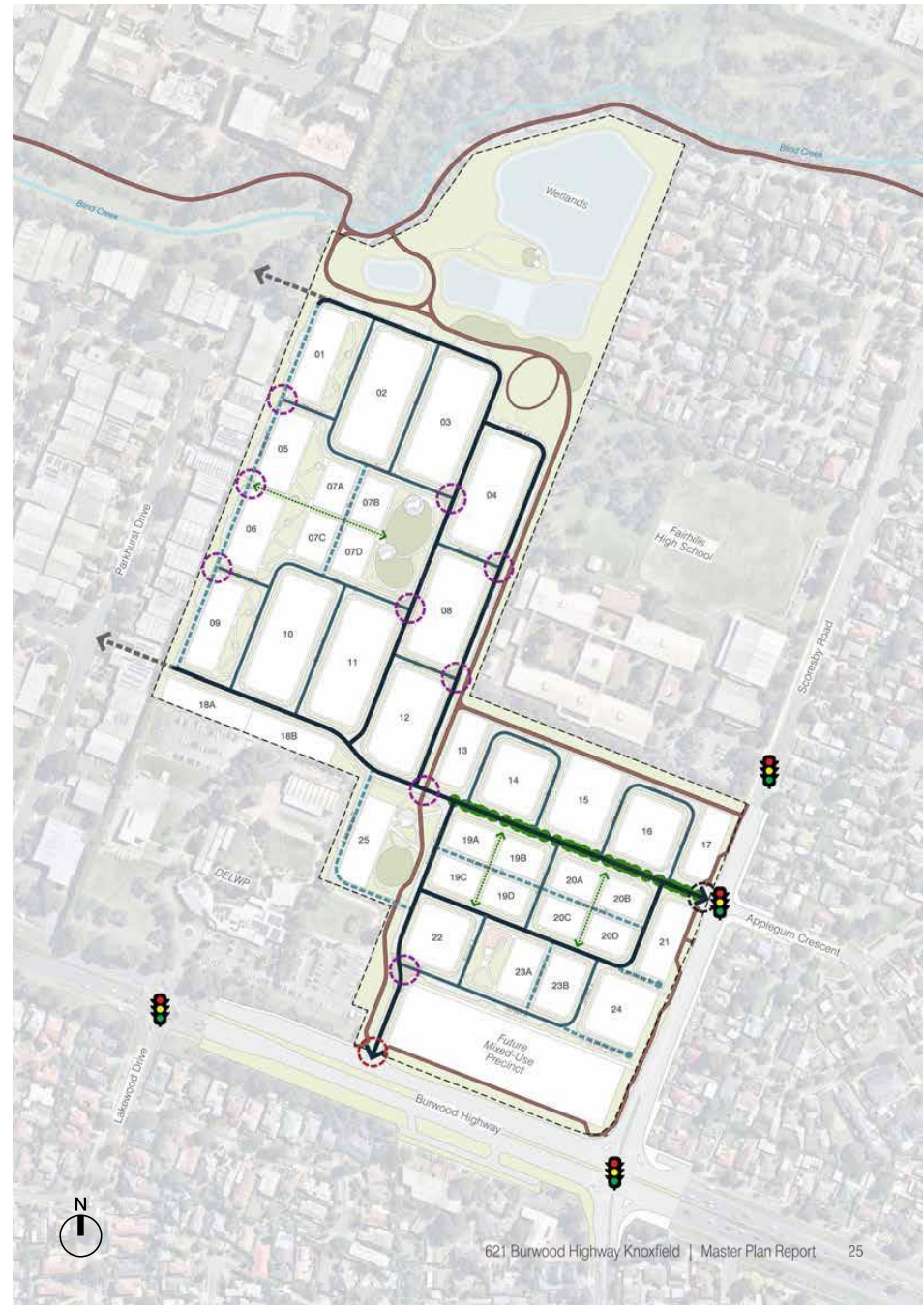


Figure 13: Access and Movement Map

## MASTER PLAN

### 2.6 Open Space

Sitting within a range of high-quality open spaces, most notably the Blind Creek environment to the north, the Master Plan dedicates approximately 28% of the Site area to a network of interconnected open spaces.

Directly integrated with Blind Creek Reserve and visually integrated with Fairhills High School's oval, the wetlands area is proposed as the replacement for the existing dam to provide for stormwater treatment, flood control and a naturalised habitat for local fauna and flora.

The wetlands are expected to have two internal parks with active uses such as playgrounds and walking trails. The proposed street network will ensure direct viewlines from the south of the Site to the wetlands environment.

Four internal parks will provide open space and recreation amenity to the more central parts of the Site. These are intended to create spatial and visual relief to the Site, as well as places for community socialisation.

Three major linear parks connect the network of open spaces together, with secondary green links providing a buffer between dwellings, major roads and the existing industrial precinct to the west.

Nature strips of sufficient widths are provided on both sides of all internal roads for canopy-tree planting, wherever crossovers and services permit.

- Legend
- Site Boundary
  - Blind Creek
  - Waterbody
  - Pedestrian/Bike Path
  - Open Space
  - Linear Park
  - Secondary Green Link
  - Proposed Park

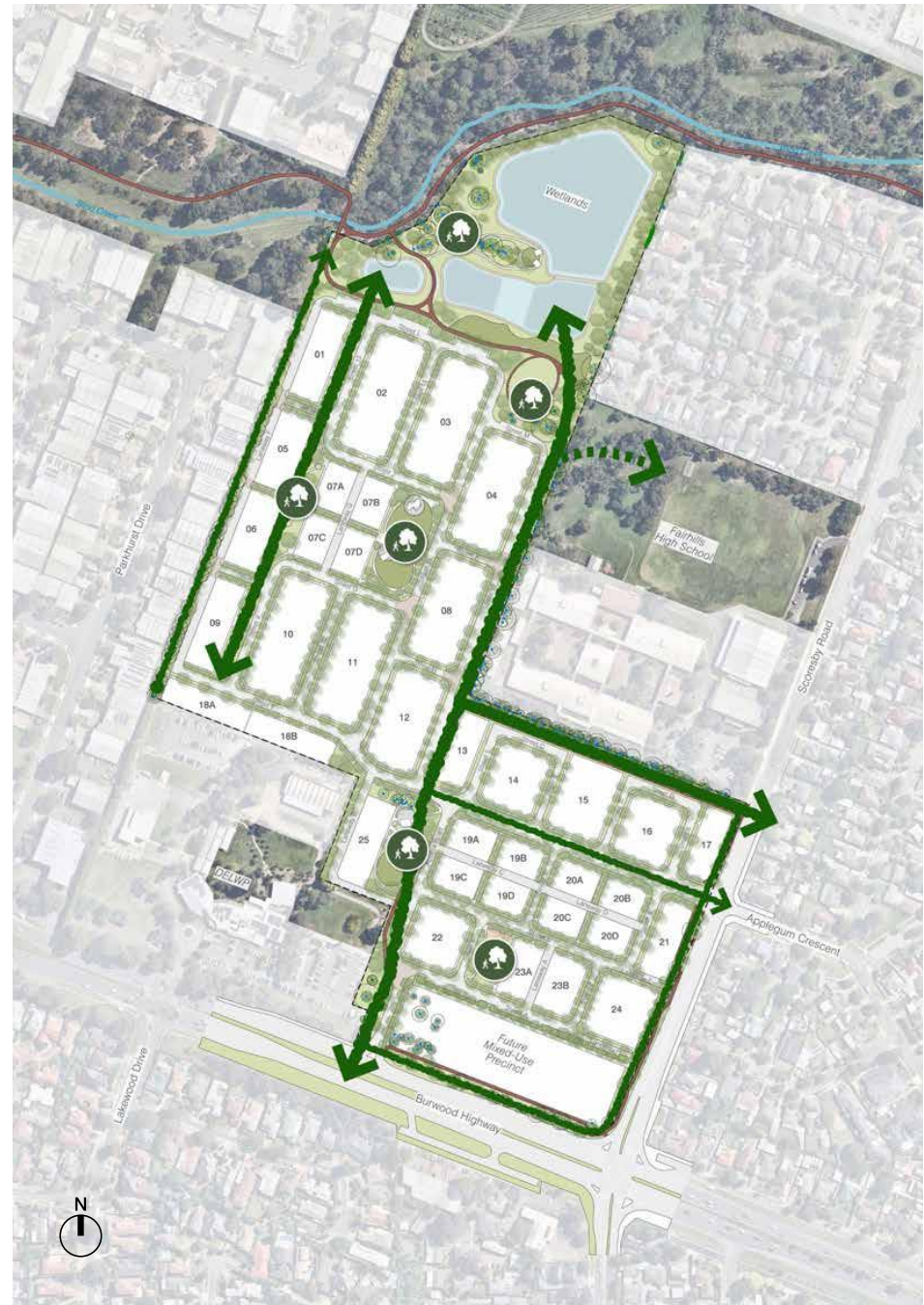
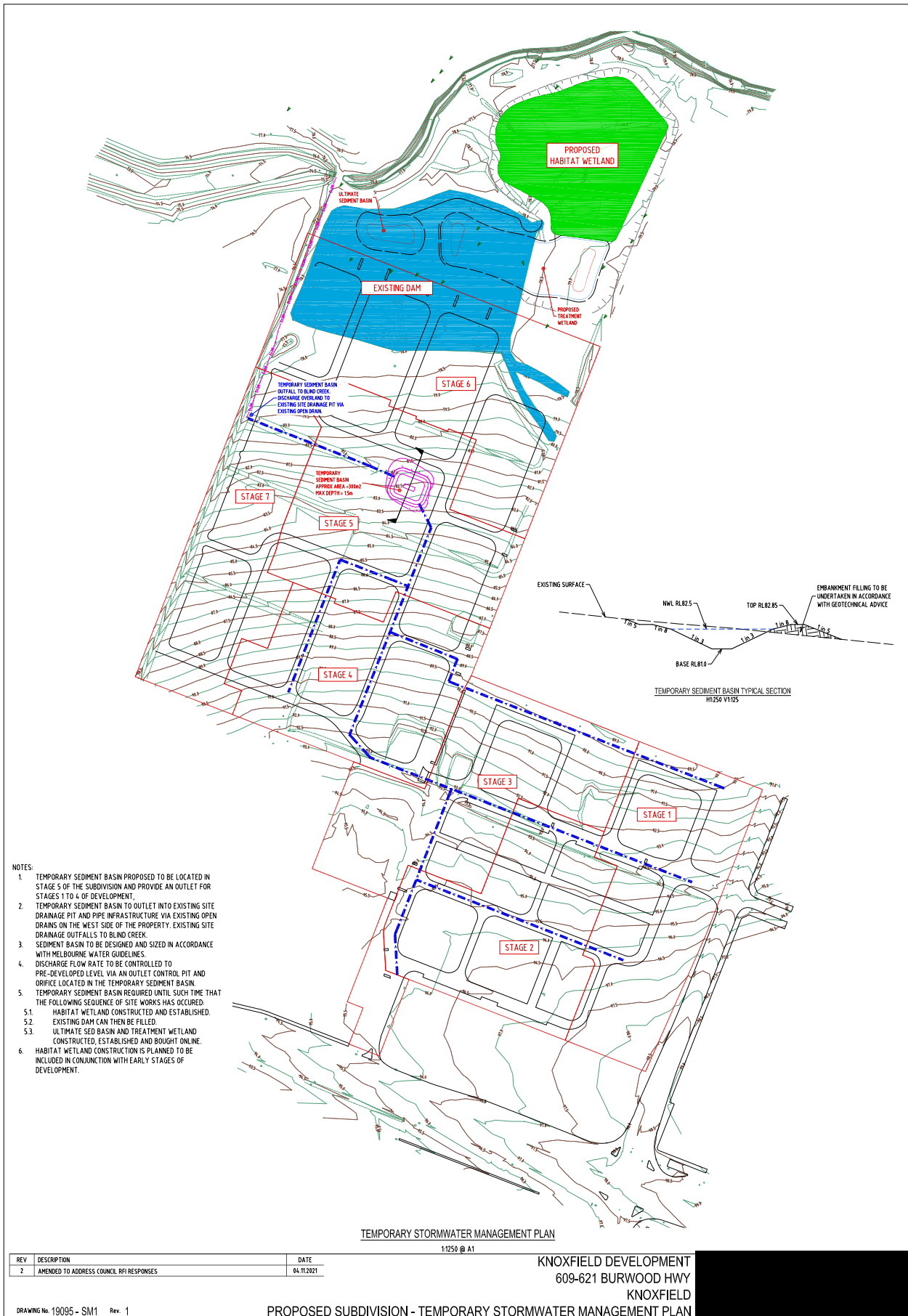


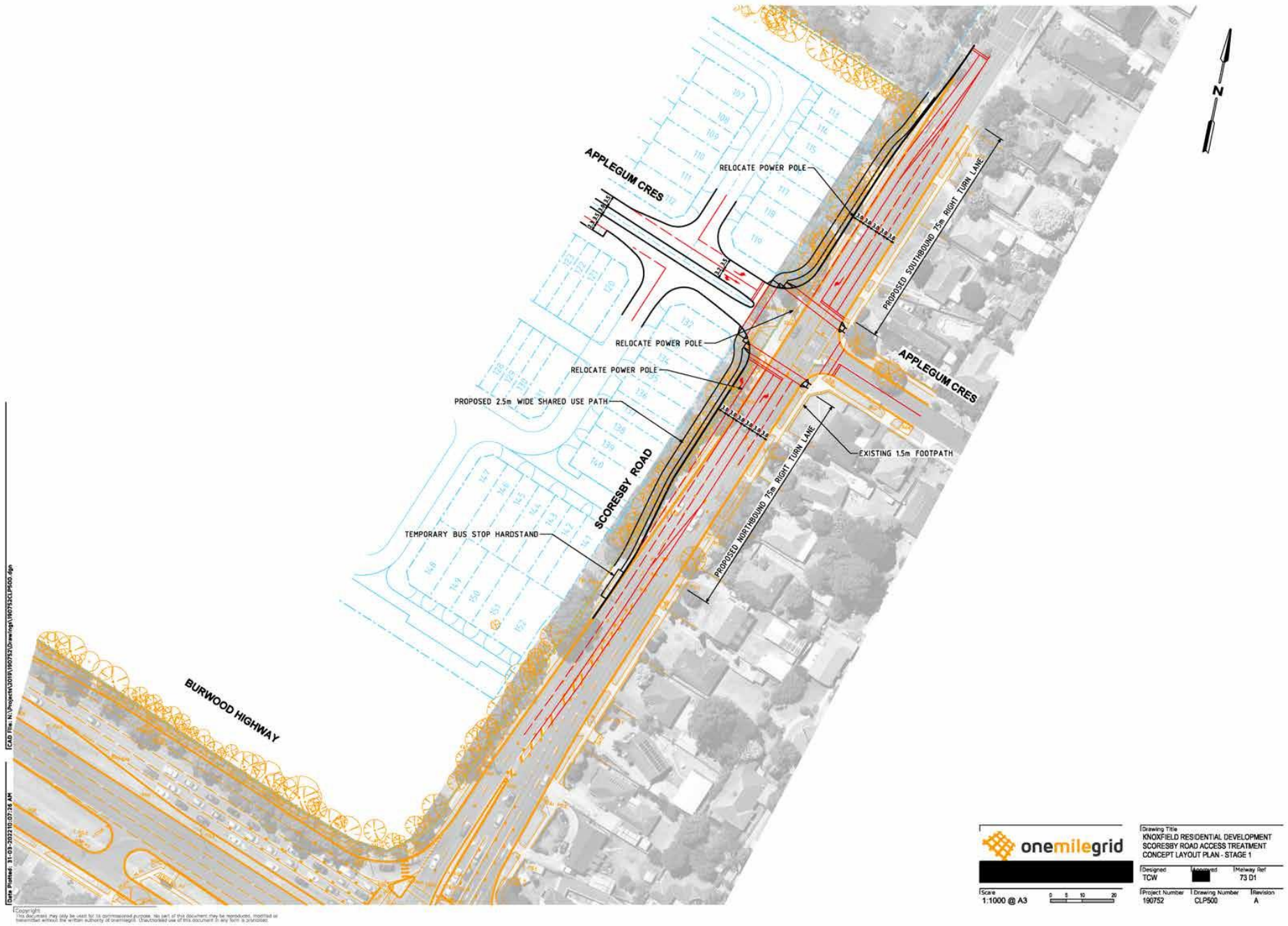
Figure 14: Open Space Map





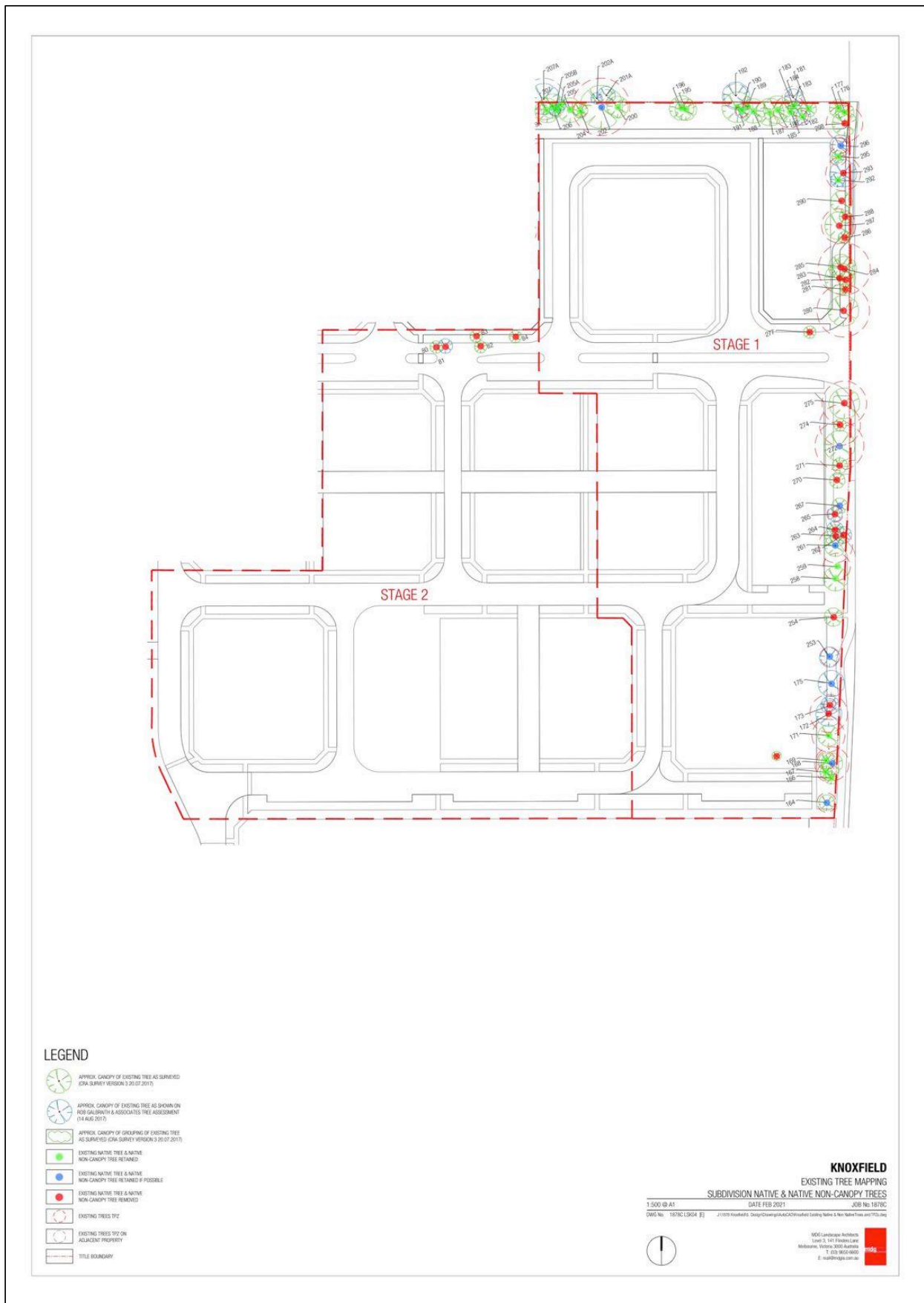














## 4.2 621 Burwood Highway, Knoxfield - P/2021/6170

### **SUMMARY: Coordinator Planning, Greg Kent**

**This report considers Planning Application P/2021/6170 for a Utility installation, removal of native vegetation and associated buildings and works at 621 Burwood Highway, Knoxfield.**

### **RECOMMENDATION (SUMMARY)**

**That the Committee issue a Notice of Refusal to Grant a Planning Permit for a Utility installation, removal of native vegetation and associated buildings and works at 621 Burwood Highway, Knoxfield, subject to the refusal grounds detailed in the full recommendation in Section 10 below.**

### **1. INTRODUCTION**

Application P/2021/6170 has been lodged with Council for a Utility installation, removal of native vegetation and associated buildings and works at 621 Burwood Highway, Knoxfield.

This application is being reported to Council as it has been called up by the Director City Liveability. The application is not triggered for a Council decision due to the large objector numbers as it is being recommended for refusal.

### **2 DISCUSSION**

It is considered that the proposed Utility installation, removal of native vegetation and associated buildings and works does not appropriately address the proposal's impact on a site of Biological Significance which includes impacts on the Blue Billed Duck (a Vulnerable Species) and potential impact on the Dwarf Galaxias (an Endangered species) and fails to balance the need to provide housing within a strategic investigation site, the impact on existing ecology, and the net community benefit.

The proposal fails to satisfy relevant Planning Policy Framework strategies and objectives, the relevant Local Planning Policy Framework, and the purpose of the Environmental Significance Overlay – Schedule 2 for the following reasons:

- The proposal detrimentally impacts habitat of species which are protected (in particular the Blue Billed Duck and potentially the Dwarf Galaxias), and the Responsible Authority is not convinced with the information provided by the applicant that the future habitat proposed for these species will be viable;
- The proposal detrimentally impacts existing protected vegetation; and,
- The proposal will not provide an appropriate balance between the need for the development of the site whilst respecting the existing ecology of the site, the surrounding area and the Blind Creek Corridor.

The detailed Officer Report is provided at Attachment 1.

### **3 CONSULTATION**

The application was advertised by way of three (3) signs on the site, notices were sent to adjoining property owners and occupiers, and a public notice was published in The Herald Sun. In total 586 objections and one letter of support were received.

The application was referred internally to Council's Stormwater Engineer, Arborist, Landscape Assessment Officer, and Ecologist. Various comments/concerns were raised with the application. The Application was also referred externally to Melbourne Water and DELWP who had no objections subject to conditions of any permit issued.

A Planning Consultative Committee (PCC) Meeting was held in September, attended by the applicant and 78 objectors.

#### **4. CLIMATE CHANGE CONSIDERATIONS**

Implementation of the recommendation is considered to have no direct implications or has no direct impacts upon Council's Net Zero 2030 target as any planning permit issued will not increase Council's corporate carbon emissions.

In response to the Community Net Zero 2040 and exposure to climate risks or climate change adaptation, the Knox Planning Scheme does not currently require proposals to achieve net zero emissions.

#### **5. ENVIRONMENTAL/AMENITY CONSIDERATIONS**

There are considered to be environmental impacts associated with the proposed development. A thorough assessment of the application against environmental and amenity considerations can be found at Section 5 of the Officer's Report at Attachment 1.

#### **6. FINANCIAL & ECONOMIC IMPLICATIONS**

There are no direct financial or economic implications associated with the proposed utility installation for Council. However it should be noted that if the site is developed in the future, and the existing dam is retained and the remainder of the site is subdivided, this dam and habitat for the Blue Billed Duck will likely become a Knox City Council asset.

#### **7. SOCIAL IMPLICATIONS**

There are no direct significant social implications associated with the proposed subdivision. However it should be noted that this application has received significant opposition and interest from the local community. A thorough assessment of the application against all relevant considerations of the Knox Planning Scheme can be found at Section 5 of the Officer's Report at Attachment 1.

#### **8. RELEVANCE TO KNOX COMMUNITY PLAN AND COUNCIL PLAN 2021-2025**

##### **Neighbourhoods, Housing & Infrastructure**

Strategy 2.1 - Plan for and support diverse housing to meet changing community needs.

##### **Natural Environment & Sustainability**

Strategy 3.1 - Preserve our biodiversity and waterways, and enhance our urban landscape.

#### **9. CONFLICT OF INTEREST**

The officers contributing to and responsible for this report have no conflicts of interest requiring disclosure under Chapter 5 of the Governance Rules of Knox City Council.

## **10. RECOMMENDATION**

**That the Committee issue a Notice of Refusal to Grant a Planning Permit for a Utility installation, removal of native vegetation and associated buildings and works at 621 Burwood Highway, Knoxfield, on the following grounds:**

- 1. The proposal is inconsistent with the relevant Planning Policy Framework strategies and objectives, particularly in relation to Clause 11 (Settlement), Clause 12 (Environmental and Landscape Values) of the Knox Planning Scheme.**
- 2. The proposal is inconsistent with the relevant Local Planning Policy Framework, in particular the Municipal Strategic Statement, Clause 21.01-2 (Key issues and influences - Environment and Landscape values), Clause 21.03-1 (Treed City), and Clause 21.03-2 (Biodiversity and Native Vegetation) of the Knox Planning Scheme.**
- 3. The proposal is inconsistent with the environmental objectives and the relevant decision guidelines of the Environmental Significance Overlay – Schedule 2 of the Knox Planning Scheme. The proposal detrimentally impacts habitat of species which are protected (in particular the Blue Billed Duck and the Dwarf Galaxias), and the Responsible Authority is not convinced with the information provided by the applicant that the future habitat proposed for these species will be viable. The proposal will also impact upon existing protected vegetation within proximity of the existing dam.**
- 4. The proposal does not avoid the removal, destruction or lopping of native vegetation and is inconsistent with Clause 52.17 of the Knox Planning Scheme.**
- 5. The proposal will not provide an appropriate balance between the need to develop the site, and respecting the existing ecology, the surrounding area, and the Blind Creek Corridor.**

## **11. CONFIDENTIALITY**

There is no content in this report that meets the definition of confidential information from the Local Government Act 2020.

**Report Prepared By:                   Coordinator Planning, Greg Kent**  
**Report Authorised By:               Director City Liveability, Matt Kelleher**

### **Attachments**

- 1. Attachment 1 - Officers Report - 621 Burwood Highway Knoxfield - P/2021/6170 [4.2.1 - 12 pages]**
- 2. Attachment 2 - Council Attachments - P 2021/6170 - 621 Burwood Highway, Knoxfield [4.2.2 - 9 pages]**



## Planning Application P/2021/6170 for a Utility installation, removal of native vegetation and associated buildings and works at 621 Burwood Highway, Knoxfield.

### 1. Summary:

Subject Site:	621 Burwood Highway, KNOXFIELD VIC 3180
Proposed Development:	Utility installation, removal of native vegetation and associated buildings and works
Existing Land Use:	Vacant – Former Department of Primary Industries site
Site Area:	19.25 hectares
Planning Scheme Controls:	Comprehensive Development Zone – Schedule 2, Environmental Significance Overlay – Schedule 2, Land Subject to Inundation Overlay
Application Received:	6 April 2021
Number of Objections:	586
PCC Meeting:	1 September 2022
Ward:	Dinsdale

### 2. Purpose

The purpose of this report is to provide Councillors with the Council Planning Officer's assessment of Planning Permit Application P/2021/6170 to assist in making a decision on the application. It should be read in conjunction with the other attachments.

### 3. Background

#### 3.1 Subject Site and Surrounds

The location of the subject site and surrounds is shown in Attachment 2.

- The subject site is a significant, single allotment located on the north-west corner of the intersection of Burwood Highway and Scoresby Road in Knoxfield. The site was previously used by the former Department of Primary Industries (DPI).
- The surrounding area is a mix of uses. To the north is the Blind Creek Reserve containing Blind Creek, bushland and associated trail. Adjoining the site to the east is an existing residential estate containing single and double storey dwellings, Fairhills High School and Scoresby Road. To the south is Burwood Highway, Chemist Warehouse, Our Saviours Lutheran Church and an existing residential estate containing single and double storey dwellings. To the west are offices used by the Department of Environment, Land, Water and Planning; Emergency Services, and industrially zoned land used for that purpose.



## Attachment 1

- The site is irregular in shape, has a total area of 19.25 hectares and extends approximately 800 metres to the north-west to the Blind Creek Reserve. The site has a fall of approximately 21 metres from the north-east of the site to the south-west of the site.
- The subject site is primarily vacant of buildings and contains areas of grass, trees areas, including vegetation of value and a large dam located near the north-west corner of the site (known in the community as Lake Knox). This dam has been noted as a habitat for ducks including the Blue Billed Duck which has been listed as threatened under the Flora and Fauna Guarantee Act 1988.
- The site contains three drainage and sewerage easements
- The title does not contain any covenants.

### 3.2 Planning Scheme Amendment C160

Amendment C160 introduced a Comprehensive Development Zone – Schedule 2 (CDZ2) into the Knox Planning scheme. This zoning was applied to the entire site. The Amendment was processed through the Government Land Planning Service and the Minister for Planning was the Planning Authority for the amendment. The process included an advisory committee hearing where views of submitters to the process, including Knox City Council, Development Victoria and members of the community were heard. As part of the amendment process, the Burwood Highway and Scoresby Road Comprehensive Development Plan – September 2018 (CDP) was adopted to guide development of the site in conjunction with the CDP. Refer to Attachment 2.

### 3.3 The Proposal

The proposal seeks permission for a Utility installation, removal of native vegetation and associated buildings and works. Refer to attached plans at Attachment 2. Details of the proposal are as follows:

- The construction of a utility installation including a habitat wetland, treatment wetland and sedimentation basin
- The construction of informal outdoor recreation areas (cycling/walking/jogging tracks and open space areas)
- The construction of a bird lookout
- Associated works
- Removal of vegetation.

The application also includes the removal of the existing retarding basin (often referred to as Lake Knox) once the new wetlands are operating.

It should also be noted that the proposal has been designed to be generally consistent with the Burwood Highway and Scoresby Road Comprehensive Development Plan – September 2018 (CDP). Refer to Attachment 2.

## 4. Consultation

### 4.1 Advertising

The application was advertised by way of three (3) signs on the site, notices were sent to adjoining property owners and occupiers, and a public notice was published in The Herald Sun. In total 586 objections, a petition with 25,675 signatures, and a letter of support were received. The issues are summarised below.



## Attachment 1

***Inconsistent with local policy of the Knox Planning Scheme***

- The development fails to address some fundamental issues including the impact on native vegetation, biodiversity, and active waterways. See section 5.2 below.

***Using native vegetation offsets first, rather than focussing on avoiding and minimising vegetation loss first***

- The applicant has provided this approach as a worst case approach so that all vegetation which might be removed is offset. It is noted that this approach is not consistent with the 'avoid' and 'minimise' principles applied to Native vegetation removal within Victoria, pursuant to Clause 52.17 of the Knox Planning Scheme.

***The removal of vegetation from the site and the associated impacts on landscape character loss of biodiversity, flora and fauna***

- Any development of the site will have an impact on existing vegetation, biodiversity and flora and fauna. As discussed in this report, it is considered that the proposal does not provide an appropriate balance between the needs of the proposed utility installation and protected flora and fauna.

***The impact of the removal of retarding basin on the Blue Billed Duck (threatened species)***

- It is acknowledged the removal of the existing dam will likely have an impact on the Blue Billed Duck which uses the dam as a habitat and for breeding. This is a protected, vulnerable species. There is no guarantee that the ducks will find the new habitat viable or attractive, or if they did, what time frame this may require.

***Insufficient evidence that the new wetlands will be a viable habitat for the Blue Billed Duck***

- It is acknowledged that there is no guarantee that the Blue Billed Duck will find the new habitat viable or attractive and Council's Ecologist has raised concerns in relation to the appropriateness of the new wetlands of habitat due to the predominately constant water level and the timing of the establishment of the new ecosystem.

***Impact on a breeding habitat for the Blue Billed Duck***

- Breeding of the Blue Billed Duck at the existing dam has been acknowledged by the applicant and has been identified by Council's Ecologist as an important breeding habitat. The proposal seeks to remove the entire existing dam system, thereby destroying this existing breeding habitat, and thus impacting a vulnerable species.

***Loss of public open space***

- The site is not public open space which is currently accessible to the public. It is noted that new public open space areas are proposed as part of the development including public parks and reserves.

***Overdevelopment of the site***

- This objection is related to the proposed subdivision of the land (application P/2021/6169), not this application.

***Increase in traffic affecting the local road network***

- This objection is related to the proposed subdivision of the land (application P/2021/6169), not this application.





## Attachment 1

### ***The site is poorly serviced by public transport with no fixed rail services***

- This objection is related to the proposed subdivision of the land (application P/2021/6169), not this application.

### ***Flooding of the site/Blind Creek/Increased demand on existing drainage infrastructure***

- The application has been referred to Melbourne Water and Council's Stormwater Management Team for comment. Melbourne Water outlines that the proposed wetland is acceptable from a stormwater management viewpoint, however Council's Stormwater Department has concerns which have not been addressed by the applicant.

### ***Impacts on the amenity of neighbouring properties and surrounding area during construction***

- Whilst there will always be some impacts when sites are developed, any unreasonable amenity impacts during construction can be addressed via the requirement for a Construction Management Plan on any permit issued. Any construction management plan should outline steps taken to not disturb the habitat of the Blue Billed Duck.

### ***Impact on the mental health of people in the community***

- This is not a directly relevant planning concern. However, it is understood that the development of significant sites such as this land is a significant concern for many community members.

### ***Lack of Public Open Space for Stages 1 and 2 of the development***

- This objection more related to the proposed subdivision of the land (application P/2021/6169), not this application. However, the entire development is required to provide a minimum of 5% public open space throughout the site. The public open space envisaged in the CDP exceeds this.

### ***The rezoning of the site without proper community consultation***

- This is not relevant to this application.

### ***The use of the 'Small Lot Housing Code' circumnavigates Knox City Council's 'Environmentally Sustainable Development Policy' as future dwellings will not require a planning permit***

- This objection is related to the proposed subdivision of the land (application P/2021/6169), not this application.

## 4.2 Planning Consultative Committee Meeting

A Planning Consultative Committee (PCC) Meeting was held via Zoom on 1 September 2022. The meeting was attended by 78 objectors and the issues listed above were discussed. The following issues relevant to this application were discussed in detail at the meeting:

- The CDP outlines the removal of Knox Lake and therefore there is no ability to address issues. What is the point of the applications?
- The impact of the application on the Blue Billed Duck
- The impact of the application on the breeding season of the Blue Billed Duck
- The ability to re-create the environment suitable for the Blue Billed Duck and timing of such
- The ability to replant existing weeds into the new wetland system.
- Impact on wildlife in the Knox area.
- Impacts of increased runoff onto Blind Creek
- Loss of green space for the community and impact on people



## Attachment 1

- Any development in the location of the exiting dam will be a sinkhole later on
- The impact of the increase densities on climate change due to urban heat island effect.
- Development Victoria has provided the same design for the last 5 years and nothing has changed as a result of community feedback.

At the conclusion of the PCC meeting, no agreements or changes to the application were proposed by the applicant. All issues remained unresolved.

### 4.3 Referrals

The application was referred to external authorities and internal departments for advice. The following is a summary of relevant advice:

**Melbourne Water:** No objection, subject to a conditions requiring a Site Environmental Management Plan and a Landscape Master Plan to be prepared.

**Department of Environment, Land, Water & Planning (DELWP):** No determination. While the further information provided by the applicant is sufficient in part to enable a determination on permit recommendations, a valid Native Vegetation Removal Report (NVR) has not been provided. DELWP are therefore unable to make a determination.

**Council Stormwater:** Whilst we acknowledge the work undertaken by Ecocentric, Engeny and MDG Landscape Architects (on behalf of the applicant), we are still awaiting more detailed plans (including cross-sections) of the proposed habitat wetland which reflect the recommendations to support the Blue Billed Duck and other species which currently rely on the dam within the land. A high level of detail regarding the habitat wetland design has been requested by Council since the initial response to the application. Whilst work has been undertaken since there has been no change to the concept design in its form or the level of detail. To be specific – we request the information and recommendations made by the developer’s specialist consultants be integrated into a concept design of the region to provide Council with clarity and a level of comfort that the proposed habitat wetland provides a similar or better habitat value to what already exists. This needs to be undertaken prior to Council accepting the proposal. The inundation of the habitat wetland region by flows attributed to the proposed development of the site – in utilising the habitat wetland as flood storage to meet Melbourne Water’s no net-gain increase, we are concerned the water level within the habitat wetland will fluctuate more and more often than what is currently seen within the existing dam due to the changes in land use.

**Council Landscape:** A proposed plant schedule should be provided on the Wetland Landscape Master Plan. This should include all plants from the appropriate EVC/s for all of the different aspects of the wetland including deep water and shallow water plants. The plant schedule should acknowledge that the northern end of the site is a Site of Biological significance (Site 33. Blind Creek Corridor), covered by an ESO2 and that proposed revegetation in this area should be indigenous, predominately come from the appropriate EVC’s and the plants must be of local provenance.

**Council Arborist:** The Wetlands Native Tree Retention/Removal Plan shows the existing indigenous canopy tree along the northern edge of the waterbody to be retained if possible. This tree will not be able to be retained with this proposal due to changes in soil levels that definitely will occur. The only way this significant tree (significant ecologically, not so much from arboricultural perspective) can be retained is if the waterbody is kept intact. The waterbody should be kept intact and be incorporated into the new wetland system.



## Attachment 1

**Council Ecologist:** Objection - A purpose-built wetland that is well-designed and maintained may take 5–10 years for a habitat to be established. I am concerned that I have still seen no indication that Development Victoria has adequately factored in a possible period of five years or more before adequate habitat has developed before the existing dam is demolished.

The Blue-billed Duck is listed under the Victorian Flora and Fauna Guarantee Act 1988 as a Vulnerable species. Small numbers of the species are found in a number of Knox's lakes. The species and its habitat clearly fall within the scope of values that ESO2 is designed to protect. The dam within the proposed development site is the only site in Knox or for many kilometres around where I can find records of the species breeding.

The design of the sedimentation basin, treatment wetland and habitat wetland are to function as one large wetland area with a uniform nominal water level. This suggests an objective of a constant water level over time, which is undesirable for habitat. The Eel Grass is the keystone species in this system, forming the base of the food chain, and food for the Blue Billed duck. Variations in water levels which allow for the growth of the grass as encountered at the existing dam has not been given adequate attention in the future systems design.

The Dwarf Galaxias is a small fish listed as 'Endangered' – the second-highest rank among threatened species – both internationally and under the Victorian Flora and Fauna Guarantee Act 1988. It is also listed under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 ('EPBC Act') as 'Vulnerable', a rating that has not been updated since 2000. The species and its habitat clearly fall within the scope of values that ESO2 is designed to protect. There has been Dwarf Galaxias DNA detected at the Dam in one study, and it was not detected in two other subsequent studies. The conclusion by the applicant's aquatic expert is that the fish is unlikely present. However, they do go on to say that if Dwarf Galaxias population is evident within the dam, it would not be considered an important population as it is isolated and not directly connected to Blind Creek and would likely be in very low abundance. This statement is incorrect as Council's flood mapping indicates that Blind Creek and the existing dam connect and therefore these systems are linked.

Thought needs to be given as to why the existing dam cannot be retained (with suitable public safety measures) alongside a separate system for stormwater retention and treatment.

## 5. Discussion

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

### 5.1 Zoning and Overlays

#### 5.1.1 Zone

The site is located within the Comprehensive Development Zone – Schedule 2. A permit is required for the subdivision of land. Pursuant to Schedule 2 to the Comprehensive Development Zone. The relevant decision guidelines are the Burwood Highway and Scoresby Road Comprehensive Development Plan – September 2018, the interface with adjacent zones (especially the relationship with residential areas), any natural or cultural values on or near the land, and the objectives and standards of Clause 56.



## Attachment 1

- The proposal is consistent with the purpose of the Comprehensive Development Zone and consistent with the CDP.

## 5.1.2 Overlays

**Environmental Significance Overlay – Schedule 2**

The site is partially affected by the Environmental Significance Overlay – Schedule 2 (ESO2) relating to the Sites of Biological Significance. The ESO2 is located within the northern portion of the site, covering approximately half of the existing dam. A planning permit is required for works and for the removal of vegetation indigenous to Knox. The environmental objective to be achieved within the ESO2 is:

- To protect sites of biological significance, to reduce the threat of local extinction to flora or fauna species in Knox.
- To enhance the condition and viability of habitats, ecological communities, flora and fauna, genetic diversity and aquatic systems of sites, including both biological and physical components.
- To maintain connectivity between sites of biological significance and indigenous vegetation.
- To recognise the role that sites of biological significance play in contributing to Knox's liveability and the health and wellbeing of the community.
- To achieve a net increase in the extent of habitat and improve its ecological condition in the sites of biological significance, recognising the key role that those sites play in conserving Knox's natural environment and associated community benefits.
- To ensure buildings, works or subdivisions are compatible with the long-term protection and enhancement of biological significance.
- To ensure offsets are located as close as practicable to the local catchment and plant/animal population areas impacted by vegetation loss. Preference is to be given to any reasonable option to locate offsets within Knox.
- To provide for adequate bushfire protection measures that minimise adverse environmental impacts.
- To provide appropriate fencing (temporary or permanent) to protect retained vegetation or aquatic environments from movements of machinery, vehicles or heavy foot traffic.

It is considered that the proposal is inconsistent with the ESO2 objectives and decision guidelines for the following reasons.

- The site located within Biological Significance Site 33 – Blind Creek Corridor.
- Council's Ecologist has outlined that the site is a viable habitat for the Blue Billed Duck, a Vulnerable species, and the only breeding location recorded in Knox. This has also been raised as an issue in many of the objections. The existing dam is a highly valuable and important habitat for the duck and plays a critical part in the ducks survival into the future.
- The applicant has proposed a new lake and wetlands system which, other than providing retarding and water treatment, also is also proposed to be a new habitat for the Blue Billed Duck. However, the Blue Billed duck is notoriously shy and selective with habitats. There is no guarantee that the new system will be attractive for the duck to use as a habitat. In addition, Council's Ecologist has outlined that a 5-10 year period is required to establish such a viable habitat, a timeframe which has not been catered for by the applicant. Also there is concern that the new habitat will not provide the variations in water levels required to accommodate the Eel Grass which supports the current ecosystem, and the Blue Billed Duck which feeds on this grass.



## Attachment 1

- Studies initially provided by the applicant of the riparian environment of the dam have also indicated that there may be Dwarf Galaxias using the existing dam as habitat. This is an endangered species.
- It is acknowledged that the proposed lake and wetland system will provide a viable habitat for other species in Knox, however it is considered that the demolition of the existing dam will impact vulnerable and endangered species that use the existing dam. The timing of the establishment of the new habitat, as well as the potentially flawed design of the habitat proposed to support Eel Grass, leads to a development that will not reduce the threat of local extinction to fauna species in Knox, an important environmental objective of the ESO2.
- A way forward could be to retain the existing dam and provide a new system to treat the water from the development of the site. This would reduce some of the viable land for development of housing, however would lead to a more appropriate balance between the need to provide housing on the site and the protection of protected species. This idea was suggested to the applicant at the Planning Consultative Committee Meeting and was not adopted.
- The development also impacts all of the protected Swamp Gums located alongside the existing dam. The applicant has outlined that these trees are to be retained where possible, but Council's arborist has outlined that these trees will not be able to be retained due to the detrimental impacts of the earthworks required around the trees to demolish the existing dam.

### Land Subject to Inundation Overlay

The site is also partially affected by the Land Subject to Inundation Overlay (LSIO). A planning permit is required for the works associated with the utility installation.

- The LSIO covers the northern fifth of the site adjoining Blind Creek. The application has been referred to Melbourne Water who did not object to the proposal, subject to conditions.

### 5.2 Policy Consideration: State and Local Planning Policy Framework

State and local policy requires Council to integrate the range of policies relevant to the issues to be determined, and balance conflicting objectives in favour of net community benefit and sustainable development. The key themes for the assessment of the application include Environmental and landscape values, and Sustainability and Environment.

#### 5.2.1 Sustainability and Environment

**Clause 12 Environmental and Landscape Values:** Planning should help to protect the health of ecological systems and the biodiversity they support (including ecosystems, habitats, species and genetic diversity) and conserve areas with identified environmental and landscape values.

Planning must implement environmental principles for ecologically sustainable development that have been established by international and national agreements. Foremost amongst the national agreements is the Intergovernmental Agreement on the Environment, which sets out key principles for environmental policy in Australia. Other agreements include the National Strategy for Ecologically Sustainable Development, National Greenhouse Strategy, the National Water Quality Management Strategy, Australia's Strategy for Nature 2019-2030, the National Forest Policy Statement and National Environment Protection Measures.

Planning should protect, restore and enhance sites and features of nature conservation, biodiversity, geological or landscape value.



## Attachment 1

**Clause 12.01-1S Protection of biodiversity:** The objective of this Clause is to assist the protection and conservation of Victoria's biodiversity.

**Clause 12.01-1S Native vegetation management:** The objective of this Clause is to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. Decisions that involve, or will lead to, the removal, destruction or lopping of native vegetation, apply the three-step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017):

- Avoid the removal, destruction or lopping of native vegetation.
- Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
- Provide an offset to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation.

**13.03-1S – River corridors, waterways, lakes and wetlands:** To protect and enhance river corridors, waterways, lakes and wetlands.

**Clause 12.05-1S Landscapes:** The objective of this Clause is to protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.

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

**Clause 21.01-2 Key issues and influences (Environment and Landscape values):** Protecting Sites of Biological Significance and other areas of significant biological and landscape value from inappropriate development. Loss of vegetation, tree canopy and habitat eroding Knox's 'green and leafy' image. Habitat fragmentation.

**Clause 21.03-1 Treed City:** Describes how the natural environment provides many and varied values and benefits for the local community, such as:

- Managing environmental risks, minimising impact of urban heat island effects and providing shade.
- Providing landscape character and a green skyline, particularly along ridgelines and creek valleys, along major views and vistas and as a backdrop to urban and rural areas.
- Benefits to the health and wellbeing of the community, including amenity, recreation, social interaction and health benefits and improved liveability.

This clause also highlights the importance of retaining and enhancing vegetation, in particular canopy tree coverage, as part of the planning application process in the face of competing development pressures. All trees, even single canopy trees in suburban backyards, contribute to the green skyline and collectively make a contribution to Knox's green and leafy character and its natural environment.

The Key Issues include:

- Maintaining and strengthening Knox's 'green and leafy' image and its identifiable landscape character, despite development pressures.
- Recognising the importance of retaining canopy trees as the single most important factor in retaining Knox's landscape character and its natural environment.
- Improving overall understanding within the planning system of the value of trees in improving the liveability of Knox's communities, mitigating climate change impacts and providing a range of other health and wellbeing benefits.



## Attachment 1

- Habitat fragmentation.

**Clause 21.03-2 Biodiversity and Native Vegetation:** The aim of this Clause is conserving and enhancing natural habitat and biodiversity values with some of the Key Issues being:

Protecting and enhancing natural environments and native vegetation for all their natural values, particularly in Sites of Biological Significance. The site is identified as part of site of Biological Significance 33 - Blind Creek Corridor.

Minimising any further reduction in indigenous vegetation that is occurring from land use fragmentation and development pressure.

**Clause 21.03-3 Natural corridors:** - Recognising the multi-faceted role of creek corridors as important environmental, recreation, open space and landscape corridors throughout the City.

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

**Clause 22.04 Environmentally Sustainable Development** - This new policy introduced into Knox Planning Scheme under Amendment C150 requires applicants to address Environmentally Sustainable Development (ESD) principles including energy performance, water resources, indoor environmental quality, stormwater, waste management, transport and urban ecology, by applying these principles within the proposed development.

- The site is identified as part of site of Biological Significance 33 - Blind Creek Corridor.
- The chosen approach for the proposal has been to remove the existing dam regardless of the impact on the Blue Billed Duck (or the Dwarf Galaxias which may inhabit the dam). This is inconsistent with the Planning Policy Framework and Local Planning Policy Framework relating to Sustainability and Environment. Whilst it is acknowledged that the CDP for the site indicates that the existing dam be removed, this provides a policy conflict with Environmental policy which outlines that habitats for protected species should be protected and that environments for these species should be further enhanced.
- The timing of the establishment of the new habitat, as well as the potentially flawed design of the new habitat proposed to support Eel Grass, combined with the lack of information in terms of the ultimate design of the drainage/wetland system, leads to a development that will not reduce the threat of local extinction to protected fauna species in Knox.
- It is considered that the existing dam could be retained to allow this habitat to be kept and a new retarding system be built, with the overall development plan for the site being re-designed to make accommodations. This might reduce the yield of the development or the site, but this change would not be significant or make development unviable given the overall size of the site, and would provide a more appropriate balance between the need for protection versus the need for development.
- There will also be an impact on the Swamp Gums located adjacent to the existing dam, which is proposed to be retained by the applicant. Council's arborist has outlined that the impact on the trees will be detrimental if the dam is demolished.

#### 5.2.2 Settlement

**Clause 11 Settlement:** To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements by guiding the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.



## Attachment 1

To deliver networks of high quality integrated settlements that have a strong identity and sense of place, are prosperous and are sustainable by, in particular, preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes. Clause 11.02-1S – Supply of urban land also indicates that planning for urban growth should consider neighbourhood character and landscape considerations as well as the limits of land capability and natural hazards and environmental quality. Clause 11.02-5S – Distinctive areas and landscapes aims to recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes. Enhance conservation of the environment, including the unique habitats, ecosystems and biodiversity of these areas.

- The removal of the existing dam is required for the provision of housing on the site. It is noted that the site is part of the habitat corridor that runs along Blind Creek. There is concern in relation to the impact of the proposal on the habitat of the Blue Billed Duck and potentially the Dwarf Galaxias, thus impacting a Vulnerable and Endangered species.

### 5.3 Particular Provisions

**Clause 52.17 - Removal of Vegetation** - Ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. A planning permit required to remove, destroy or lop native vegetation.

The total area of native vegetation proposed to be removed totals 2.174 hectares. This is comprised of 6 patches of native vegetation with a total area of 1.928 hectares containing 7 large trees and 5 large scattered trees

- The proposal fails to appropriately address this Clause. Council's Arborist has reviewed the documentation and has indicated that the Wetlands Native Tree Retention/Removal Plan shows the existing indigenous canopy trees along the northern edge of the lake to be retained if possible. These trees will not be able to be retained with this proposal due to changes in soil levels that will occur as the dam is demolished. The only way these significant tree can be retained is if the dam is kept intact.
- DELWP has advised that the application still fails to provide a valid Native Vegetation Removal Report (NVR) and therefore they could not make a determination pursuant to this Clause.

### 5.4 Other Issues

**Aboriginal Cultural Heritage** - The *Aboriginal Heritage Act 2006* requires the preparation and submission of a Cultural Heritage Management Plan for an activity, if all or part of the activity area is an area of cultural heritage sensitivity, and all or part of the activity is a high impact activity. The subject site is located within an area of cultural heritage significance and the proposed wetland system is a high impact activity. A Cultural Heritage Management Plan (CHMP) for the site has been prepared and approved. The CHMP did not identify an Aboriginal places of significance within the activity area and requires that activities within the area be carried out in accordance with the approved CHMP.





## Attachment 1

### 5.5 General Decision Guidelines

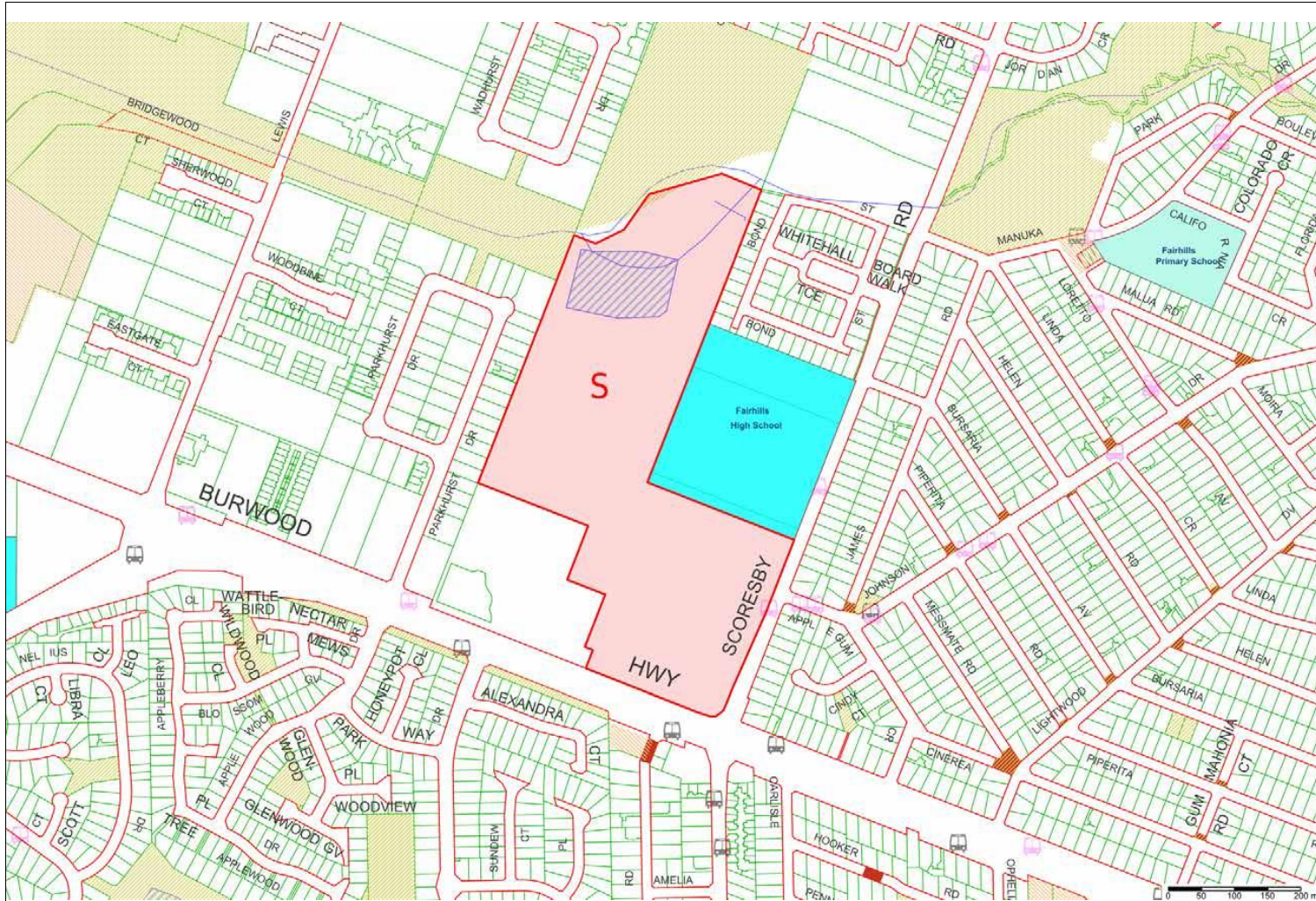
Clause 65 of the Knox Planning Scheme and Section 60 of the Planning and Environment Act 1987 set out decision guidelines/matters which the responsible authority must consider when deciding any planning application.

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

## 6. Conclusion

Clause 71.02-3 of the Knox Planning Scheme requires Council to balance relative policy objectives when making decisions to ensure resulting development is sustainable and achieves a net community gain. In this context, the proposal is considered inappropriate given the following:

- The proposal is inconsistent with the relevant Planning Policy Framework strategies and objectives, particularly in relation to Clause 11 (Settlement), Clause 12 (Environmental and Landscape Values) of the Knox Planning Scheme.
- The proposal is inconsistent with the relevant Local Planning Policy Framework, in particular the Municipal Strategic Statement, Clause 21.01-2 (Key issues and influences - Environment and Landscape values), Clause 21.03-1 (Treed City), and Clause 21.03-2 (Biodiversity and Native Vegetation) of the Knox Planning Scheme.
- The proposal is inconsistent with the environmental objectives and the relevant decision guidelines of the Environmental Significance Overlay – Schedule 2 of the Knox Planning Scheme. The proposal detrimentally impacts habitat of species which are protected (in particular the Blue Billed Duck and possibly the Dwarf Galaxias), and the Responsible Authority is not convinced with the information provided by the applicant that the future habitat proposed for these species will be viable. The proposal will also impact upon existing protected vegetation within proximity of the existing dam.
- The proposal does not avoid the removal, destruction or lopping of native vegetation and is inconsistent with the Clause 52.17 of the Knox Planning Scheme.
- The proposal will not provide an appropriate balance between the need to develop the site, and respecting the existing ecology, the surrounding area, and the Blind Creek Corridor.



**Knox City Council**  
**ATTACHMENT 2**

**Address** 621 Burwood Highway, KNOXFIELD  
**Application Number** P/2021/6170  
**Description** Utility installation, removal of native vegetation and associated buildings and works  
**Ward** Dinsdale

**LEGEND:**

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

N  
**Scale: 1:6000**

**DISCLAIMER:**

Roads, Title Boundaries and Planning Scheme Information - State of Victoria, Knox City Council  
 Aerial Photography - AAM (Flown February 2022 - unless otherwise stated)  
 Melbourne Water Drainage Information - Melbourne Water

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2. Planning information should be used only as a means of preliminary investigation. For accurate planning overlay information please obtain a Planning Certificate from the Department of Environment, Land, Water and Planning.
3. Drainage and flood extent information has been provided to Council on a yearly basis by Melbourne Water or by external consultants and is for indicative purposes only. Where the latest Melbourne Water drainage and flood extent mapping is critical, please contact Melbourne Water directly.



**Knox City Council**  
**ATTACHMENT 2**

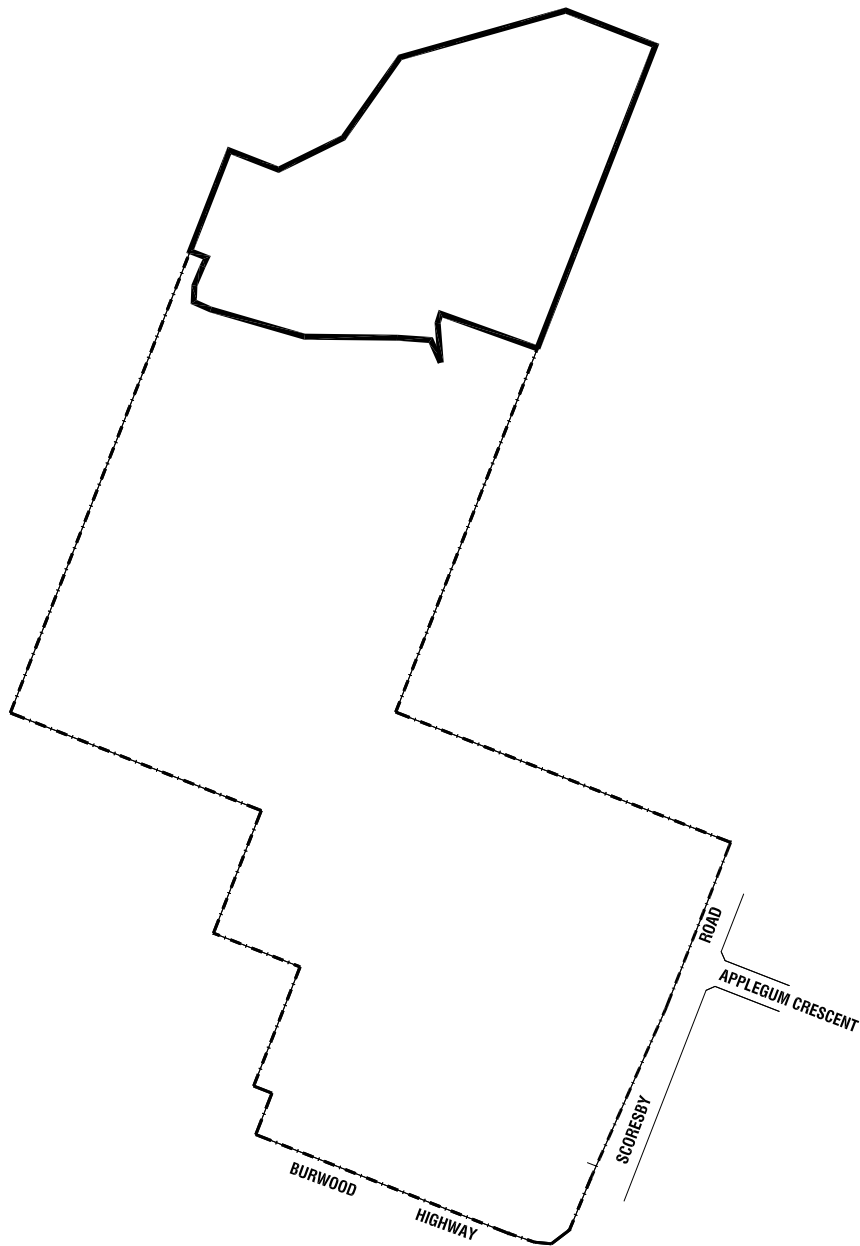
**Address** 621 Burwood Highway,  
KNOXFIELD  
**Application Number** P/2021/6170  
**Description** Utility installation, removal of native vegetation and associated buildings and works  
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- LEGEND:**
- Title Boundary
  - Road Boundaries
  - City Boundary
  - Bus Route
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  - Tertiary Schools
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N  
Scale: **1:6000**

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



**LEGEND**

-  Wetland planning permit application area boundary
-  CDP / Title boundary (includes Wetland planning permit application area)

*Note: This application plan was prepared using a CAD survey base plan provided by CRA Survey Pty Ltd and reflects an overall site masterplan prepared by Architectus.*

*Details in relation to the utility installation, native vegetation proposed for removal and landscaping are provided in the relevant reports submitted with the planning permit application.*

Client  
**DEVELOPMENT VICTORIA**

Project  
621 BURWOOD HIGHWAY KNOXFIELD

Drawing Title  
**WETLAND APPLICATION PLAN**

Project Number  
**16-8340-00200**

Drawing Number  
**V001**

Sheet 1 of 1

Issue Date  
18032021

Scale: 1:2000 (A3)




**COLLETT PTY LTD**  
Level 16, 256 Collins Street Melbourne Australia 3000  
Tel: 03 9330 3333  
www.collett.com.au

plan  
01

LEGEND

- Existing trees retained (TPZ's in red)
- Proposed evergreen trees
- Proposed deciduous trees
- Mass planted garden beds
- Turf grass
- Pedestrian concrete footpaths
- Highlight paving areas
- Shelter structures
- Playspaces
- Seat, picnic table, drinking fountain, bike rack
- Focal point



**WETLANDS**

- Habitat creation and water treatment
- Designated 'no-access' areas to east
- Existing large tree retentions
- Significant revegetation opportunities
- Primarily indigenous species
- Interface to Blind Creek environs

**BIRD HIDE / LOOKOUT**

- Enclosed elevated viewing area
- Twin viewing portal structures
- Interpretive fauna + flora information
- Access to wetland area prevented
- Circuit pathway edges mass-planted
- Curved seating / viewing element

**NORTH PARK**

- Open level grassed area
- Large tree retentions
- Seating 'pod' and curved benches
- Potential sculptural installation

**BRIDGE CROSSING**

- Creates important pedestrian / cycle link to Creek
- Opportunity for iconic 'bridge' structure
- 4m wide maintenance vehicle track required
- Open water to Treatment Wetland side
- Repeats curved form theme
- Provides viewing / vantage point

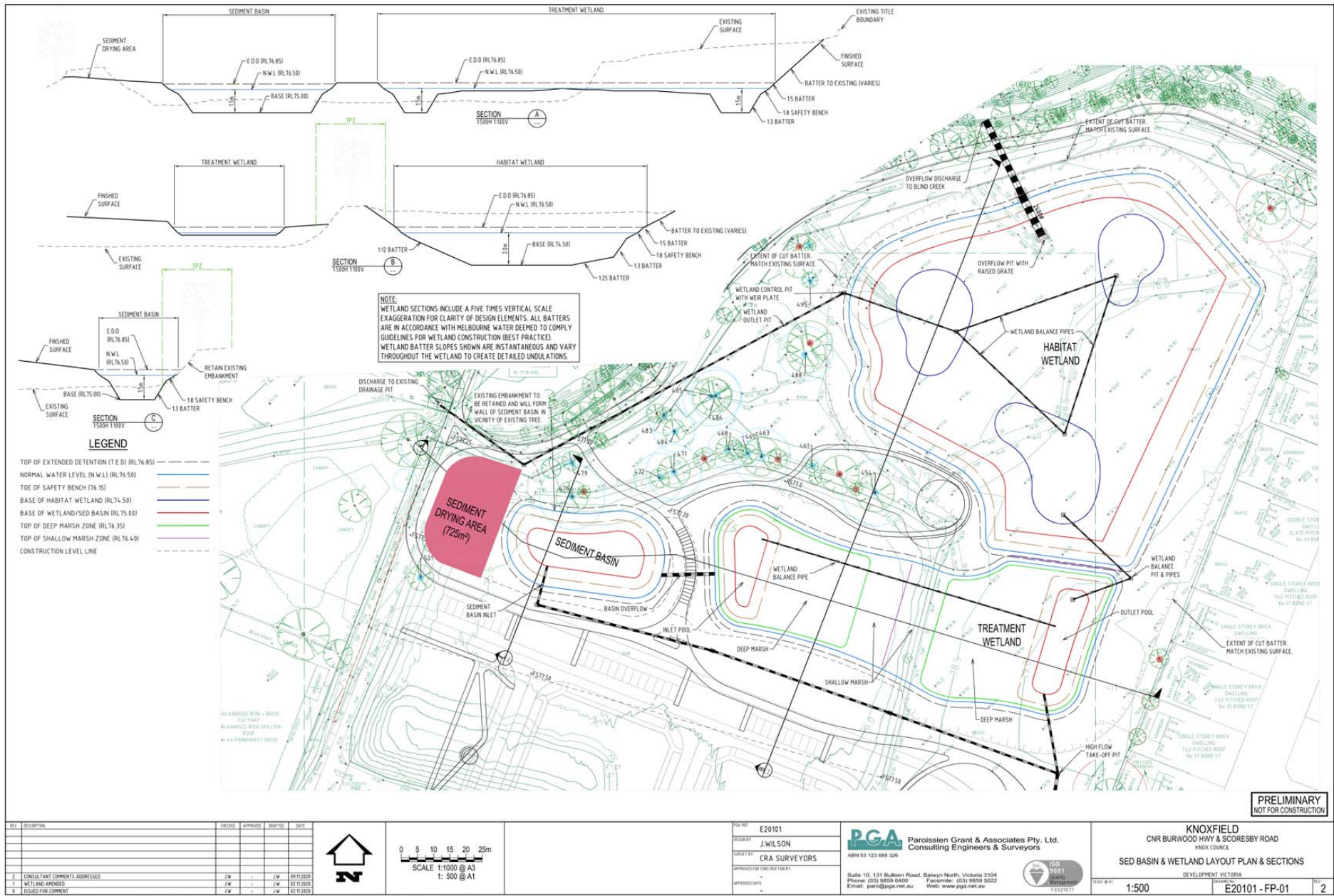


**KNOXFIELD - landscape masterplan + concepts**

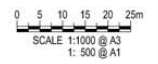
J:\1878 Knoxfield's\_Design\Drawings\Design\1878b Knoxfield Landscape Masterplan [D].indd  
 Issue A: preliminary 04.09.2020. Issue B: community consultation 06.09.2020. Issue C: council application 04.12.2020. Issue D: council application 16.12.2020. Issue [E] 22.12.2020

Scale 1:750 at A1 (2 sheets)  
**WETLAND permit application**





REV	DESCRIPTION	CHECKED	APPROVED	DRAWN	DATE
2	CONSULTANT COMMENTS ADDRESSED	J.W.	J.W.	J.W.	09/11/2020
1	WETLAND APPROVED	J.W.	J.W.	J.W.	02/11/2020
0	DESIGNED FOR COMMENT	J.W.	J.W.	J.W.	02/12/2019



PLAT NO. 148920 WILSON @ 2.4.3 PIV ON December 9, 2020

PGA REF:	E20101
DESIGNER:	J.WILSON
CHECKED:	CRA SURVEYORS
APPROVED FOR CONSTRUCTION:	
APPROVED DATE:	

**PGA** Paroissien Grant & Associates Pty. Ltd.  
Consulting Engineers & Surveyors  
ABN 63 123 886 326

Suite 10, 131 Bulleen Road, Bulleen North, Victoria 3104  
Phone: (03) 9809 0400 Fax: (03) 9809 8022  
Email: par@pga.net.au Web: www.pga.net.au

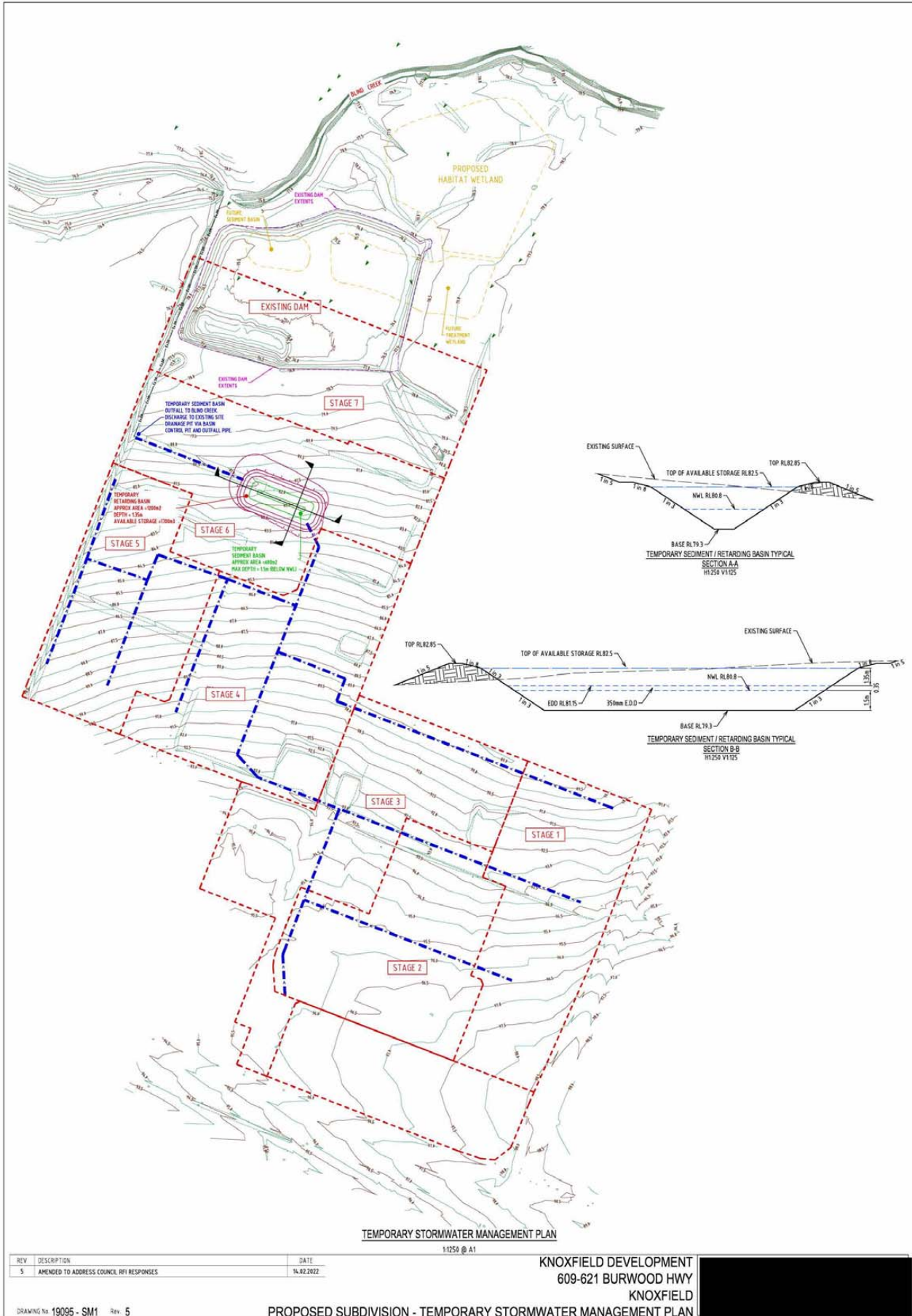
ISO 9001  
Management System

**KNOXFIELD**  
CNR BURWOOD HWY & SCORESBY ROAD  
KNOX COUNCIL

**SED BASIN & WETLAND LAYOUT PLAN & SECTIONS**

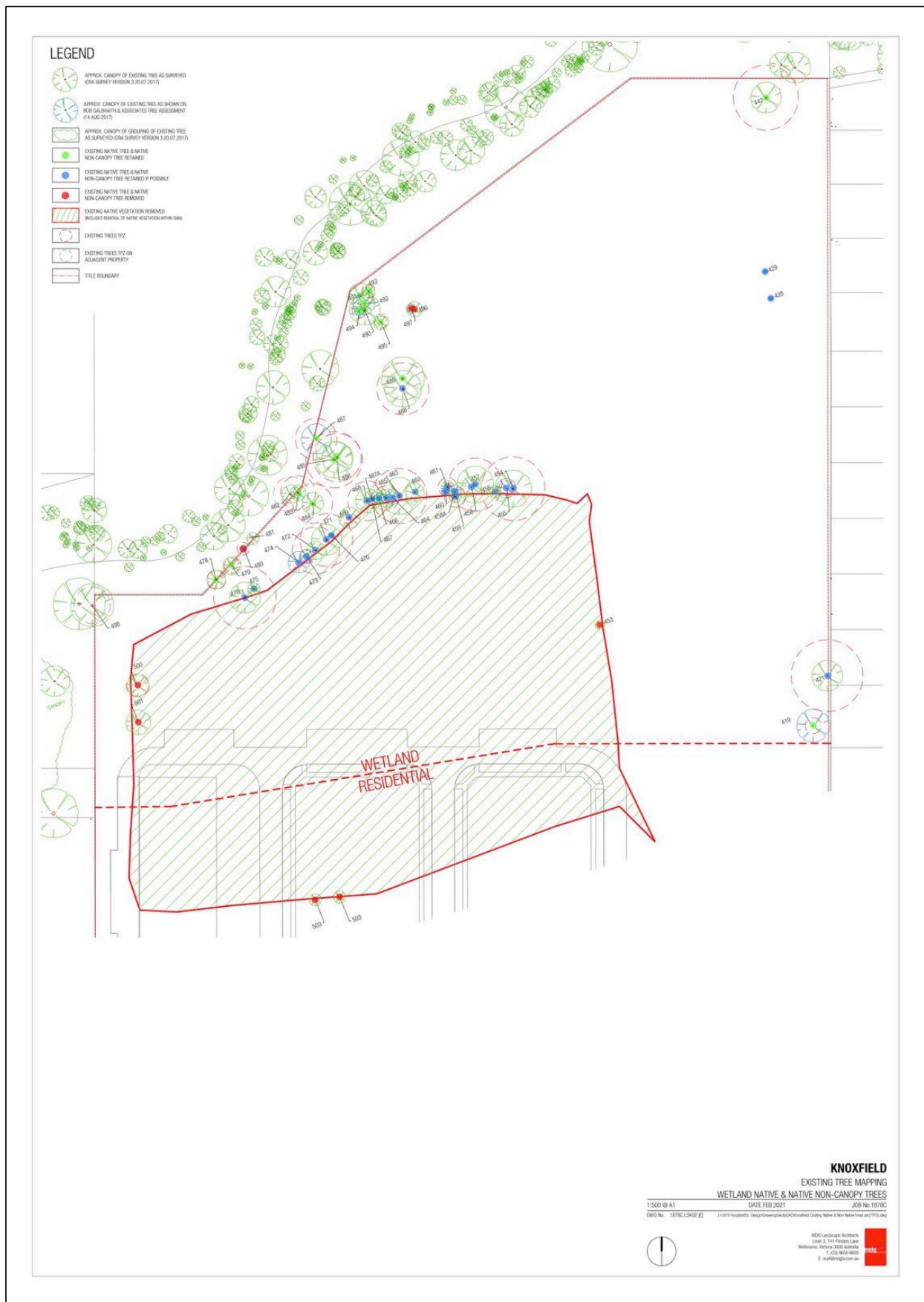
DEVELOPMENT VICTORIA

SCALE: 1:500 DRAWING: E20101-FP-01 REV: 2











## 4.3 ICT Capital Works Report

### **SUMMARY:**

The ICT Capital Works Report shows projects on Council's ICT Capital Works Program and indicates the monthly status of each project.

### **RECOMMENDATION**

**That the Committee receive and note the ICT Capital Works Report, as at 30 Nov 2022.**

#### **1. INTRODUCTION**

This report summarises Council's ICT Capital Works Program for the 2022/2023 financial year. The aim of this report is to provide a regular and succinct status summary of each project over the last month.

The ICT Capital Works Report is included as an attachment. Highlights of the ICT Capital Works Report include:

- The Asset Management Information System Project: Implementation of the Parks module was completed as planned on the 2nd Nov. The implementation of Works module is scheduled for the 12th of December.
- Active Aging System Platform Project: A change request was endorsed by the ICT Steering Committee in November to descope this project from the ICT program and instead manage delivery of the changes by Technical Services as part of their regular upgrade cycle.
- Corporate Reporting Solutions Project: Design and configuration of the first "Audit" module is progressing well towards the planned implementation in March 23rd.
- Enterprise Integration Platform Project: A successful proof-of-concept outcome and learnings were presented at the November ICT Steering Committee. Procurement planning has commenced for a partner to implement the MuleSoft integration platform in preparation for the business case to be presented early 2023.

#### **2. CONFIDENTIALITY**

Confidential information is contained in Attachment 1 in the confidential agenda, in accordance with Sections 3 and 66 of the *Local Government Act 2020* as the information relates to contractual matters; and the premature disclosure of the information could be prejudicial to the interests of Council or other persons.

**Report Prepared By: Project Centre Lead, Elly Liu  
Head of IT PMO, Shona Richards**

**Report Authorised By: Chief Information Officer, Scott Coleman**

### **Attachments**

1. Council Report No financials Dec SPC (6) [4.3.1 - 5 pages]

Project Name & Status	Status
<b>In progress - On track</b>	
<p><b>Asset Management Information System</b></p> <p>Council's current Asset Management Information system 'Lifecycle' is a critical tool to manage Council Assets. This project is to replace the current Lifecycle system with 'Confirm' a contemporary, modern, well supported and compliant system equivalent that meets Council's current and future needs. The 'Confirm' solution is market leading, innovative, and flexible in managing the broad range of Council asset classes and provision of services in the most effective and efficient manner.</p> <p>Implementation of Parks was completed as planned on the 2nd Nov. The Confirm system is in production and is stable. All Park's users are using the Confirm system in the field, as well as in the Operations Centre. Some 'bedding down' issues are being experienced and these are being addressed as and when they arise. Additional user training has been scheduled in the next week, as well as on-site support is being provided. The team will now turn its attention, to the implementation to the Works team, which is scheduled for the 12th Dec.</p>	Green
<p><b>Corporate Reporting Solutions</b></p> <p>The Corporate Reporting Project will deliver process and technical solutions for management of key strategic plans, frameworks, audit compliance, risks, policies and delegations.</p> <p>Implementation phase is underway. Design and configuration of the first "Audit" module is progressing well towards a planned implementation in March 23. A workshop was held with the vendor to review the people systems information integration and we will progress with an API approach.</p>	Green
<p><b>DCCT Program - Ph-2 Intranet Redevelopment</b></p> <p>Digital Customer Channels Transformation Program - Phase 2 Intranet. This project replaces the current staff intranet with a contemporary digital solution, enabling staff to efficiently connect with colleagues, information, ideas and systems across Council.</p> <p>The evaluation of the system build RFQ has progressed well, with vendor demonstrations, reference checks and the final vendor selection now made. Due Diligence activities will be conducted and the contract signing will align to Governance approval of the business case. Content development activities have been undertaken, Information Architecture activities are in progress, and design to be completed in December.</p>	Green
<p><b>Early Years Platform</b></p> <p>The Early Years Project will review service requirements, ensuring the correct solution is in place to meet process and technical requirements whilst delivering a better experience for our Kindergarten and Childcare communities.</p> <p>User Acceptance Testing was completed, test data was cleared and live data loaded into the system. The Early Years Project went live with EnrolNow on 15th November when the new EnrolNow registration form was published on the Knox website. Since then the new enrolment form has been released to the first kindergarten and families have been completing these ready for review by the Kindergarten Teachers. Eight training courses have been run for Kindergarten Teachers and Educators. Positive feedback has been received from staff who received training and families who have used the new system. Regular communication is being provided through staff bulletins, emails from leadership and Opportunity Knox. Phase 2 is now commencing for the digital Sign in Sign out of children at the services in January 2023.</p>	Green

Project Name & Status	Status
<p><b>Enterprise Integration Platform</b></p> <p>The Enterprise Integration Platform project seeks to reduce the overall complexity of our technical environment with a single enterprise platform that will support KCC's vision of sustainable integration capability.</p>	Green
<p><b>Project Management Office</b></p> <p>Project Management Office oversees quality aspects of the overall Portfolio of ICT. The PMO is used for PMO resource costs, and non-project specific charges, including annual leave and admin/team activities.</p> <p>The budget for this function continues to be managed according to plan.</p>	Green
<p><b>Project Management Office - ICT Governance</b></p> <p>This budget allocation is to cover costs associated with ICT governance including independent members of the ICT Governance Committee.</p> <p>The allocation continues to track to plan.</p>	Green
<p><b>On hold</b></p>	
<p><b>Master Data Management</b></p> <p>Master Data Management (MDM) is a cultural change program focused on the collaborative effort between service areas, people, systems and processes to form a common understanding of how the Council will maintain and support key datasets.</p> <p>KCC initiated the Master Data Management (MDM) project mid-2020, where a vendor supported capability assessment was completed across Council. The project recommended the onboarding of a data architect which has been actioned and who is now taking the lead on forming our data management strategy.</p> <p>Greg Curcio is the new Project Sponsor, and in addition to having the Data Architect now on board, recruiting is currently underway for a Data Enablement Lead to manage the Data Program.</p>	Red
<p><b>Spatial Capability</b></p> <p>Spatial information is all about the location of people, properties, and objects. Council uses spatial information to better understand its community, assets and resources and ensure that it provides the high-quality services, policies, and programs. This project centres on how to increase spatial capabilities across a range of functions across council.</p> <p>Existing GIS systems were successfully upgraded in June 2020, with the business users now taking advantage of improved functionality for Intranets and QGIS. In February 22 discussions recommenced about Spatial Capabilities being delivered alongside a GIS platform renewal, given the current solution provider having mandated a move from On-Premise to the Cloud in June 2023. Through negotiations with the Vendor an extension to the current agreement has been agreed pushing out the requirement to move to the Cloud Solution until June 2025 which allows us to plan options as part of the new Enterprise ICT Strategy.</p>	Red

Project Name & Status	Status
<b>Not started</b>	
<p><b>Cloud Solutions</b></p> <p>This project aims to prioritise migration of key solutions from on Premise to the Cloud. Cloud solutions increase operation and storage flexibility of our IT systems, improves business continuity risk, improves staff accessibility, and ensures ease of regular automatic updates. Cloud solutions reduces maintenance cost of hardware, software, resource and energy costs.</p> <p>A review of network architecture in early 2022 commenced as a precursor to the project commencing, then a vendor consultant will be brought in for a migration strategy to move remaining solutions from On Premise to Cloud in early 2023.</p>	Yet to Start
<p><b>Customer Relationship Management</b></p> <p>Customer Relationship Management refers to all strategies, techniques, tools, and technologies used by Council for effectively servicing our community-based customers.</p> <p>This project is now due to commence in 2023 in line with the completion of the Customer Experience Strategy which is with Council for endorsement and the ICT Enterprise Strategy &amp; Roadmap development.</p>	Yet to Start
<p><b>DCCT Program - Ph-3 Integration Phase</b></p> <p>This phase will expand on earlier delivery of the Digital program, with the implementation of a secure portal to Knox staff, a Knox business hub and additional integration with Knox systems.</p> <p>The phase is currently planned to commence 2023.</p>	Yet to Start
<p><b>Facilities Booking Solution - Phase 2 Community Facilities Booking Solution</b></p> <p>This project is the second phase of the facilities booking project. Phase 1 deployed the Priava solution and this second phase will be to extend the booking solution to the community for facilities booking, including access to 300+ facilities such as halls, pavillions, ovals etc.</p> <p>This project will commence when resource capacity becomes available from the Asset Management Project over the next 12 months.</p>	Yet to Start
<b>Completed</b>	
<p><b>Business Intelligence</b></p> <p>The Business Intelligence Project aims to build and continually improve Council's business intelligence capability, and work with the business to develop BI solutions which provide crucial insights to drive improved strategy development, evidence based planning and business improvement.</p> <p>This project was completed in 2021. The Business Intelligence (BI) Project has finalised its set objectives to enable Council teams with BI and Analytics capability by implementing a structured approach to address BI and data related requests. Through the project implementation a total of 16 use cases across 11 departments were delivered over the last 12 months. Power Users were identified and provided with advanced training on BI tools. The Strategy and BI team will continue to support business on BI and Analytics requirements following project closure in July 2021.</p>	Completed
<b>Community Engagement Platform</b>	Completed

Project Name & Status	Status
<p>Assisting Strategy and Business Intelligence to deliver a centre-led community engagement approach, which includes effective processes, tools, data management and technology integration. This will be supported by a new community engagement digital platform to facilitate external and internal engagement. Together the project will deliver improved outcomes to the community, by ensuring that the community voice is included in decisions made by Council.</p> <p>This project was completed in February 2021, when the the Knox "Have Your Say" platform went live. The solution underpins the policy and framework for Knox's engagement with the community on decision making that affects them. Additional staff awareness sessions and on-demand training are available to support the ongoing use of the tool.</p>	
<p><b>DCCT Program - Ph-1 Website Redevelopment</b></p> <p>Digital Customer Channels Transformation Program. The project replaced the existing website, with a new digital solution which delivers a quick, convenient and rewarding digital interactions with Council. Content on the site was refreshed and a new operating model agreed to ensure the website meets Community expectations into the future.</p> <p>This project was completed in June 2021 following the successful deployment of Council's new website. Ongoing support has been handed over to the newly established Digital Experience Team. All final project tasks including the decommissioning of the old website have been completed.</p>	Completed
<p><b>Facilities Booking Solution - Phase 1 Staff Room Bookings</b></p> <p>The project has successfully implemented a contemporary facilities booking solution called Primavira, to facilitate staff bookings of Civic Centre function rooms, fleet vehicles, staff meeting rooms and staff meeting rooms in Knox Community and Leisure Centres (50+ additional rooms available for staff reservation).</p> <p>This project was successfully completed in 2019.</p>	Completed
<p><b>HR Systems</b></p> <p>The Enhancing our People Systems project is made up of three work packages 1. PageUp Recruitment, Learning, Variations and Onboarding, 2. Humanforce Time &amp; Attendance and 3. PageUp Performance and Succession</p> <p>This project was completed in 2021. New systems are in place and formal handover has occurred with People &amp; Culture.</p>	Completed
<p><b>Pathway Program</b></p> <p>This program delivers enhancements to the Pathway system, which manages customer requests and enquiries, rates, payments, infringements, animal registrations and permit and renewal applications. The key outcomes include developing online services with an improved customer experience, enable seamless integration between systems, and optimise the use of available functionality within Pathway such as dashboards and electronic document delivery.</p> <p>The ICT funding for Pathway enhancements has concluded and ongoing development transitioned to BAU operations in September 2021. The program has delivered significant benefits to Council. IT will continue to support Pathway and ePathway development as a core application at Knox.</p>	Completed
<p><b>Removed</b></p>	
<p><b>Active Aging System Platform</b></p> <p>This project will review Carelink Plus, the key system, and related processes currently used by</p>	

<b>Project Name &amp; Status</b>	<b>Status</b>
<p>Community Access and Support, to improve their experience and optimise the data shared with other systems.</p> <p>The Initiation phase found the Carelink Plus application is broadly meeting business needs and is now used by only a small number of users. An upgrade is required and some improvement opportunities were identified for the Community Transport team. A change request was endorsed by the ICT Steering Committee in November to descope this project from the ICT program and instead manage delivery of the changes by Technical Services as part of their regular upgrade cycle.</p>	



## 4.4 Capital Works Program Monthly Report

### **SUMMARY: Coordinator – Capital Works, John Bixby**

**The Capital Works Program Report shows projects on Council’s Capital Works Program and indicates the status of each project as of 29 November 2022.**

### **RECOMMENDATION**

**That the Committee receive and note the Capital Works Program Report as of 29 November 2022.**

### **1. INTRODUCTION**

This report summarises Council’s Capital Works Program for the 2022/23 financial year.

The aim of this report is to provide a regular and succinct status summary of each project over the last month. The Capital Works Report as of 29 November 2022 is attached as Attachment A.

Highlights of the Works Report as of 29 November 2022 include:

- Road Surfacing Program, completion of 12 roads with other road renewals underway.
- Building renewal works recently completed include Dobson Park Pavilion bathroom, DDA Toilet and Umpire room renewal.
- Playground renewal, PlaySpace upgraded at Karoo Road.
- Significant Municipal Site Renewal, handrails installed at Quarry Reserve providing safer access to park visitors.
- Peregrine Reserve completion of new Junior BMX pump track and outdoor gym.
- Rosa Benedikt Community Centre minor upgrade works have been completed.
- Major Crescent Reserve at Lysterfield, Concept Landscape Plan completed.
- Templeton Reserve and Knox Gardens Reserve fencing renewal works completed.
- Pickett Reserve Cricket Net Renewal works have been completed.

Council has a number of projects presently being scoped, out to quote/tender and a lot are expected to be completed in December which is positive. Many projects continue to experience delays due to the wet weather.

### **2. CONFIDENTIALITY**

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

**Report Prepared by:                      Acting Coordinator – Capital Works, John Bixby**

**Report Authorised by:                  Director Infrastructure, Grant Thorne**

### **Attachments**

1. Capital Works Program - Works Report as at 12 December 2022 - Attachment A [4.4.1 - 17 pages]

## Knox City Council Project Status Report

29-Nov-2022

Project Number	Project Name	Total Adjusted Budget
<b>1</b>	<b>Bridges Renewal Program</b>	<b>\$855,820</b>
All Wards	Tender for Brenock Park Drive Pedestrian bridge currently advertised. Successful contractor to be appointed prior to end of year.	
<b>4</b>	<b>High Risk Road Failures</b>	<b>\$300,000</b>
All Wards	Projects for High Risk Road Failures currently being scoped.	
<b>7</b>	<b>Road Surface Renewal Program</b>	<b>\$4,187,200</b>
All Wards	Road resurfacing works program has commenced with 12 streets already completed. Remaining program on schedule.	
<b>8</b>	<b>Drainage Pit and Pipe Renewal Program</b>	<b>\$2,600,000</b>
All Wards	Drainage renewal works in progress at various locations including Sheppard Drive, Scoresby, Coromandel Crescent, Knoxfield, Arnold Drive, Scoresby and Stirling Street, Ferntree Gully.	
<b>9</b>	<b>Footpath Renewal Program</b>	<b>\$2,430,850</b>
All Wards	Four footpath zones currently being scoped for renewal works at various locations. Tender to be advertised next month.	
<b>10</b>	<b>Bicycle and Shared Path Renewal Program</b>	<b>\$688,000</b>
All Wards	Inclement weather has delayed scoping shared path renewal program.	
<b>16</b>	<b>Building Renewal Program</b>	<b>\$3,959,251</b>
All Wards	<p>Expenditure is on track, approaching 50% of overall budget already spent or committed. The program of works is now complete and quotes requested for several jobs, including LED lighting upgrades at multiple sites. Inspections ongoing to finalise program of refits and floor coverings.</p> <p>Works completed since last update include Dobson Park Pavilion: Bathroom, DDA Toilet and Umpire Rooms Renewals excluding asbestos works which are 90% completed, Knox Leisureworks: Pool Plant Renewals, Access Control and Duress alarm system installation.</p> <p>Jobs raised and ongoing include multiple HVAC installations in preschools, several LED lighting upgrades, Bayswater Senior Citizens: re-keying and Knox Leisureworks: concrete egress path upgrade.</p>	
<b>17</b>	<b>Playground Renewal Program</b>	<b>\$1,509,500</b>
All Wards	Contract 3000, Knox Playspace Renewal 2021-22: Playspace upgrade at Karoo Road was completed in early November; Construction work at Grange Drive and Heritage Way is in the pipeline. Knox Playspace Renewal 2022-23: First round of community consultation was completed. We are preparing the brief to put out the tender seeking both design and delivery for four local playground upgrades (Kent Park, Sovereign Crest Reserve, Castlefield Square and Val Boyd Reserve).	
<b>22</b>	<b>Fire Hydrant Replacement Program</b>	<b>\$147,000</b>
All Wards	Expenditure is not likely required until late June 2023.	

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Project Number	Project Name	Total Adjusted Budget
<b>24</b>	<b>Carpark Renewal</b>	<b>\$560,000</b>
All Wards	Mountain Gate Shopping Centre and Knoxfield Shops Carpark currently being scoped for renewal works.	
<b>25</b>	<b>Plant &amp; Machinery Renewal Program</b>	<b>\$2,260,000</b>
All Wards	Fleet Renewal Program underway, expected delays in some plant & equipment supply due to effect of COVID across manufacturing in general. 39% of funds committed and 20% of funds expended.	
<b>26</b>	<b>Street Tree Replacement Program</b>	<b>\$524,519</b>
All Wards	Funds fully committed with 62% expended.	
<b>31</b>	<b>Stamford Park Redevelopment</b>	<b>\$6,000,000</b>
Tirhatuan	Construction - Bulk earthworks are progressing although there have been significant delays due to the wet weather experienced during October and November.	
<b>104</b>	<b>Roadside Furniture Renewal Program</b>	<b>\$100,000</b>
All Wards	Roadside furniture program expenditure being implemented at various locations within municipality.	
<b>147</b>	<b>Energy Retrofits for Community Buildings</b>	<b>\$150,000</b>
All Wards	Quotes for lighting upgrades for a number of pavilions have been sought for replacement in January/February.	
<b>229</b>	<b>Building Code Australia Compliance</b>	<b>\$40,000</b>
All Wards	BCA compliance budget has been utilised for defect notes from fire services inspections at both Early Years Hubs, Stamford House and the Operations Centre as well as defects from Annual Essential Safety Measure Reports (AESMR) for other Council buildings.	
<b>345</b>	<b>Asbestos Removal</b>	<b>\$40,000</b>
All Wards	Asbestos removal completed at Scoresby Reserve Tennis, Chandler Park Pavilion and 90% complete at Dobson Park Pavilion. Expenditure will be 75% complete once invoices are submitted for the above. Prices still being sought for Asbestos Audits with engagement of contractor to be completed ASAP.	
<b>347</b>	<b>Miscellaneous Industrial Roads - Pavement Rehabilitation</b>	<b>\$200,000</b>
All Wards	Acacia Road Upper Ferntree Gully - Concrete works currently being undertaken in preparation for asphalt resurfacing works.	
<b>409</b>	<b>Parks Furniture Renewal</b>	<b>\$72,000</b>
All Wards	New bench installed at Balmoral Reserve.	
<b>410</b>	<b>Parks Signage Renewal</b>	<b>\$15,000</b>
All Wards	Scoping works for the current financial year	

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<b>Project Number</b>	<b>Project Name</b>	<b>Total Adjusted Budget</b>
<b>412</b>	<b>Water Sensitive Urban Design Renewal</b>	<b>\$155,000</b>
All Wards	Brief for Starlight Reserve issued, currently attending site walk-throughs with potential contractors. To be awarded in December. Scope for Juniper sediment pond under development.	
<b>441</b>	<b>Significant Municipal Site Renewal</b>	<b>\$313,559</b>
All Wards	Handrail installation on new stairs at Quarry Reserve completed.	
<b>443</b>	<b>Reserves Paths Renewal</b>	<b>\$75,000</b>
All Wards	Scoping further works.	
<b>492</b>	<b>Food Act Compliance - Kitchen Retrofitting</b>	<b>\$25,000</b>
All Wards	Some sites with kitchen upgrade requirements have been ruled out as low priority. HV Jones Reserve Pavilion is the leading candidate for works if others are less suitable. Aim is to have sites selected and prices submitted from Builders Panel for works to commence in January.	
<b>536</b>	<b>Parkland Asset Renewal</b>	<b>\$68,000</b>
All Wards	Ring lock fence renewal completed at Colonial Court walk through.	
<b>537</b>	<b>Roadside Plantings Renewal</b>	<b>\$64,000</b>
All Wards	Scoping works for the current financial year.	
<b>566</b>	<b>Artwork Renewal</b>	<b>\$80,000</b>
All Wards	Assessment continues on the Placemaker Legacy Artworks and Public Art Collection to determine restoration priorities and deaccession recommendations in preparation for the public art trail. Planning and consultation with stakeholders regarding restoration of artwork at Knox Skate and BMX Park is complete with restoration scheduled for March 2023. Consultation commenced with key stakeholders regarding future maintenance of Alley Oop.	
<b>576</b>	<b>Emergency Warning Systems in Early Years Facilities</b>	<b>\$100,000</b>
All Wards	Scoresby West installation under way with Preschool refurbishment. Berrabri was scheduled for the Christmas Holidays, however due to service review, has been postponed to EOFY, when the site will be vacant. Funds will be spent to upgrade old style duress pendants at existing sites as required. Revised quotes sought now for scheduling over Christmas.	
<b>675</b>	<b>Public Art Project</b>	<b>\$317,000</b>
All Wards	Public art projects planned for delivery in 22/23 including Erica Ave Public Art Lighting, FTG Creative Placemaking, Knox Regional Netball Centre and Stamford Park. All projects are in planning and stage one implementation and currently slightly behind schedule due to impact of poor weather. Final delivery stage for Boronia Laneways and Arcades Upgrade with work due to be completed by mid-December.	
<b>708</b>	<b>Cricket Run Up and Goal Square Renewal Works</b>	<b>\$70,000</b>
All Wards	Works programmed early 2023 when turf is available.	

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<b>Project Number</b>	<b>Project Name</b>	<b>Total Adjusted Budget</b>
<b>717</b>	<b>Knox Central Package</b>	<b>\$300,000</b>
Dinsdale	The purchase of the parcel of land to enable the future road corridor has been finalised. The review of the masterplan will confirm the nature and location of the road corridor.	
<b>746</b>	<b>Revegetation Plan</b>	<b>\$100,000</b>
All Wards	Scoping and designing priority sites complete, including sites along Blind Creek, Corhanwarrabul Creek and Dandenong Creek corridors. Planning plant lists for propagation.	
<b>755</b>	<b>Talaskia Reserve, Upper Ferntree Gully - Masterplan Implementation Stage 2</b>	<b>\$60,000</b>
Dobson	Talaskia Masterplan Implementation works completed.	
<b>834</b>	<b>Oversowing of Sports Fields</b>	<b>\$70,000</b>
All Wards	Sites scheduled include Egan Lee, Fair Park, Batterham Reserve, Knox Park, Colchester Reserve, Lakesfield Reserve and Park Ridge Reserve. Further fields will be identified after the recent wet season impacts are assessed, works include spray growth retardant, seed oval, spray pre-emergent fungicide, fertilise and spray herbicide at seasons end.	
<b>837</b>	<b>Westfield Library (Permanent) - Design and Fitout</b>	<b>\$3,444,205</b>
Dinsdale	The Library construction drawings are now complete and ready for contract signing, and commencement of works on site.	
<b>867</b>	<b>Knox Regional Netball Centre Extension</b>	<b>\$4,010,722</b>
Dobson	Construction works for the new facility are nearing completion. The timber sports floor is installed and line marking and goals posts completed. Final works to internal flooring and fittings is occurring. External works are continuing - filling of raingardens, completion of CFA track and landscaping.	
<b>868</b>	<b>H V Jones, Ferntree Gully - Masterplan Implementation Stage 3</b>	<b>\$805,000</b>
Friberg	Delivery of Stage 3 of the HV Jones Masterplan includes upgrades to the netball courts and renewal of the existing carpark. The contract has now been awarded with works to commence late January 2023	
<b>869</b>	<b>Gilbert Park, Knoxfield - Masterplan Implementation Stage 3</b>	<b>\$40,000</b>
Friberg	Consultant has been appointed and scoping stage has commenced. The first stage of community consultation has commenced, closing 12th December 2022.	
<b>871</b>	<b>Energy Performance Contract Implementation</b>	<b>\$218,065</b>
All Wards	Commissioning and building tuning underway along with finalising Operations and Maintenance Manuals for a number of projects.	
<b>935</b>	<b>Scoresby (Exner) Reserve - Tennis Court Renewals</b>	<b>\$38,900</b>
Tirhatuan	Negotiations continuing around surface defects issue. Additional geotechnical work completed. Negotiating remedial treatment proposal with Contractor and Council's Insurers. Courts 4 & 5 - Detailed Design complete and presented to club for feedback.	

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<b>Project Number</b>	<b>Project Name</b>	<b>Total Adjusted Budget</b>
<b>941</b>	<b>Knox Regional Netball Centre - Court Renewals</b>	<b>\$129,600</b>
Dobson	Contractor to start early December.	
<b>944</b>	<b>Knox Central (Former Operations Centre)</b>	<b>\$350,000</b>
Dinsdale	Monitoring works are continuing at the former Operations Centre site.	
<b>948</b>	<b>Modular Building Program</b>	<b>\$1,567,000</b>
All Wards	Lakesfield Reserve Carpark - Redesign complete and repricing underway Contractor expected to be appointed by mid-December. Gilbert Park modular - construction work is expected to be completed mid-December with refurbishment works on the existing pavilion to commence in January with expected completion of mid-May. Marie Wallace modular construction is complete with delivery to site expected early December after completion of site works for foundation/footings. Onsite works commence late November with fit off/completion of project and handover expected by late January. Council has received a permit allowing staged building footings to occur. Once full building permit is received, the installation of the modular structure will commence onsite, this has resulted in a 3 week delay to construction works. Marie Wallace existing pavilion refurbishment is scheduled to commence late November as is awaiting finalisation of building permit and expected to be complete by early-mid February with handover by mid-late February.	
<b>950</b>	<b>Family &amp; Children's Services Buildings &amp; Facilities</b>	<b>\$350,000</b>
All Wards	Construction activities progressing well. Project is expected to be completed by end of this year.	
<b>951</b>	<b>Community Toilet Replacement Program</b>	<b>\$277,000</b>
All Wards	Wicks Reserve toilet block full project completion expected by mid-December. Chandler Reserve site investigations have commenced with view to progress to request for quotes by late January 2023 and appoint contractor by March 2023.	
<b>995</b>	<b>Peregrine Reserve, Rowville - Masterplan Implementation Stage 2</b>	<b>\$411,126</b>
Taylor	Construction of the new Junior BMX pump track and outdoor gym equipment now complete and officially open.	
<b>997</b>	<b>Llewellyn Reserve, Wantirna South - Masterplan Implementation</b>	<b>\$31,606</b>
Scott	Pathway works at Llewellyn Reserve have been delayed due to recent heavy rainfall. Works anticipated to be completed in December 2022.	
<b>999</b>	<b>Lewis Park, Wantirna South - Masterplan Implementation - Stage 1 - Waterways</b>	<b>\$1,000,000</b>
Dinsdale	Construction - The project has been handed over to Melbourne Water for delivery. Construction is due to commence in early 2023.	
<b>1003</b>	<b>Wantirna Reserve, Wantirna - Masterplan</b>	<b>\$30,000</b>
Collier	Urban Initiatives have been appointed to progress the Masterplan. They have had an initial meeting with internal stakeholders to establish an outline brief and to identify potential design constraints. They have met with Tonkin and Taylor to discuss land contamination and any potential impact it may have on the Masterplan	

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<b>Project Number</b>	<b>Project Name</b>	<b>Total Adjusted Budget</b>
<b>1054</b>	<b>Knox Regional Sports Park - Stages 2 and 3 (VARMS)</b>	<b>\$1,528,456</b>
Scott	The expansion of the State Basketball Centre is being managed by the State Government through Sport and Recreation Victoria (SRV) and Development Victoria (DV) on behalf of stakeholders including Council as project partner. The construction works for the Victorian Association of Radio Model Soaring (VARMS) project at Rowville Recreation Reserve are nearing completion. Building works are complete. The remaining works to the new access road and slip lane are being finalised with all works expected to be complete in early December 2022.	
<b>1119</b>	<b>Wantirna Reserve, Wantirna - Tennis Court Renewals</b>	<b>\$1,646,389</b>
Collier	Contractor appointed, Possession of Site granted with works underway and around 15% complete. Demolition works nearing completion, and awaiting confirmation from AusNet regarding power shut-down of area. Inspection of work site completed with local Ward Councillor and club in mid-October.	
<b>1123</b>	<b>Public Tennis / Netball / Basketball Court Renewals</b>	<b>\$100,000</b>
All Wards	On track for all works to be completed by the end of December.	
<b>1124</b>	<b>Sportsfield Fencing Renewals</b>	<b>\$50,000</b>
All Wards	On track to complete all works by June 2023.	
<b>1162</b>	<b>Templeton Street, Wantirna - Linemarking and Intersection Treatments</b>	<b>\$39,557</b>
Collier	The shared paths, line marking, and signage are now completed.	
<b>1163</b>	<b>Renou Road, Wantirna South - Intersection Treatments</b>	<b>\$106,577</b>
Collier	The shared paths, line marking, and signage are now completed.	
<b>1173</b>	<b>Quarry Reserve, Ferntree Gully - Masterplan Implementation Stage 3</b>	<b>\$527,428</b>
Dobson	Quarry Reserve, Ferntree Gully - Masterplan Implementation Stage 3. Quarry Reserve Toilet Block: Construction of the new toilet block has progressed significantly with all external works complete. Doors have been installed and internal fit works have progressed passed 'roughing in' stage with completion due by mid-December. Quarry Reserve City Skyline Lookout: A contractor has been appointed for the design & delivery of the project. Geotechnical survey work has been completed. Final structural design works are currently being undertaken based on the Geotechnical survey findings. Once design and preconstruction works are completed by the contractor, construction work are expected to start later in the year.	
<b>1176</b>	<b>Solar in Community Facilities</b>	<b>\$130,000</b>
All Wards	Development of procurement documents and quotes to be sought for installation in March/April 2023.	
<b>1180</b>	<b>Forest Road to Koolunga Reserve, FTG - Wetland Construction</b>	<b>\$386,000</b>
Chandler	Consultants appointed to carry out a Stormwater Quality Study looking at options to improve water quality in the reserve. This will form part of the Koolunga future directions plan that will be made available to the public mid next year.	

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<b>Project Number</b>	<b>Project Name</b>	<b>Total Adjusted Budget</b>
<b>1184</b>	<b>Egan Lee Reserve - Wetland Construction</b>	<b>\$35,000</b>
Scott	Consultant to be appointed to carry out a flood modelling study of possible flood mitigation options. Report expected by end of February 2023.	
<b>1238</b>	<b>BAMP Facility Upgrades</b>	<b>\$50,000</b>
All Wards	Project brief to be developed after program consolidation for consultancy report on priority project listing. Expected to be completed by mid-December with Consultant expected to be appointed early February. Delayed awaiting finalisation of modular building program review.	
<b>1262</b>	<b>Cultural Facilities - Knox Pop Up Events Trailer &amp; Kit</b>	<b>\$2,000</b>
All Wards	Audit of current equipment undertaken to help inform replacement of damaged gear or gaps in kit for 2022/23. Council has begun to make purchases to update kit as required.	
<b>1265</b>	<b>Park Crescent Children and Family Centre, Boronia - Refurbishment Scoping</b>	<b>\$50,000</b>
Baird	Concept plan is currently under review. Detailed design is expected to be completed by April 2023.	
<b>1267</b>	<b>Early Years Facilities - Landscaping Upgrades</b>	<b>\$100,000</b>
All Wards	Projects to renew outdoor play spaces for 2022/2023 facilities have been confirmed. Works will commence in the January 2023 School Holiday term break.	
<b>1269</b>	<b>Rosa Benedikt Community Centre, Scoresby - Minor Upgrade</b>	<b>\$52,288</b>
Tirhatuan	This project is now fully completed.	
<b>1281</b>	<b>Ferntree Gully Road, Knoxfield (O'Connor Road and Henderson Road)- Shared Path</b>	<b>\$40,000</b>
Tirhatuan	Consultation is being sought with private landowners.	
<b>1297</b>	<b>Amesbury Avenue, Wantirna - Intersection Treatments</b>	<b>\$43,094</b>
Collier	Construction work has been completed.	
<b>1300</b>	<b>Parking Management Plan Implementation</b>	<b>\$50,000</b>
All Wards	Parking surveys and reports for The Basin, Mountain Gate and Rowville activity centres are currently being undertaken by a consultant.	
<b>1308</b>	<b>Kevin Ave, Ferntree Gully Flood Investigation - Scoping</b>	<b>\$200,000</b>
Dobson	Awaiting further drainage analysis of revised scope before detail design resumes.	
<b>1309</b>	<b>1825 Ferntree Gully Road - Flood Mitigation Works</b>	<b>\$366,390</b>
Friberg	Detail design and engineer's estimate completed - this has highlighted funding shortfall. Awaiting confirmation of budget availability/options.	



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<b>Project Number</b>	<b>Project Name</b>	<b>Total Adjusted Budget</b>
<b>1310</b>	<b>Flood Mitigation Reactive Complaints Upgrade Works</b>	<b>\$100,000</b>
All Wards	Bridgewater Way, Rowville - Works complete. Viewgrand Rise, Lysterfield - Revising quote.	
<b>1311</b>	<b>Major Roads LED Streetlight Replacement</b>	<b>\$126,587</b>
All Wards	Replacement of lights progressing well in Boronia, however, slight delays due to weather and scheduling means the lighting replacement is not due to be completed until mid-December. New lights on existing poles (8 lights) along Dorset Rd are not expected to be completed until March 2023.	
<b>1315</b>	<b>Fairpark Reserve - Pavilion Upgrade (incorporating U3A extension)</b>	<b>\$8,363,296</b>
Baird	Construction - The structural steel frame is 85% complete and due for completion by mid-December. Weather permitting, the roof will be installed prior to the Christmas break.	
<b>1316</b>	<b>Rowville Recreation Reserve - Car Park Upgrade</b>	<b>\$317,736</b>
Taylor	Contractor to be appointed by mid-December.	
<b>1319</b>	<b>Gilbert Park Reserve, Knoxfield - Batting Cage Renewal</b>	<b>\$118,875</b>
Friberg	On track to complete early December.	
<b>1320</b>	<b>Eildon Park Reserve, Rowville - Tennis Court Renewals</b>	<b>\$445,104</b>
Taylor	Contractor appointed. Awaiting pre-construction documentation to be presented and approved before awarding possession of site. Anticipate construction will commence early 2023.	
<b>1322</b>	<b>Glenfern Park (FTGTC) - Tennis Court Renewals</b>	<b>\$100,000</b>
Dobson	Contract works nearing completion and partial Practical Completion achieved. Temporary line-marking works installed with final acrylic coating to be applied when the required ambient temperature conditions prevail.	
<b>1363</b>	<b>Lupton Way Shared Zone Construction and Public Art Lighting</b>	<b>\$336,528</b>
Baird	Civil works completed. Street furniture and landscaping has been completed.	
<b>1386</b>	<b>Parks - New Tractor</b>	<b>\$120,000</b>
All Wards	New tractor due to arrive by early January 2023.	
<b>1389</b>	<b>Egan Lee Reserve Renewal - Top Oval Renewal</b>	<b>\$1,425,000</b>
Scott	Detailed design currently being completed. Tender date under review, anticipated to be December.	
<b>1391</b>	<b>Knox Hockey Facility Development</b>	<b>\$3,270,000</b>
Collier	Construction - Earthworks are near complete, however subgrade proof roll and testing are delayed due to wet weather and wet ground conditions. Base Works (capping layer) have commenced but delayed due to wet weather.	

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<b>Project Number</b>	<b>Project Name</b>	<b>Total Adjusted Budget</b>
<b>1406</b>	<b>Miller's Homestead - Upgrade</b>	<b>\$141,061</b>
Chandler	Stage one works commenced and expected to be completed by end of February 2023.	
<b>1411</b>	<b>Mountain Hwy, Bayswater, (Scoresby Road to Jersey Road) - Shared Path</b>	<b>\$172,605</b>
Baird	Construction work has been completed.	
<b>1413</b>	<b>Kings Park Reserve, Upper Ferntree Gully - Masterplan Implementation</b>	<b>\$40,000</b>
Dobson	Development of the Kings Park Masterplan. Currently finalising the draft masterplan to present to the broader community.	
<b>1414</b>	<b>Cardiff Street - Flood Mitigation Works</b>	<b>\$688,000</b>
Baird	Scope of works being developed. Quotes for design to be sought in January/February 2023.	
<b>1415</b>	<b>Olivebank to Underwood &amp; Alexander Reserve, FTG - Wetland Treatment - Scope &amp; Analysis</b>	<b>\$40,000</b>
Dobson	Options for flood mitigation have been developed and will be tested with flood modelling in February/March 2023.	
<b>1422</b>	<b>Gilbert Reserve - Wetland (Scoping &amp; Analysis)</b>	<b>\$35,000</b>
Friberg	Design being finalised with input from Open Space and Landscaping Design.	
<b>1426</b>	<b>The Basin Triangle Masterplan</b>	<b>\$5,000</b>
Chandler	Community Engagement for the Draft Basin Triangle Masterplan has been completed. Consultation findings from the Draft Masterplan will be incorporated into The Basin Parking Management Plan project, and Council Officers will re-engage with the community once both projects are ready for consultation.	
<b>1437</b>	<b>1000 Steps Car Parking and Shared Use Path Bridge</b>	<b>\$0</b>
Dobson	On hold while waiting for direction from federal government.	
<b>1439</b>	<b>Mossfield Avenue, Ferntree Gully - Construction</b>	<b>\$375,000</b>
Baird	Contractor for Road Renewal package appointed. Construction commencement anticipated around mid-January 2023.	
<b>1440</b>	<b>Mountain Gate Drive, Ferntree Gully - Construction</b>	<b>\$615,000</b>
Friberg	Contractor for Road Renewal package appointed. Received quote from Telstra to upgrade asbestos pits within work zone. Construction well underway on section between Adele Avenue & Silverton Drive - works around 35 % complete. Section between Adele Avenue and Ferntree Gully Road will include night-works with commencement date still to be confirmed but anticipated to commence by mid-December.	
<b>1441</b>	<b>Studfield Shops, Rear Laneway, Wantirna South - Construction</b>	<b>\$375,000</b>
Dinsdale	Construction well underway with works around 50% complete and expected to be completed by mid-January '23.	

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<b>Project Number</b>	<b>Project Name</b>	<b>Total Adjusted Budget</b>
<b>1442</b>	<b>Avalon Road, Rowville - Construction</b>	<b>\$835,000</b>
Tirhatuan	Contractor for Road Renewal package appointed. Construction commencement date to commence around mid-January 2023.	
<b>1444</b>	<b>Adele Avenue, Ferntree Gully - Construction</b>	<b>\$370,000</b>
Friberg	Contractor for road renewal package appointed. Works 60% completed with only asphalt works remaining and expected to be completed by late-January 2023.	
<b>1445</b>	<b>Marlborough Road, Bayswater - Construction</b>	<b>\$160,000</b>
Dinsdale	Contractor for road renewal package appointed. Works 60% completed with only asphalt works remaining and expected to be completed by late-January 2023.	
<b>1448</b>	<b>Fairpark Reserve, Ferntree Gully - Netball Court Renewals</b>	<b>\$139,126</b>
Baird	Construction well underway with works approximately 95% complete. Basketball/netball tower foundation design and certification completed. Asphalt and lighting works delayed due to building permit application and industry supply lead-time delays. Works re-commenced in early September and expected to be completed by mid-December.	
<b>1450</b>	<b>Reta Matthews Reserve, Ferntree Gully - Tennis Court Renewals</b>	<b>\$592,747</b>
Baird	Contractor appointed and construction underway with 30% complete. Demolition and additional stabilisation works completed. Anticipate 2023.	
<b>1455</b>	<b>Talaskia Reserve, Upper Ferntree Gully - Cricket Net Renewal</b>	<b>\$187,080</b>
Dobson	On track to complete early December.	
<b>1456</b>	<b>Dobson Park, Ferntree Gully - Cricket Net Renewal</b>	<b>\$187,080</b>
Baird	On track to complete by mid-December.	
<b>1459</b>	<b>Lewis Park, Wantirna South - Oval 1 Floodlighting</b>	<b>\$129,666</b>
Dinsdale	Project completion has been delayed with wet weather affecting pole footing installation and contractor staff shortages. Working with contractor on options to expedite the pole footing installation with site currently still too wet for machinery to come in. Completion of project is expected by mid-January 2023, weather permitting.	
<b>1460</b>	<b>Templeton Reserve, Wantirna - Floodlighting Upgrade</b>	<b>\$128,101</b>
Collier	Flood lighting pole footings poured, installation of poles will take place once the area dries out following all the heavy rain.	
<b>1461</b>	<b>Kings Park, Upper Ferntree Gully - Oval 1 - Floodlighting</b>	<b>\$171,337</b>
Dobson	New electrical switchboard installed, the ground is still currently too wet to get the boom lifts on the oval to install the floodlights.	

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<b>Project Number</b>	<b>Project Name</b>	<b>Total Adjusted Budget</b>
<b>1462</b>	<b>Knox Athletics, Knoxfield - New Shade Structures</b>	<b>\$95,874</b>
Friberg	Shade Structure component of larger refurbishment including, track renewal and lighting, is at tender documentation stage. Tender will be go out in December with expectation that contractor will be appointed to commence site works in March 2023.	
<b>1464</b>	<b>Schultz Reserve, Wantirna - Pavilion Refurbishment</b>	<b>\$75,000</b>
Collier	Contractor has commenced on site with works upstairs underway. Works downstairs are to commence in the new year.	
<b>1465</b>	<b>Knox Park Athletics, Knoxfield - Lighting to Track</b>	<b>\$382,400</b>
Friberg	Detailed design is underway, project will go out to tender in December, works will be underway on site in the new year.	
<b>1466</b>	<b>Schultz Reserve, Wantirna - Shade Structure</b>	<b>\$50,000</b>
Collier	Contractor has commenced on site, preparation is underway, shade structure to be installed in the new year.	
<b>1467</b>	<b>Fairpark Reserve, Ferntree Gully - Safety Netting (Southern End)</b>	<b>\$50,000</b>
Baird	Works will occur upon completion of the major pavilion redevelopment and associated carpark and landscaping works, most likely in the latter part of 2022/23.	
<b>1470</b>	<b>Electronic Entry to Sporting Pavilions.</b>	<b>\$60,000</b>
All Wards	Liberty Avenue sports pavilion and Colchester Reserve pavilion scheduled for Christmas holiday period. Wally Tew on hold depending on election result. Another site that may be considered to replace Wally Tew if required is Rowville Recreation Reserve.	
<b>1472</b>	<b>Wally Tew Reserve, Ferntree Gully - Car Park Upgrade</b>	<b>\$77,295</b>
Dobson	Contractor appointed and construction well underway with 95% complete. Anticipate works to be completed by mid-December.	
<b>1476</b>	<b>Community Placemaking Program - Murals and Lighting - Scope</b>	<b>\$55,000</b>
All Wards	FTG Creative Placemaking Plan complete. Planning for delivery of key actions from the plan is underway with Expression of Interest currently open for mural works. Works planned for installation early 2023.	
<b>1478</b>	<b>Locker Program - Council Kindergartens</b>	<b>\$43,000</b>
All Wards	Project is fully complete.	
<b>1479</b>	<b>Liberty Avenue, Rowville Kindergarten - Verandah Replacement - Design</b>	<b>\$100,000</b>
Taylor	Prices to be sought by mid-December with view to appoint contractor by mid-January 2023 for construction.	
<b>1492</b>	<b>Francis Crescent, Ferntree Gully - Footpath Construction</b>	<b>\$20,000</b>
Dobson	Construction work has been completed.	

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<b>Project Number</b>	<b>Project Name</b>	<b>Total Adjusted Budget</b>
<b>1494</b>	<b>1726 Ferntree Gully Road, Ferntree Gully - Footpath Scope</b>	<b>\$15,000</b>
Friberg	On hold until the land is sold and/or redeveloped.	
<b>1495</b>	<b>Ferntree Gully Road, Scoresby - Footpath Construction</b>	<b>\$49,765</b>
Tirhatuan	Works scheduled for possible start date in February 2023.	
<b>1496</b>	<b>Short Street, Boronia - Footpath Design</b>	<b>\$51,785</b>
Baird	Works scheduled for possible start date in January 2023.	
<b>1499</b>	<b>Buckingham Drive, Rowville - LATM Treatment</b>	<b>\$120,000</b>
Taylor	Works to be scheduled by Construction team after completion of Liberty Avenue LATM project, later in 2023.	
<b>1500</b>	<b>Liberty Avenue, Rowville - LATM Installation</b>	<b>\$250,000</b>
Tirhatuan	Construction team are completing other projects at present and this project is likely to be scheduled for early New Year.	
<b>1505</b>	<b>Mountain Highway, Boronia - Shared Path - Design</b>	<b>\$76,255</b>
Chandler	Currently awaiting comments from Department of Transport.	
<b>1514</b>	<b>Carrington Park, Knoxfield - Masterplan Implementation</b>	<b>\$150,000</b>
Friberg	Drawings for the new path connections are developed. Currently in the process of working with Construction team to estimate the cost. Delivery of the new path connections may be extended to February 2023 due to the weather condition.	
<b>1515</b>	<b>Major Crescent Reserve, Lysterfield - Landscape Plan</b>	<b>\$25,000</b>
Taylor	Landscape plan completed.	
<b>1518</b>	<b>Schultz Reserve, Wantirna - Landscape Plan</b>	<b>\$25,000</b>
Collier	Concept carpark design completed. Functional layout comments received and adjusted. New layout plan alternative submitted to Open Space, Leisure and Club as they suggest possible relocation of cricket netting from carpark area.	
<b>1521</b>	<b>Erica Avenue Streetscape Renewal</b>	<b>\$598,971</b>
Baird	The design and delivery of the Erica Ave Streetscape renewal is part of the DJPR Suburban Revitalisation Program. Construction of Stage 1 (north eastern side of the street) is in progress. The design for Stage 2 has been completed, with the majority of Stage 2 construction expected to commence in early 2023.	
<b>1522</b>	<b>Essex Crt - Design</b>	<b>\$20,000</b>
Dinsdale	Survey completed and Detailed Design underway and 85% complete. Geotech investigation well underway.	

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<b>Project Number</b>	<b>Project Name</b>	<b>Total Adjusted Budget</b>
<b>1523</b>	<b>Harley Street North - Design</b>	<b>\$35,000</b>
Friberg	Survey completed and Detailed Design underway and 80% complete. Geotech investigation well underway.	
<b>1524</b>	<b>Harley Street - Design</b>	<b>\$34,000</b>
Friberg	Survey completed and Detailed Design underway and 10% complete. Geotech investigation well underway.	
<b>1525</b>	<b>Allister Close - Design</b>	<b>\$33,000</b>
Friberg	Survey, geotech investigation and underground service locating completed. Detailed Design underway 40% complete.	
<b>1526</b>	<b>The Haven - Design</b>	<b>\$15,000</b>
Dinsdale	Survey completed and Detailed Design underway and 60% complete. Geotech investigation well underway.	
<b>1527</b>	<b>Richards Avenue - Design</b>	<b>\$90,000</b>
Friberg	Survey nearing completion. Geotech investigation well underway.	
<b>1528</b>	<b>Chandler Road - Design</b>	<b>\$48,000</b>
Chandler	Awaiting direction from Boronia Renewal Strategy panel.	
<b>1529</b>	<b>Knox Athletics Track Renewal &amp; Upgrades</b>	<b>\$3,250,000</b>
Friberg	Detailed design in progress. Report to go to the January Council meeting. Construction to run from March 2023 to March 2024.	
<b>1531</b>	<b>Guy Turner Reserve - Sportsfield Renewal</b>	<b>\$1,425,000</b>
Dinsdale	Construction progressing well, but has incurred lost weeks due to weather.	
<b>1532</b>	<b>Batterham Reserve Oval 1 - Sportsfield Renewal</b>	<b>\$20,000</b>
Chandler	Currently being designed.	
<b>1533</b>	<b>Kings Park 1 - Sportsfield Renewal</b>	<b>\$20,000</b>
Dobson	Currently being designed.	
<b>1534</b>	<b>Bayswater Oval - Sportsfield Renewal</b>	<b>\$20,000</b>
Dinsdale	Currently being designed.	
<b>1535</b>	<b>Templeton Reserve - Fencing Renewal</b>	<b>\$43,000</b>
Collier	Project completed.	

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<b>Project Number</b>	<b>Project Name</b>	<b>Total Adjusted Budget</b>
<b>1536</b>	<b>Knox Gardens Reserve Oval 1 - Fencing Renewal</b>	<b>\$55,000</b>
Scott	Project completed.	
<b>1537</b>	<b>Bayswater Oval - Cricket Net Renewal</b>	<b>\$350,000</b>
Dinsdale	Tender has closed.	
<b>1538</b>	<b>Guy Turner Reserve - Cricket Net Renewal</b>	<b>\$300,000</b>
Dinsdale	Tender has closed.	
<b>1539</b>	<b>Schultz Reserve - New Cricket Nets</b>	<b>\$250,000</b>
Collier	Design completed. Location to be confirmed. Possible redesign required.	
<b>1540</b>	<b>Pickett Reserve - Cricket Net Renewal</b>	<b>\$11,000</b>
Baird	Project completed.	
<b>1541</b>	<b>Golf Practice Nets</b>	<b>\$40,000</b>
All Wards	Works at Park Ridge Reserve on schedule to be completed in December.	
<b>1543</b>	<b>Sportsfield Infrastructure program replacement</b>	<b>\$30,000</b>
All Wards	Ongoing renewal/reactive replacement program.	
<b>1544</b>	<b>Irrigation Infrastructure Program Replacement</b>	<b>\$60,000</b>
All Wards	Ongoing irrigation reactive/renewal replacement program.	
<b>1545</b>	<b>Walker Reserve - extension of safety netting</b>	<b>\$10,000</b>
Scott	Scope and cost investigations progressing, redesign in progress.	
<b>1546</b>	<b>Rowville Recreation Reserve - DDA and Baby Change Facilities Upgrade</b>	<b>\$20,000</b>
Taylor	Architect will be appointed late December.	
<b>1547</b>	<b>Kings Park (Baseball) - Floodlighting Upgrade</b>	<b>\$400,000</b>
Dobson	Revised project timeline of site services investigation and preparation of tender documents by mid-January 2023, with review for tender release late January and appointment of Contractor by March 2023. To be tendered with Guy Turner Reserve Lighting.	
<b>1548</b>	<b>Guy Turner Reserve - Floodlighting Upgrade</b>	<b>\$300,000</b>
Dinsdale	Revised project plan to complete site services by Christmas with view to prepare tender documents for tender release in late January 2023 for late February appointment and early March 2023 commencement.	

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<b>Project Number</b>	<b>Project Name</b>	<b>Total Adjusted Budget</b>
<b>1549</b>	<b>Boronia Bowls Club - Green Lighting</b>	<b>\$120,000</b>
Dinsdale	Site and services investigation completed. Tender documents being prepared to appoint contractor in early New Year.	
<b>1550</b>	<b>Park Ridge Reserve Existing Pavilion Refurbishment - Design</b>	<b>\$50,000</b>
Taylor	Concept design to align with the modular building construction.	
<b>1551</b>	<b>Knox Community Art Centre Theatre Equipment Renewal</b>	<b>\$20,000</b>
Dinsdale	Lighting rig service scheduled for January 2023. Some funds to be allocated to support removal of seating bank in January in preparation for replacement. Quotes for upgraded moving lights to come in December.	
<b>1552</b>	<b>Knox Community Arts Centre - Seating Bank Upgrade</b>	<b>\$200,000</b>
Dinsdale	Successful supplier confirmed, contract sent, and designs for seating have been finalised. 40% deposit to be paid early December for installation in May 2023.	
<b>1553</b>	<b>FW Kerr Bathroom Upgrade</b>	<b>\$10,000</b>
Dobson	Finalising scope of works is expected to be completed by mid-December. Concept design rescheduled to be completed by end of February 2023.	
<b>1554</b>	<b>The Basin Community House - portico</b>	<b>\$25,000</b>
Chandler	Contractor to be engaged by early 2023.	
<b>1555</b>	<b>Community Facilities Signage - Upgrades</b>	<b>\$60,000</b>
All Wards	Scoping has commenced. Delivery and installation anticipated to occur in 2023.	
<b>1556</b>	<b>Rose Street - Footpath Design &amp; Construction</b>	<b>\$45,000</b>
Dobson	Arrangements for non-destructive digging around private trees and preparation of crossover plan.	
<b>1557</b>	<b>Sundew Avenue, Iris Crescent and Herbert Street, Boronia - LATM Treatment Design</b>	<b>\$15,000</b>
Tirhatuan	Consultation with residents is currently in progress until the 10 December.	
<b>1558</b>	<b>Napoleon Road Stage 4 - Shared Path Construction</b>	<b>\$330,000</b>
Taylor	A review of the concept plan is being carried out.	
<b>1559</b>	<b>Upper Ferntree Gully Rail Link - Shared Path Construction</b>	<b>\$150,000</b>
Dobson	Awaiting comments from Victrack/Metro Trains Melbourne. Seeking clarification on the level of detail and documentation required for their approvals.	
<b>1560</b>	<b>Liverpool Road west side Salvation Army to Retarding Basin - Shared Path Design</b>	<b>\$160,000</b>
Chandler	Tenders have been received and are still to be assessed.	



## Knox City Council Project Status Report

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Project Number	Project Name	Total Adjusted Budget
1561	<b>Harold Street Onroad Bicycle Facilities - Design</b>	\$0
Collier	Design of cycle link and path to be reviewed with attention to pedestrian /motorist conflict points.	
1562	<b>Meridian Parade - Onroad Bicycle Facilities - Construction</b>	\$40,000
Taylor	A design for the section of path between Meridian Parade and High Street Road is being considered due to the grade differences.	
1563	<b>Stud Road Onroad Bicycle Facilities - Design</b>	\$45,000
Taylor	Concept design completed and presented to Traffic & Transport. Awaiting outcome of consultation with owners/stakeholders. Once completed, feedback to be provided to Project Delivery and detail design will commence.	
1564	<b>Victoria Road - school crossing kerb outstands</b>	\$60,000
Dobson	Waiting for responses after consultation with adjacent residents.	
1565	<b>Napoleon Rd - Electronic 40km/h signs at school crossings</b>	\$80,000
Dobson	Community consultation (Have your say) to commence in Jan 2023.	
1566	<b>Brenock Park Drive Footpath and Bus Stop works</b>	\$30,000
Dobson	The scope of works is currently being investigated with advice being sought from Department of Transport regarding the possibility to remove/modify the bus indent.	
1567	<b>193 Forest Rd, Boronia Stormwater Upgrades - Scope</b>	\$5,000
Dobson	Project being investigated for possible solutions.	
1568	<b>EV Charging stations in Council facilities for fleet charging</b>	\$50,000
All Wards	Quotes for expanding AC Charging in the Eastgate South Car Park to be sought in December.	
1569	<b>Knox Regional Netball Centre, Ferntree Gully - Masterplan Implementation</b>	\$15,000
Dobson	The carpark works have been completed as part of the Netball Centre upgrade works.	
1571	<b>Lewis Park, Wantirna South - Masterplan Implementation - Stage 2 - Sport &amp; Play Hub</b>	\$500,000
Dinsdale	Design - Value Management has been undertaken and the project is now back within budget. Stakeholder feedback has been forwarded to the design consultant for incorporation into next phase of design as appropriate.	
1572	<b>Community Gardens Facility - scope</b>	\$120,000
Dinsdale	High level concept options due to be finalised in mid-December. Preparation for site investigation works and detailed design is underway.	

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<b>Project Number</b>	<b>Project Name</b>	<b>Total Adjusted Budget</b>
<b>1573</b>	<b>Lupton Way Future Public Art Lighting</b>	<b>\$100,000</b>
Baird	Identifying key locations for public art lighting on Lupton Way. Focusing on Council owned land as to not interfere with Vic Track masterplan for Boronia Station.	
<b>1574</b>	<b>Fairpark Reserve, Ferntree Gully - Cricket Net Renewal</b>	<b>\$13,000</b>
Baird	Design to start March/April 2023.	
<b>1575</b>	<b>Templeton Reserve, Ferntree Gully - Cricket Net Renewal</b>	<b>\$13,000</b>
Collier	Design to start December 2022.	
<b>1576</b>	<b>Ambleside Homestead Upgrade Review</b>	<b>\$45,000</b>
Dobson	Needs analysis report currently being undertaken. Concept designs to be developed during 2023.	
		<b>Total: \$78,303,376</b>

5 Motions for Which Notice has Previously Been Given

6 Supplementary Items

7 Urgent Business

7.1 Urgent Business

8 Confidential Items