



**GREATER
DANDENONG**
City of Opportunity

AGENDA

ORDINARY COUNCIL MEETING

MONDAY, 25 FEBRUARY 2019
Commencing at 7:00 PM

COUNCIL CHAMBERS
225 Lonsdale Street, Dandenong VIC 3175

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1 MEETING OPENING

1.1 ATTENDANCE

Apologies

1.2 OFFERING OF PRAYER

As part of Council's commitment to recognising the cultural and spiritual diversity of our community, the prayer this evening will be offered by Imam Mehmet Salih Dogan from the Emir Sultan Turkish Mosque, a member of the Greater Dandenong Interfaith Network.

1.3 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Ordinary Meeting of Council held 11 February 2019.

Recommendation

That the minutes of the Ordinary Meeting of Council held 11 February 2019 be confirmed.

1.4 ASSEMBLIES OF COUNCIL

The following assemblies of Council occurred in the period 6 February to 20 February 2019:

Date	Meeting Type	Councillors Attending	Councillors Absent	Topics Discussed & Disclosures of Conflict of Interest
7/02/19	Engineering Services Review	Youhorn Chea, Tim Dark, Matthew Kirwan, Angela Long, Sean O'Reilly, Maria Sampey, Sophie Tan	Nil	- Engineering Services Review.
11/02/19	Pre-Council Meeting	Roz Blades, Youhorn Chea, Tim Dark (part), Matthew Kirwan, Angela Long, Jim Memeti (part), Sean O'Reilly, Maria Sampey (part)	Apologies – Sophie Tan	- Community Partnership and Sponsorship Review consultation findings revisited. - Councillor bus tour of aquatic facilities. - Recent Federal Government Aged Care funding boost announcement. - Agenda items for Council Meeting of 11 February 2019.
11/02/19	Multicultural and People Seeking Asylum Advisory Committee	Matthew Kirwan	Nil.	- Multicultural and People Seeking Asylum Advisory Committee Meeting.
14/02/19	Community Services Service Review	Youhorn Chea, Tim Dark, Matthew Kirwan, Angela Long, Sean O'Reilly, Maria Sampey, Sophie Tan	Nil.	- Community Services Service Review Meeting.

1.4 ASSEMBLIES OF COUNCIL (Cont.)

19/02/19	Aquatic Centre Bus Tour	Roz Blades, Youhorn Chea, Tim Dark (part), Angela Long, Zaynoun Melhem (part), Sean O'Reilly, Maria Sampey, Sophie Tan, Loi Truong	Apologies – Matthew Kirwan, Jim Memeti	- Tour of WaterMarc aquatic and leisure centre, Greensborough. - Tour of Eltham leisure centre, Eltham.
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Recommendation

That the assemblies of Council listed above be noted.

1.5 DISCLOSURES OF INTEREST

Any interest that a Councillor or staff member has deemed to be significant and has disclosed as either a direct or an indirect interest is now considered to be a conflict of interest. Conflict of Interest legislation is detailed in sections 77A, 77B, 78, 78A-E & 79 of the Local Government Act 1989. This legislation can be obtained by contacting the Greater Dandenong Governance Unit on 8571 5216 or by accessing the Victorian Legislation and Parliamentary Documents website at www.legislation.vic.gov.au.

If a Councillor discloses any interest in an item discussed at any Council Meeting (whether they attend or not) they must:

- complete a disclosure of interest form prior to the meeting.
- advise the chairperson of the interest immediately before the particular item is considered (if attending the meeting).
- leave the chamber while the item is being discussed and during any vote taken (if attending the meeting).

The Councillor will be advised to return to the chamber or meeting room immediately after the item has been considered and the vote is complete.

2 OFFICERS' REPORTS

2.1 DOCUMENTS FOR SEALING

2.1.1 Documents for Sealing

File Id: A2683601
Responsible Officer: Director Corporate Services

Report Summary

Under the Victorian Local Government Act, each Council is a body corporate and a legal entity in its own right. Each Council must therefore have a common seal (like any corporate entity) that is an official sanction of that Council.

Sealing a document makes it an official document of Council as a corporate body. Documents that require sealing include agreements, contracts, leases or any other contractual or legally binding document that binds Council to another party.

Recommendation Summary

This report recommends that the listed documents be signed and sealed.

2.1.1 Documents for Sealing (Cont.)

Item Summary

There are two [2] items being presented to Council's meeting of 25 February 2019 for signing and sealing as follows:

1. A letter of recognition to John Gregory, Corporate Services for 10 years of service to the City of Greater Dandenong; and
2. A letter of recognition to Juan Branca Gaona, Corporate Services for 10 years of service to the City of Greater Dandenong.

Recommendation

That the listed documents be signed and sealed.

2.2 DOCUMENTS FOR TABLING

2.2.1 Documents for Tabling

File Id: qA228025
Responsible Officer: Director Corporate Services

Report Summary

Council receives various documents such as annual reports and minutes of committee meetings that deal with a variety of issues that are relevant to the City.

These reports are tabled at Council Meetings and therefore brought to the attention of Council.

Recommendation Summary

This report recommends that the listed items be received.

2.2.1 Documents for Tabling (Cont.)

List of Reports

Author	Title
Alliance for Gambling Reform	2018 Annual Report to Leadership Councils
Municipal Engineering Foundation Victoria	Annual Report 2018

A copy of each report is made available at the Council meeting or by contacting the Governance Unit on telephone 8571 5235.

Recommendation

That the listed items be received.

2.2.2 Petitions and Joint Letters

File Id:	qA228025
Responsible Officer:	Director Corporate Services
Attachments:	Petitions and Joint Letters

Report Summary

Council receives a number of petitions and joint letters on a regular basis that deal with a variety of issues which have an impact upon the City.

Issues raised by petitions and joint letters will be investigated and reported back to Council if required.

A table containing all details relevant to current petitions and joint letters is provided in Attachment 1. It includes:

1. the full text of any petitions or joint letters received;
2. petitions or joint letters still being considered for Council response as pending a final response along with the date they were received; and
3. the final complete response to any outstanding petition or joint letter previously tabled along with the full text of the original petition or joint letter and the date it was responded to.

Note: On occasions, submissions are received that are addressed to Councillors which do not qualify as petitions or joint letters under Council's current Meeting Procedure Local Law. These are also tabled.

2.2.2 Petitions and Joint Letters (Cont.)

Petitions and Joint Letters Tabled

Council received no new petitions and one joint letter prior to the Council Meeting of 25 February 2019 as follows:

- A joint letter was received from seven Noble Park residents regarding street lighting at Blaby Street, Noble Park, requesting Council to install a street light at the end of the street for safety reasons. This joint letter has been forwarded to the relevant Council Business Unit/s for action.

N.B: Where relevant, a summary of the progress of ongoing change.org petitions will be provided in the attachment to this report.

Recommendation

That the listed items detailed in Attachment 1, and the current status of each, be received and noted.

2.2.2 Petitions and Joint Letters (Cont.)

DOCUMENTS FOR TABLING

PETITIONS AND JOINT LETTERS

ATTACHMENT 1

PETITIONS AND JOINT LETTERS

PAGES 6 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 1000.

ORDINARY COUNCIL MEETING - AGENDA

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	• Petition Text (Prayer)	No. of Petitioners	Status	Responsible Officer Response
7/02/19	<p>Street Lighting at 13 Blaby Street, Noble Park, Vic 3174</p> <p>We, the residents of the four Units at Property No. 13 Blaby Street, Noble Park, Vic 3174 bring to your notice that the street has only one light which is situated in the middle of the street which sheds no light at all at the end of the street where our properties are situated and our entrance and even the entrances on the properties situated on the opposite side of our properties are in total darkness at night.</p> <p>As you are aware, a storm water drain runs at the end of the street and all type of undesirable characters creep through a hole in the wired fence made by them (the creepers) on to our street from the storm water drain. The wired fence had been repaired in the past, only to be cut out again by them.</p> <p>It is a scary situation for us residents here and when approaching the end of the street it is hard to tell if anyone is lurking in the dark. Considering every aspect of safety, we would greatly appreciate if a street light is installed at the end of the street as soon as possible which will alleviate our fears at night.</p> <p>Recently some hooligans broke the glass of a car parked in front of our units and we heard from the owner that some things were stolen.</p> <p>A few years ago the owner of the first unit approached the council and requested them to install a street light but no attention was paid to this request.</p> <p>We hope to receive your urgent attention in the above matter and look forward to a favourable reply at your earliest convenience.</p> <p>Thanking you in anticipation.</p>	7	New	<p>Tabled at CM 25 February 2019.</p> <p>Sent acknowledgement letter to head petitioner 7 February 2019.</p> <p>Assigned to Engineering Services 7 February 2019.</p>

If the details of the attachment are unclear please contact Governance on 8571 1000.

ORDINARY COUNCIL MEETING - AGENDA

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	• Petition Text (Prayer)	No. of Petitioners	Status	Responsible Officer Response
14/11/18	<p>A joint letter was received from five Springvale residents regarding safety concerns at Mary Street, Springvale.</p> <p>Many of the issues we constantly face however is due to the public access the open laneway shared with our driveway causes. This gives an easy opportunity for people to walk down and try to get into our cars and homes. Unfortunately, while most of the residents have installed safety roller doors/Crimsafe etc. crimes are still constantly occurring. The only other action that can be taken (ie. Contacting the police) are usually a reactive response and we are hoping to be proactive in reducing these incidents.</p> <p>We would therefore like to ask for the Council's permission to construct a fence at the rear of the property, which would block the traffic coming through the laneway. We have agreed that we are willing to organise this and pay the full cost to have this installed, as we appreciate this is not included in the Council's budget.</p>	5	Ongoing	<p>Latest correspondence to petitioner:</p> <p>Thank you for your letter regarding your proposal to prevent access through the laneway between Mary Street and Lascelles Street which runs past your property.</p> <p>The matter is currently being investigated. Due to the complex legal nature of formal road closures, this may take a short period to resolve. Officers will write to you once legal advice and a clear direction have been established.</p>

If the details of the attachment are unclear, please contact Governance on 8571 1000.

2.2.2 Petitions and Joint Letters (Cont.)

Date Received	• Petition Text (Prayer)	No. of Petitioners	Status	Responsible Officer Response

If the details of the attachment are unclear please contact Governance on 8571 1000.

2.2.2 Petitions and Joint Letters (Cont.)

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2.2.2 Petitions and Joint Letters (Cont.)

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2.3 STATUTORY PLANNING APPLICATIONS

2.3.1 Planning Decisions Issued by Planning Minister's Delegate - January 2019

File Id:	qA280444
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Planning Declared Area Delegated Decisions - January 2019

Report Summary

This report provides Council with an update on the exercise of delegation by Planning Minister's delegate.

It provides a listing of Town Planning applications that were either decided or closed under delegation or withdrawn by applicants in January 2019.

It should be noted that where permits and notices of decision to grant permits have been issued, these applications have been assessed as being generally consistent with the Planning Scheme and Council's policies.

Application numbers with a PDA#.01 or similar, are applications making amendments to previously approved planning permits.

Recommendation

That the items be received and noted.

2.3.1 Planning Decisions Issued by Planning Minister's Delegate - January 2019 (Cont.)

STATUTORY PLANNING APPLICATIONS

**PLANNING DECISIONS ISSUED BY PLANNING MINISTER'S DELEGATE
JANUARY 2019**

ATTACHMENT 1

**PDA DELEGATED DECISIONS ISSUED
JANUARY 2019**

PAGES 2 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5235.

2.3.1 Planning Decisions Issued by Planning Minister's Delegate - January 2019 (Cont.)

City of Greater Dandenong

PDA Delegated Decisions Issued 01/01/2019 to 31/01/2019

Application ID	Property Address	Applicant	Description	Notes	Authority	Decision	Decision Notified	Ward
PDA14/0001.02	229 Thomas Street DANDENONG VIC 3175	Nicholson Planning and Development Pty Ltd	AMENDMENT TO: Buildings and works associated with the construction of an extension to the existing building, use of buildings for the purpose of accommodation (serviced apartments), a reduction in car parking requirements, a waiver of the loading requirements, and the display of internally illuminated signage (8 levels)	Deletion of permit condition 20 - Sustainability Management Plan	Delegate	AmendPerm	31/01/2019	RedGum
Total :							1	

01/02/2019

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2.3.2 Planning Delegated Decisions Issued - January 2019

File Id:	qA280
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Planning Delegated Decisions Issued -January 2019

Report Summary

This report provides Council with an update on the exercise of delegation by Council officers.

It provides a listing of Town Planning applications that were either decided or closed under delegation or withdrawn by applicants in January 2019.

It should be noted that where permits and notices of decision to grant permits have been issued, these applications have been assessed as being generally consistent with the Planning Scheme and Council's policies.

Application numbers with a PLN#.01 or similar, are applications making amendments to previously approved planning permits.

The annotation 'SPEAR' (Streamlined Planning through Electronic Applications and Referrals) identifies where an application has been submitted electronically. SPEAR allows users to process planning permits and subdivision applications online.

Recommendation

That the items be received and noted.

2.3.2 Planning Delegated Decisions Issued - January 2019 (Cont.)

STATUTORY PLANNING APPLICATIONS

PLANNING DELEGATED DECISIONS ISSUED JANUARY 2019

ATTACHMENT 1

**PLANNING DELEGATED DECISIONS ISSUED
JANUARY 2019**

PAGES 8 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5235.

ORDINARY COUNCIL MEETING - AGENDA

2.3.2 Planning Delegated Decisions Issued - January 2019 (Cont.)

City of Greater Dandenong

Planning Delegated Decisions Issued from 01/01/2019 to 31/01/2019

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN02/0510.02	No	170 Riverend Road BANGHOLME VIC 3175	Robert Ciampa C/- Roger Weitenhall Urbis Pty Ltd	Amendment to Planning Permit PLN02/0510 to allow the development of additional buildings and works associated with the winery use	Amend plans to incorporate a new marquee building, toilet block, cellar door outbuilding and winemaker shed	Delegate	NOD	11/01/2019	RedGum
PLN06/0509.03	No	398-424 Hammond Road DANDENONG SOUTH VIC 3175	Creative Living Innovations	AMENDMENT TO - Buildings & Works (Industrial Building) warehouse building with ancillary office	Proposal fails to comply with Clause 52.06 (Car parking)	Delegate	Refusal	31/01/2019	RedGum
PLN12/0782.02	No	28 St Johns Avenue SPRINGVALE VIC 3171	Windsor Avenue Holdings	Amend the Permit to include operating hours on Saturday	Amend permit to allow Saturday trading	Delegate	AmendPerm	11/01/2019	Lightwood
PLN13/0412.01	No	135-139 Ordish Road DANDENONG SOUTH VIC 3175	KLM Spatial Pty Ltd	AMENDMENT TO Change of Use (Industrial) Buildings and Works (New Building) and reduction of bicycle requirement SPEAR	Amend permit to include 25 Berends Drive, Dandenong, amend endorsed plans to relocate bin storage and heavy vehicle parking and construct crushed rock hardstand, extend existing 1.8 metre high chain mesh fence and provision of 10 additional car parking spaces	Delegate	AmendPerm	07/01/2019	RedGum
PLN15/0199.05	No	754-768 Princes Highway SPRINGVALE VIC 3171	Ario Arc Pty Ltd	AMENDMENT TO: To use and develop the land for a supermarket, restricted retail premises & service station and a reduction of the car and bicycle parking requirements	Amend endorsed plans to change signage and build an external pergola	Delegate	AmendPerm	23/01/2019	Lightwood
PLN17/0077.01	No	69-75 Edison Road DANDENONG SOUTH VIC 3175	Lawson Sideleader Services Pty Ltd	AMENDMENT TO Use of the land for Shipping Container Storage, Buildings and works in association with Shipping Container Storage and a reduction in car parking under Clause 52.06 of the greater Dandenong planning Scheme	Amend plans and Condition 1.2 to allow for changes to landscape and fencing to rear of site	Delegate	AmendPerm	24/01/2019	RedGum

01/02/2019

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2.3.2 Planning Delegated Decisions Issued - January 2019 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0757	No	6 Gertrude Court NOBLE PARK VIC 3174	Circa Design and Build Pty Ltd	Development of the land for two (2) dwellings (1 x new single storey and 1 x existing single storey)	Proposal fails to comply with Clauses 21.05, 22.09-3.1 and numerous standards of Clause 55	Delegate	Refusal	10/01/2019	Paperbark
PLN18/0098	No	12 Agnes Street NOBLE PARK VIC 3174	Modarc	Development of the land for four (4) double storey dwellings	General Residential 1 Zone, 935sqm	Delegate	PlanPermit	10/01/2019	Paperbark
PLN18/0166	No	117 Box Street DANDENONG VIC 3175	Weitona Motors Pty Ltd	Use land for a Transfer Station	Industrial 1 Zone, 724sqm, vehicle storage	Delegate	PlanPermit	09/01/2019	RedGum
PLN18/0191	No	58 Leonard Avenue NOBLE PARK VIC 3174	Giang Nam Lim	Development of the land for three (3) dwellings comprising two (2) double storey dwellings and one (1) single storey dwelling to the rear	General Residential 1 Zone, 807sqm	Delegate	PlanPermit	07/01/2019	Paperbark
PLN18/0194	No	123 Bakers Road DANDENONG NORTH VIC 3175	Jasna Dolic	Development of the land for four (4) double storey dwellings	Neighbourhood Residential 1 Zone, 881sqm	Applicant	Withdrawn	15/01/2019	Silverleaf
PLN18/0265.01	No	39 Vision Street DANDENONG SOUTH VIC 3175	Pellicano Investments 4 Pty Ltd	AMENDMENT TO Development of the land for two (2) warehouses	Amend permit preamble and Condition 1 to allow two warehouses instead of three	Delegate	AmendPerm	29/01/2019	RedGum
PLN18/0270	No	20 Orgill Street DANDENONG VIC 3175	Oday Akram Mohammed Al Sharbat	Development of the land for two (2) double storey dwellings	General Residential 1 Zone, 451sqm	Delegate	PlanPermit	17/01/2019	RedGum
PLN18/0275	No	48 Oakwood Avenue DANDENONG NORTH VIC 3175	Architectural Plans & Permits	Development of the land for two (2) dwellings comprising one (1) double-storey dwelling to the rear of one (1) existing single-storey dwelling	General Residential 1 Zone, 572sqm	Delegate	PlanPermit	23/01/2019	Silverleaf
PLN18/0290	No	10 Maurice Street DANDENONG VIC 3175	Aldo Ventieri Architect	Development of the land for three (3) double storey dwellings	General Residential 1 Zone, 752sqm	Delegate	PlanPermit	22/01/2019	RedGum

01/02/2019

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ORDINARY COUNCIL MEETING - AGENDA

2.3.2 Planning Delegated Decisions Issued - January 2019 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN18/0364	No	2/1360 Heatherton Road DANDENONG VIC 3175	K R Best Paint	Change of Use (Industrial)	Commercial 2 Zone abrasive blast cleaning	Delegate	Plan/Permit	31/01/2019	RedGum
PLN18/0365	No	309 Stud Road DAN DENONG NORTH VIC 3175	Ormina Design	Development of the land for four (4) double storey dwellings	Proposal fails to comply with Clause 15 (Built Environment and Heritage), Clause 21.05 (Built Form), Clause 55.02 (Neighbourhood Character and Infrastructure, Clause 55.04 (Amenity Impacts) and Clause 22.09 (Residential Development and Neighbourhood Character Policy	Delegate	Refusal	31/01/2019	Silverleaf
PLN18/0384	No	78 Menzies Avenue DANDENONG NORTH VIC 3175	Aru Design	The development of the land for two (2) double storey dwellings	General Residential 1 Zone, 569sqm	Delegate	Plan/Permit	30/01/2019	RedGum
PLN18/0417	No	16 Glendale Road SPRINGVALE VIC 3171	Design Cad Services Pty Ltd	The development of the land for a single storey dwelling to the rear of an existing dwelling, and alterations and additions to the existing dwelling	General Residential 1 Zone, 603sqm, New single dwelling and alterations to existing dwelling	Delegate	Plan/Permit	30/01/2019	Lightwood
PLN18/0441.01	No	550 Taylors Road LYNDHURST VIC 3975	Roads Corporation	AMENDMENT To remove reservation status from part of Reserve No. 1 shown on PS 701100P and contained within Road R1 on PS 824451V - SPEAR	Amend permit reservation status from part of Reserve No.1	Delegate	Amend/Perm	18/01/2019	RedGum
PLN18/0463	No	170 Princes Highway DANDENONG VIC 3175	Mohammad Bahram	Use the land for a Place of Assembly (Shisha Lounge) and alteration to access to a road in a Road Zone Category 1	Commercial 2 Zone, Shisha cafe, 30 patrons	Applicant	Withdrawn	04/01/2019	RedGum
PLN18/0461	No	36 David Street NOBLE PARK VIC 3174	JAG Building Design Consultants	To develop the land for two (2) double storey dwellings	General Residential 1 Zone, 602sqm	Delegate	NOD	02/01/2019	Paperbark
PLN18/0463	No	39-49 Smeaton Avenue DANDENONG SOUTH VIC 3175	CMTP P/L	Buildings and Works (Kiln) and a reduction in the car parking requirement for industry	Industrial 1 Zone, 67sqm, addition of lumber drying kiln to rear of existing warehouse, reduction in car parking	Delegate	Plan/Permit	30/01/2019	RedGum
EANTOS				3				01/02/2019	

ORDINARY COUNCIL MEETING - AGENDA

2.3.2 Planning Delegated Decisions Issued - January 2019 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN18/0465	No	1-5 Thomas Murrell Crescent DANDENONG SOUTH VIC 3175	Belfield Planning Consultants P/L	Development and use of the land for industry with a reduction of the car parking requirement	Proposal fails to comply with car parking requirement for industry contained in Table 1 to Clause 52.06-5	Delegate	Refusal	17/01/2019	RedGum
PLN18/0470	No	2 Warbia Street DANDENONG NORTH VIC 3175	Nicholas Sterjov	Development of the land for three (3) double storey dwellings	General Residential 1 Zone, 617.4sqm	Delegate	NOD	24/01/2019	Silverleaf
PLN18/0473	No	86 Greenpatch Drive BANGHOLME VIC 3175	Brad & Lijana Golic	Development of the land for one (1) double storey dwelling	Green Wedge Zone, 22700sqm, double storey dwelling	Delegate	Plan Permit	03/01/2019	RedGum
PLN18/0477	No	442-448 Cheltenham Road KEYSBOROUGH VIC 3173	Awesome Developers Pty Ltd	Subdivision x 72 SPEAR	Residential	Delegate	Plan Permit	11/01/2019	RedGum
PLN18/0482	No	2 Diwai Close NOBLE PARK NORTH VIC 3174	Selmo Sujlic	Development of the land for two (2) double storey dwellings	Proposal fails to comply with Clause 15.01-2S (Building Design), Clause 15.01-5S (Neighbourhood Character), Clause 21.05 (Built Form), Clause 22.09 (Residential Development and Neighbourhood Character Policy) and Clause 55.02 (Neighbourhood Character and Infrastructure)	Delegate	Refusal	31/01/2019	Silverleaf
PLN18/0498	No	27 Healey Road DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	Development of the land for one (1) warehouse and associated buildings and works	Industrial 1 Zone, 1360sqm, warehouse	Delegate	Plan Permit	30/01/2019	RedGum
PLN18/0509	No	42 Babbage Drive DANDENONG SOUTH VIC 3175	Lazeman Pty Ltd	Use of the land for Industry (Laser Cutting) and a reduction to the number of car spaces	Industrial 3 Zone, laser cutting	Delegate	Plan Permit	09/01/2019	RedGum
PLN18/0510	No	11 Baldwin Avenue NOBLE PARK VIC 3174	Nobelius Land Surveyors Pty Ltd	Subdivision of the land into three (3) lots	Residential	Delegate	Plan Permit	15/01/2019	Paperbark

01/02/2019

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ORDINARY COUNCIL MEETING - AGENDA

2.3.2 Planning Delegated Decisions Issued - January 2019 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN18/0530	No	152-158 Harold Road NOBLE PARK VIC 3174	Universal Planning	Alteration and additions to the existing Place of Worship	Neighbourhood Residential 1 Zone, alterations & extension to Place of Worship	Delegate	PlanPermit	24/01/2019	Lighthouse
PLN18/0549	No	7 Popes Road KEYSBOROUGH VIC 3173	Thi Kim Lien Nguyen	Development of the land for two (2) double storey dwellings	Neighbourhood Residential 1 Zone, 634sqm	Delegate	NOD	15/01/2019	Paperbark
PLN18/0562.01	No	171-197 Hammond Road DANDENONG SOUTH VIC 3175	Vaughan Construction Pty Ltd C/- proUrban	AMENDMENT TO Development of the land for a warehouse and reduction in car parking	Amend permit Condition 5 to read prior to the occupation of the development, the owner of the land must enter into an agreement under Section 173 of the Planning and Environment Act with the Responsible Authority	Delegate	AmendPerm	29/01/2019	RedGum
PLN18/0566	No	8 Pamela Street NOBLE PARK VIC 3174	Inderjit Singh	Subdivision x 2 SPEAR	No response to further information requested	Delegate	Lapsed	09/01/2019	Paperbark
PLN18/0580	No	12 Leed Street DANDENONG VIC 3175	Kosic & Associates Pty Ltd	Development of the land for two (2) double storey dwellings	General Residential 1 Zone, 682sqm	Delegate	NOD	31/01/2019	RedGum
PLN18/0588	No	7 Kitchen Road DANDENONG SOUTH VIC 3175	Bill Jacobs Pty Ltd	Buildings and Works (Facade Extension)	Industrial 1 Zone, 17sqm, facade extension	Delegate	PlanPermit	04/01/2019	RedGum
PLN18/0611	No	74 Indian Drive KEYSBOROUGH VIC 3173	F.L Property Investments Pty Ltd	Subdivision of the land in stages (SPEAR)	Industrial	Delegate	PlanPermit	11/01/2019	RedGum
PLN18/0623	No	321-327 Green's Road KEYSBOROUGH VIC 3173	Stephen D'Andrea Pty Ltd	Development of the land for four (4) warehouses	Industrial 1 Zone, 9315sqm, warehouse x4	Delegate	PlanPermit	22/01/2019	RedGum
PLN18/0634	No	2 Norris Street NOBLE PARK VIC 3174	Archiden Architecture	Development of the land for three (3) dwellings (two (2) double storey dwellings and one (1) single storey dwelling to the rear)	General Residential 1 Zone, 817sqm, construction of 2 double storey dwellings and 1 single storey dwelling	Delegate	PlanPermit	31/01/2019	Paperbark
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2.3.2 Planning Delegated Decisions Issued - January 2019 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN18/0643	No	159 Lightwood Road NOBLE PARK VIC 3174	Vu Phong Tang	Development of the land for two (2) dwellings comprising one (1) double storey dwelling to the front of the lot and one (1) single storey dwelling to the rear	General Residential 1 Zone, 613sqm	Delegate	PlanPermit	31/01/2019	Paperbark
PLN18/0658	No	81 Bowmore Road NOBLE PARK VIC 3174	Hybourne Pty Ltd	Development of the land for four (4) double storey dwellings	No response to further information requested	Delegate	Lapsed	18/01/2019	Paperbark
PLN18/0659	Yes	92-94 David Street DANDENONG VIC 3175	Corymbia House Day Hospital	Buildings and Works comprising of a front fence and associated gates (VICSMART)	General Residential 1 Zone, gate and fence	Delegate	PlanPermit	30/01/2019	RedGum
PLN18/0681	No	43 Ellendale Road NOBLE PARK VIC 3174	Hung Bui	Development of the land for two (2) double storey dwellings and subdivision into two (2) lots	General Residential 1 Zone, 697/sqm	Delegate	NOD	31/01/2019	Paperbark
PLN18/0683	No	1-9 Waterview Close DANDENONG SOUTH VIC 3175	KLM Spatial Pty Ltd	Display of signs	Commercial 2 Zone, Business identification sign x 1, major promotion sign x 3, promotion sign x 1	Delegate	PlanPermit	23/01/2019	RedGum
PLN18/0692	Yes	Springvale Exchange & Cmths 18-26 Warwick Avenue SPRINGVALE VIC 3171	Aurecon Australasia	Development of the land for alterations and additions to the existing building	Commercial 1 Zone, construction of new building and partial re-roofing	Delegate	PlanPermit	18/01/2019	Lightwood
PLN18/0697	No	17 Solsbury Crescent KEYSBOROUGH VIC 3173	17 Solsbury Cres Pty Ltd	Subdivision of the land into seventeen (17) lots	Residential	Delegate	PlanPermit	07/01/2019	RedGum
PLN18/0701	No	100 David Street DANDENONG VIC 3175	Care Park Properties Pty Ltd	Use of the land for a car park	Proposal fails to comply with the provisions contained in Clause 32.08-2 (General Residential Zone)	Delegate	Refusal	31/01/2019	RedGum
PLN18/0717	No	41 Benga Avenue DANDENONG VIC 3175	Nacha Moore Land Surveyors Pty Ltd	Subdivision of the land into four (4) lots	Residential	Delegate	PlanPermit	23/01/2019	RedGum
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2.3.2 Planning Delegated Decisions Issued - January 2019 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN18/0720	Yes	52 Whitworth Avenue SPRINGVALE VIC 3171	LBR Construction Pty Ltd	Subdivision of the land into two (2) lots	Residential	Delegate	PlanPermit	03/01/2019	Lightwood
PLN18/0723	No	57-67 Mark Anthony Drive DANDENONG SOUTH VIC 3175	Nobelius Land Surveyors Pty Ltd	Subdivision x 2 (SPEAR)	Industrial	Delegate	PlanPermit	29/01/2019	RedGum
PLN19/0009	No	61 Bowmore Road NOBLE PARK VIC 3174	M J Reddie Surveys Pty Ltd	Subdivision of the land into four (4) lots SPEAR	Residential	Delegate	PlanPermit	30/01/2019	Paperbark
PLN19/0012	Yes	16/110 Indian Drive KEYSBOROUGH VIC 3173	Andrew Gifford	Development of the land for an internal mezzanine floor level VICSMART	Industrial 1 Zone, mezzanine, 40sqm	Delegate	PlanPermit	15/01/2019	RedGum
PLN19/0033	No	14 Michael Court SPRINGVALE VIC 3171	Gaurav Kakkar & Chayanica Nasa	Subdivision of the land into two (2) lots	Residential	Delegate	PlanPermit	31/01/2019	Lightwood

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EANTOS

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892)

File Id:	120075
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Submitted Plans Locations of Objectors Clause 22.09 Assessment Clause 55 Assessment Clause 52.06 Assessment

Application Summary

Applicant:	Peter Yab
Proposal:	The development of the land for four (4) dwellings
Zone:	General Residential Zone – Schedule 1
Overlay:	None
Ward:	Lightwood

This application has been brought before the Council because it has received two (2) objections during the advertising process.

The application proposes the development of the land four dwellings. A permit is required pursuant to Clause 32.08-6 of the Greater Dandenong Planning Scheme to construct two or more dwellings on a lot.

Objectors Summary

The application was advertised to the surrounding area through the erection of a notice on-site and the mailing of notices to adjoining and surrounding owners and occupiers. Two objections were received to the application. Issues raised generally relate to matters of:

- Overlooking/Privacy
- Overshadowing

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)**Assessment Summary**

The subject site is located within proximity to the Springvale Activity Centre which caters for a wide variety of amenities, supporting a higher density of residential development. The site is identified within the Incremental Change Area under Clause 22.09-3.3, which is expected to contain a greater proportion of well-designed and site responsive medium density infill development that respects neighbourhood character.

The proposal would meet Council's expectations for medium density development which is guided by the policy expectations and design principles of Clause 22.09 *Residential Development and Neighbourhood Character* and the objectives of Clause 55 *Two or more dwellings on a lot*. Furthermore, the double storey dwelling to the rear of the lot is considered appropriate in this instance for the subject site in context of its surroundings.

The proposed development of the land for four (4) dwellings has been assessed against the relevant decision guidelines and is considered appropriate, subject to permit conditions.

Recommendation Summary

As assessed, the proposal is consistent with and appropriately responds to the provisions of the Greater Dandenong Planning Scheme. The proposal appropriately responds to Planning Policy Framework and Local Policy as well as the purposes of the zone which apply to the subject site. It is recommended that a **Notice of Decision** (which provides appeal rights to objectors) to grant a permit be issued containing the conditions as set out in the recommendation.

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

Subject Site and Surrounds

Subject Site

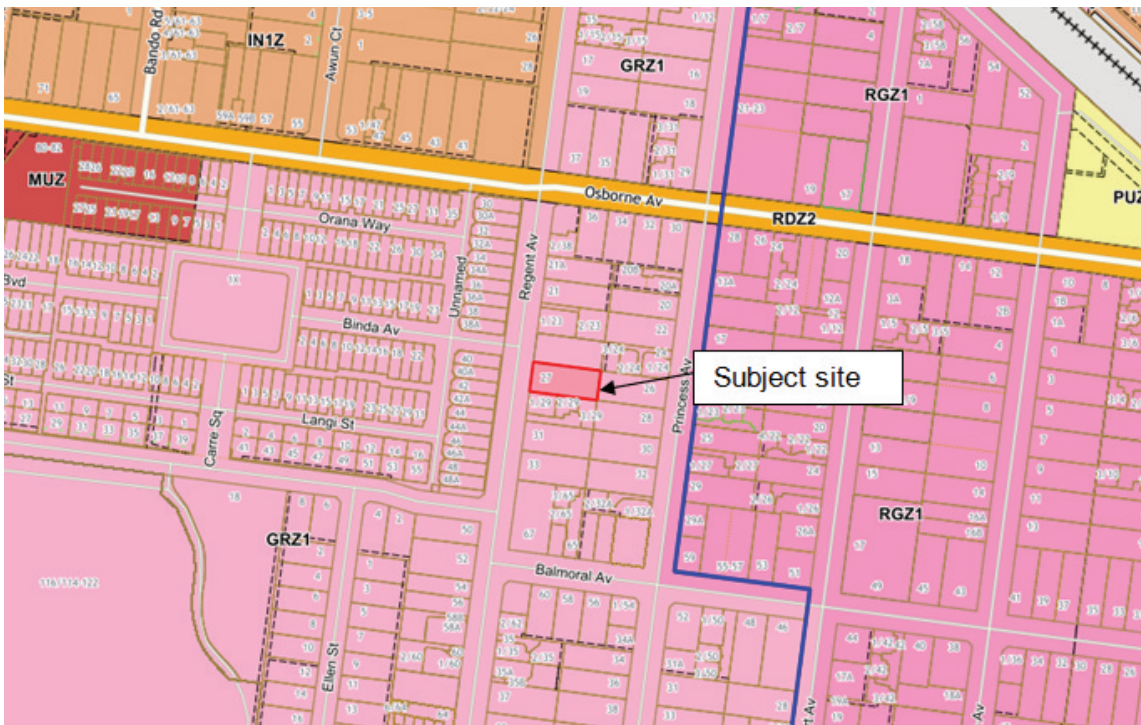
- The site is:
 - located on the eastern side of Regent Avenue;
 - rectangular in shape with a frontage of 19.2 metres and a sideage of 44.196 metres;
 - 848 square metres in size;
 - currently accessed via an existing concrete crossover of standard residential proportions located to the western side of the property frontage; and
 - vacant and contains no significant vegetation.

Surrounding Area

- The immediate surrounds of the subject site exhibit a variety of built forms; indicative of the incremental change area.
- To the north of the site is 1-2/25 Regent Avenue, comprising of two single storey dwellings.
- To the south of the site is 1-3/29 Regent Avenue, comprising of three double storey dwellings with a similar setback and design.
- Adjacent to the west is a multi-dwelling development, which contains 239 dwellings being a mix of both single and double storey.
- The site is within proximity to a mixed use zone, commercial zone and industrial zoned land, with a range of facilities available.

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

Locality Plan



Background

Previous Applications

A search of Council records revealed no previous planning applications have been considered for the subject site.

Proposal

The application proposes the development of the land for four (4) dwellings. The details are as follows:

	Details
Type of proposal	Multi-dwelling development
Number of dwellings	Four (4)
Levels	Double storey
Height	Maximum 7.585 metres
Orientated to	<ul style="list-style-type: none"> • Dwellings 1 and 2 are orientated to Regent Avenue • Dwellings 3 and 4 are orientated to the common driveway

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2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

External materials	Face brickwork, render and lightweight cladding
Minimum setbacks	<p>Ground level.</p> <p>North: Dwelling 1 garage on the boundary</p> <p>East (rear): 2 metres</p> <p>South: Dwelling 4 carport on the boundary</p> <p>West (front): 6 metres</p> <p>First level.</p> <p>North: 2 metres</p> <p>East (rear): 3.1 metres</p> <p>South: 6.9 metres (approx.)</p> <p>West (front): 6.1 metres</p>
Open space type	<p>Ground level</p> <p>Dwelling 1 POS: 53.4sqm SPOS: 43sqm, with having a minimum dimension of 5m. <u>Total POS area: 96.4sqm</u></p> <p>Dwelling 2 POS: 47sqm SPOS: 30.4sqm, with having a minimum dimension of 5m. <u>Total POS area: 77.4sqm</u></p> <p>Dwelling 3 POS: 5.5sqm SPOS: 55.4sqm, with having a minimum dimension of 5m. <u>Total POS area: 60.9sqm</u></p> <p>Dwelling 4 POS: 21sqm SPOS: 30sqm, with having a minimum dimension of 5m. <u>Total POS area: 51sqm</u></p>
Garden area	<p>Provided: 309.3sqm and 36.45%</p> <p>Required: 297.03sqm and 35%</p>

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

Number of car parking spaces required	8
Number of car parking spaces proposed	8 (Two spaces per dwelling)
Access	<ul style="list-style-type: none">• Access is provided along the western boundary of the site• Two 3.5 metre wide crossovers are proposed
Front fence	No front fence proposed

A copy of the submitted plans is included as Attachment 1.

Victorian Charter of Human Rights and Responsibilities

The Victorian Charter of Human Rights and Responsibilities has been considered in the preparation of this report but is not relevant to its contents.

Financial Implications

No financial resources are impacted by this report.

Planning Scheme and Policy Frameworks

Pursuant to Clause 32.08-6 of the Greater Dandenong Planning Scheme, a planning permit is required to construct two or more dwellings on a lot.

The relevant controls and policies are as follows:

Zoning Controls

The subject site is located in a General Residential Zone, as is the surrounding area.

The purpose of the General Residential Zone outlined at Clause 32.08 is:

- *To implement the Municipal Planning Strategy and Planning Policy Framework.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Pursuant to Clause 32.08-6, a permit is required to construct two or more dwellings on a lot.

It is noted that within Schedule 1 to the zone, varied requirements of Clause 55 are set out as follows:

- Standard B6 (Minimum Street Setback) – As per B6 or 7.5 metres, whichever is the lesser;

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

- Standard B9 (Permeability) – Minimum 30%;
- Standard B13 (Landscaping) – 70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees;
- Standard B28 (Private Open Space) - An area of 50 square metres of ground level, private open space, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 30 square metres, a minimum dimension of 5 metres and convenient access from a living room; or

A balcony with a minimum area of 10 square metres with a minimum width of 2 metres and convenient access from a living room; or

A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from living room.

- Standard B32 (Front Fence Height) – Maximum 1.5 metre height in streets in Road Zone Category 1, maximum 1.2 metre height for other streets.

Overlay Controls

No overlays affect the subject site or surrounding area.

Planning Policy Framework

The Planning Policy Framework seeks to ensure that the objectives of planning in Victoria are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development. The objectives of Planning in Victoria are noted as:

- To provide for the fair, orderly, economic and sustainable use, and development of land*
- To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity*
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria*
- To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value*
- To protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community*
- To facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e), (f) to facilitate the provision of affordable housing in Victoria*
- To balance the present and future interests of all Victorians.*

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

In order to achieve those objectives, there are a number of more specific objectives contained within the Planning Policy Framework that are relevant to this application.

Settlement (Clause 11)

Settlement is outlined at Clause 11, with Clause 11.02 relating to Managing Growth. Objectives of this Clause include:

- *To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.*
- *To facilitate the orderly development of urban areas.*
- *To manage the sequence of development in areas of growth so that services are available from early in the life of new communities.*

Built Environment and Heritage (Clause 15)

Planning should achieve the following relevant objectives:

- *To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.*
- *To achieve neighbourhoods that foster healthy and active living and community wellbeing.*
- *To create a distinctive and liveable city with quality design and amenity.*
- *To achieve building design outcomes that contribute positively to the local context and enhance the public realm.*
- *To recognise, support and protect neighbourhood character, cultural identity, and sense of place.*

Housing (Clause 16)

Clause 16 contains the following relevant objectives:

- *To promote a housing market that meets community needs.*
- *To provide for a range of housing types to meet diverse needs.*
- *To locate new housing in designated locations that offer good access to jobs, services and transport.*
- *Identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne.*
- *Direct new housing to areas with appropriate infrastructure.*
- *Create mixed-use neighbourhoods at varying densities that offer more choice in housing.*
- *To deliver more affordable housing closer to jobs, transport and services.*

Clause 18 (Transport)

Clause 18.01-1 – Land use and transport planning contains the following relevant strategies:

- *Plan urban development to make jobs and community services more accessible by:*

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

- *Ensuring equitable access is provided to developments in accordance with forecast demand, taking advantage of all available modes of transport and to minimise adverse impacts on existing transport networks and the amenity of surrounding areas.*

Local Planning Policy Framework

The Local Planning Policy Framework (LPPF) includes the Municipal Strategic Statement (MSS) and Local Policies.

The MSS is contained within Clause 21 of the Scheme. The MSS at **Clause 21.02** focuses on the **Municipal Profile**, within which the following is noted:

- *There is considerable diversity within Greater Dandenong's housing stock. Most housing stock is between 30 to 50 years old, though there are some areas with dwellings in excess of 100 years old. Areas of newer housing are located in the north-east and central southern areas, with in-fill development occurring across the municipality (Clause 21.02-3).*
- *Higher density housing is generally located in proximity to railway stations and major shopping centres, in particular in central Dandenong (Clause 21.02-3).*
- *While there is a clear pre-dominance of single detached dwellings, there are a range of other types of dwellings including dual occupancies, villa-units, town houses and apartments. The highest concentration of older villa units and apartments and more recent multi-unit redevelopments have occurred around central Dandenong, Springvale and Noble Park activity centres (Clause 21.02-4).*
- *With diverse cultural groups that call Greater Dandenong home, there are certain distinct precincts that are emerging that have their own character. Their built form is characterised by buildings with flat unarticulated facades, prominent balconies, limited frontage/side setbacks, limited or no landscaping (Clause 21.02-4).*

A **Vision for Greater Dandenong** is outlined at **Clause 21.03**. The vision is that Greater Dandenong will be a municipality where housing diversity and choice is promoted in its various attractive neighbourhoods.

The objectives and strategies of the MSS are under four (4) main themes including: land use; built form; open space and natural environment; and, infrastructure and transportation (considered individually under Clauses 21.04 to 21.07). Of particular relevance to this application are Clauses 21.04 – Land Use and 21.05 – Built Form:

Clause 21.04-1 (Housing and community)

This Clause contains the following relevant key points and strategies:

- *Greater Dandenong's population is expected to rise by 22 percent, from 147,000 to 179,000 in the decade to 2024, placing pressure on transport networks, infrastructure, services and public open space.*
- *Approximately 9,950 new households will need to be accommodated across the municipality by 2024 (Greater Dandenong Housing Strategy 2014-2024).*

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

- *Supporting urban consolidation and providing housing in existing areas close to activity centres means that people do not need to travel as far to work, shop or to take part in sports/leisure activities thus reducing the environmental impacts of transport.*
- *Increases in housing density must be balanced by adequate provision of open space, good urban design and improvements to the public realm.*
- *Encourage the provision of housing that is adaptable to support the needs of the changing needs of present and future residents.*
- *Encourage innovative redevelopment and renewal of deteriorating housing stock and older styled higher-density apartments and multi-unit developments.*
- *Encourage new residential development that incorporates adequate space for the planting and the long term viability and safe retention of canopy trees.*
- *Encourage a mix of housing types that better reflects the cross section of the community in Greater Dandenong.*

Clause 21.05-1 (Urban design, character, streetscapes and landscapes)

This Clause contains the following relevant objectives and strategies:

- *To facilitate high quality building design and architecture.*
 - *Ensure building design is consistent with the identified future character of an area and fully integrates with surrounding environment.*
 - *Encourage high standards of building design and architecture, which allows for flexibility and adaptation in use.*
 - *Encourage innovative architecture and building design.*
 - *Encourage development to incorporate sustainable design elements that enhance occupant comfort and environmental performance.*
- *To facilitate high quality development, which has regard for the surrounding environment and built form.*
 - *Promote views of high quality landscapes and pleasing vistas from both the public and private realm.*
 - *Promote all aspects of character – physical, environmental, social and cultural.*
 - *Encourage planting and landscape themes, which complement and improve the environment.*
 - *Encourage developments to provide for canopy trees.*
 - *Recognising valued existing neighbourhood character and promoting identified future character as defined in the Residential Development and Neighbourhood Character Policy at Clause 22.09.*
- *To improve the quality, consistency and functions of the city's environment*
 - *Encourage new developments which are adjacent to public open spaces to address and complement the open space.*

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

- *Encourage interconnected pedestrian links and bicycle paths to public transport and recreation facilities.*
- *Apply the Residential Development and Neighbourhood Character Policy at Clause 22.09.*
- *To ensure landscaping that enhances the built environment*
 - *Encourage new developments to establish a landscape setting, which reflects the local and wider landscape character.*
 - *Encourage landscaping that integrates canopy trees and an appropriate mix of shrubs and ground covers and complements and integrates with existing or proposed landscaping in public areas.*
 - *Ensure that landscaping is designed in accordance with 'Crime Prevention Through Environmental Design' (CPTED) principles.*

Clause 22.09 (Residential Development & Neighbourhood Character Policy)

The following objectives at Clause 22.09-2 are:

- *To guide the location and design of different types of residential development within Greater Dandenong, having regard to State and local planning policies, while respecting the valued characteristics and identified future character of residential neighbourhoods.*
- *To ensure that new residential development is consistent with the identified future character and preferred built form envisaged for the three Future Change Areas.*
- *To provide certainty about which areas are identified for, or protected from, increased residential development consistent with the purpose of the applicable zone.*
- *To facilitate high quality, well designed residential development and on-site landscaping.*
- *To promote a range of housing types to accommodate the future needs of the municipality's changing population.*
- *To ensure that residential development uses innovative, responsive and functional siting and design solutions that:*
 - *Achieve high quality internal amenity and private open space outcomes for future residents;*
 - *Make a positive contribution to the streetscape through quality design, contextual responsiveness and visual interest;*
 - *Promote public realm safety by maximising passive surveillance.*
 - *Demonstrate responsiveness to the site, adjoining interfaces, streetscape and landscape context;*
 - *Respect the amenity of adjoining residents and the reasonable development potential of adjoining properties;*
 - *Achieve environmentally sustainable design outcomes;*
 - *Use quality, durable building materials that are integrated into the overall building form and façade; and*
 - *Minimise the visual dominance of vehicle accessways and storage facilities, such as garages, car ports and basement entrances.*

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

Clause 22.09-3.1 (Design Principles) provides design principles, which apply to all Future Change Areas.

Clause 22.09-3.3 (Incremental Change Areas) provides design principles which are identified as follows:

- *Preferred housing type* – The preferred housing type for the Incremental Change Area is medium density.
- *Building Height* – The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level.
- *Landscaping* – Residential development should use landscaping to create a landscaped character, particularly canopy trees in front and rear gardens; and to protect the outlook of adjoining properties.
- *Setbacks, front boundary and width* – Parking, paving and car access within the front boundary setback should be limited in order to maximise the opportunity for soft landscaping and prevent the over dominance of carports and garages in the street.
- *Private open space* – Residential development should provide secluded private open space at the side or rear of each dwelling to avoid the need for excessive screening or high front fencing.
- *Bulk & Built Form – Residential development should:*
 - *ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape;*
 - *provide separation between dwellings at the upper level;*
 - *retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space;*
 - *position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot.*

The rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space.

Two storey dwellings to the rear of a lot may be considered where:

- *Upper level tiering may be appropriate in some cases with upper levels recessed from view. Tiered building profiles that result in excessive upper level setbacks should be avoided.*
- *the visual impact of the building bulk does not adversely affect the identified future character of the area;*
- *overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties;*
- *the building bulk does not adversely affect the planting and future growth of canopy trees to maturity;*

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

- *sufficient side and rear boundary landscaping can be provided to screen adjoining properties;*
- *upper storey components are well recessed from adjoining sensitive interfaces.*

Residential development should be well articulated through the use of contrast, texture, variation in forms, materials, and colours.

An assessment of Clause 22.09 is included as Attachment 3.

Particular Provisions

Clause 52.06 (Car parking)

The provision of Car Parking must be considered for this proposal. The purposes of this provision are:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

The required spaces are identified in the table to Clause 52.06-5. The table at Clause 52.06-5 notes that a dwelling with one or two bedrooms requires one (1) car space and a dwelling with three or more bedrooms requires two (2) car spaces.

Car parking is to be designed and constructed in accordance with the requirements of Clause 52.06-9 of the Scheme.

An assessment of Clause 52.06 is included as Attachment 5.

Clause 55 (Two or more Dwellings on a lot and Residential Buildings)

Pursuant to Clause 55 of the Greater Dandenong Planning Scheme, the provisions of this Clause apply to an application to construct two or more dwellings on a lot.

The purpose of this clause is:

- *To implement the Municipal Planning Strategy and the Local Planning Policy Framework.*
- *To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.*

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage residential development that is responsive to the site and the neighbourhood.*

A development:

- Must meet all of the objectives of this clause.
- Should meet all of the standards of this clause.

An assessment of Clause 55 is included as Attachment 4.

General Provisions

Clause 65 – Decision Guidelines needs to be considered, as is the case with all applications. For this application the requirements of Clause 65.01 for the approval of an application or plan is of relevance. This Clause outlines the requirements that the responsible authority must consider when determining the application.

Proposed Planning Scheme Amendments

The subject site is not affected by any Planning Scheme amendments.

Council Plan 2017-2021 – Strategic Objectives, Strategies and Plans

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. In accordance with the commitment in Council's Annual Plan, all applications are considered on their merits.

Diversity (Access & Equity)

It is not considered that the proposal raises any diversity issues affecting the planning assessment of this application.

Community Safety

It is considered that there would be no adverse community safety implications in permitting the proposal.

Safe Design Guidelines

Consideration of the relevant requirements of these Guidelines has been undertaken within the Assessment of this application.

Referrals

External

The application was not required to be referred to any external referral authorities pursuant to Section 55 of the Planning and Environment Act 1987.

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

Internal

The application was internally referred to the following departments:

Internal Council Referral	Advice/ Response/ Conditions
■ <i>Civil Development Unit</i>	No objection (<i>subject to conditions</i>)
■ <i>Transport Planning Unit</i>	No objection (<i>subject to conditions</i>) <i>Note: comment was provided which will be considered in the assessment of the application</i>

Advertising

The application has been advertised pursuant to Section 52 of the Planning and Environment Act 1987, by:

- Sending notices to the owners and occupiers of adjoining land.
- Placing a sign on site facing Regent Avenue.

The notification has been carried out correctly.

Council has received two (2) objections to date.

Following receipt of objections, the applicant sought to amend the application pursuant to Section 57A of the Act.

The amendments to the application are as follows:

- Dwelling 3 first floor bedroom walls has been reduced by 500mm
- Dwelling 3 gallery wall has been reduced slightly to provide articulation along the driveway
- Dwelling 4 first floor has been significantly reduced, and a bedroom has been removed from the first floor
- The rear ground floor wall to dwelling 4 has been offset 2m from the eastern boundary

Subsequently, pursuant to Section 57B of the Act, the amended application was re-notified to all affected parties being the objectors.

To date, both objectors have been contacted and neither party has withdrawn their objection.

It is therefore considered that these objections stand as received (and maintain appeal rights should it be enacted).

The location of the objectors / submitters is shown in Attachment 2.

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Consultation

A consultative meeting was not held. The objectors did not wish to attend a meeting to address any issues and therefore the submissions stand as received.

Summary of Grounds of Submissions/Objections

The objections are summarised below (**bold**), followed by the Town Planner's Response (in *italics*).

Overlooking/Privacy

Objectors raised concern regarding privacy and overlooking. The proposal includes the necessary screening mechanisms to avoid overlooking as per the requirements of Standard B22. In addition, the revised proposal includes an increased minimum ground setback of 2 metres for dwelling 4 from the eastern (rear) boundary, in lieu of 1.2 metres previously proposed.

Overshadowing

An objector raised concern regarding overshadowing. However it is noted that shadows are cast to the south of the development, not to the north. The proposal accords with Standard B21.

Assessment

The subject site is located within an established residential area and appears to be well suited for medium density housing. The design of the dwellings is in keeping with the neighbourhood character and first floor setbacks serve to limit visual bulk impacts on adjacent properties and on the streetscape. Although the development is double storey across the site, the proposal is considered acceptable. The reasons for this are discussed below.

The application has been assessed against the relevant provisions of the planning scheme (among many), but in particular the following:

- Clause 22.09;
- Clause 52.06; and
- Clause 55.

The assessments below discuss the general and minor shortcomings of the proposal, which on balance; can be considered appropriate as conditions of permit.

Clause 22.09 Assessment

Clause 22.09 provides guidance to manage the evolution of residential neighbourhood character throughout Greater Dandenong into the future. Importantly, Local Planning Policy ensures that a development achieves a 'desired outcome' through creating a statement of intent or expectation, and applies to all residential development requiring a planning permit. Noting this, Planning Scheme Amendment C96 gazetted on 24 February 2011 introduced a new Residential Development and Neighbourhood Character Local Planning Policy at Clause 22.09. In addition, Planning Scheme

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Amendment C182 (Part 1) approved on 21 December 2017 amended the mentioned clause to reflect the refined Residential Framework Plan and to provide improved future character statements and *stronger design principles* for each future change area.

With regard to the Local Planning Policy, the proposal addresses the design principles of Clause 22.09-3.1 and 22.09-3.3. Importantly, the identified future character of the zone states, residential development will comprise of well-designed dwellings of up to two (2) storeys. Whilst policy seeks intense and higher elements of built form towards the front of a site, double storey components may be considered where:

- the visual impact of the building bulk does not adversely affect the identified future character of the area;
- overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties;
- the building bulk does not adversely affect the planting and future growth of canopy trees to maturity;
- sufficient side and rear boundary landscaping can be provided to screen adjoining properties;
- upper storey components are well recessed from adjoining sensitive interfaces.

Regarding the above, dwelling 4 (subject to conditions) meets the above requirements as:

- the articulation of the dwelling clearly demonstrates a first floor level that is significantly smaller in comparison to ground level; reducing visual bulk.
- the proposal does not adversely affect the amenity of neighbouring properties.
- shadow diagrams indicate that landscaping will be provided with adequate hours of sunlight to allow for future growth.
- the northern and eastern boundaries are provided with shrubs to the height of 1.5 metres and canopy trees to a mature height of 7 metres.

Whilst it is considered that the double storey component of dwelling 4 is appropriate, consideration must be given to a similar nearby proposal submitted to Council. Permit No. PLN18/0765 sought a permit to develop land for three double storey dwellings at 31 Regent Avenue, Springvale which was refused by Council on a number of grounds. That decision was upheld at VCAT. With regard to the double storey component at the rear (dwelling 3), the proposal:

- resulted in excessive visual bulk to the adjoining properties and was considered inconsistent with the preferred character of the area;
- did not provide adequate landscaping along the rear boundary, failing to comply with the design principles for landscaping of Clause 22.09 and Clause 55.03-8; did not provide adequate internal amenity due to the limited size of the living area

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

Notably, the difference between the two applications are as follows:

27 Regent Avenue Springvale	31 Regent Avenue Springvale
<p>Dwelling 4</p> <ul style="list-style-type: none"> the minimum ground level rear setback is 2m the upper level rear setback varies from 3.115m – 5.405m the upper level contains 2 bedrooms and 1 bathroom (approx. 40 sqm.) the bulk of the upper storey is hidden from street view substantial screen landscaping to the rear of the lot is proposed 	<p>Dwelling 3</p> <ul style="list-style-type: none"> the ground level rear setback varies from 1.225m – 1.995m the upper level rear setback varies from 2.045m to 3.005m the upper level contains 3 bedrooms, 2 bathrooms and a walk in wardrobe (approx. 73.4sqm.) the bulk of the upper storey would be seen from street view as dwellings 1 or 2 would only partially 'hide' some of the bulk the rear boundary lacked sufficient landscaping as crushed rock formed most of said area

As demonstrated above, the double storey component to the rear of the lot (in this context) is considered appropriate given extensive rear setbacks are provided; the boundaries will have adequate landscaping opportunities; and the upper storey component of the dwelling is well articulated, and reducing visual bulk.

Consequently, the proposal complies with all requirements of Clause 22.09, except in the following circumstances (includes important areas of discussion):

Landscaping

The intent to provide adequate landscaping is clear, noting that there is adequate space available for substantial landscaping opportunities within the front setback and along the common accessway. Whilst the requirement has generally been met, the landscape plan must be revised so that a native tree is added within the landscape bed opposite dwelling 3 garage. (see condition 2.2)

Bulk & Built Form

Residential development should ensure (but not limited to) that building height, massing and articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening. Regarding massing and articulation, it is important to discuss the frontage which contains two dwellings. Whilst a number of surrounding developments on a similar sized lot contain a frontage of one dwelling, it is imperative to have regard to the overall width of the dwellings. This being said, proposed dwellings 1 and 2 have a combined width similar to that of surrounding dwellings. In addition, the elevations of said dwellings demonstrate that the proposal is well designed, subject to conditions. Subsequently, a condition of permit is required so that all garages contain a flat roof which responds well to the overall existing character of the area (Condition 1.11.).

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

Site Design

Suitable storage provisions for the management of operational waste is not shown on the plans. A requirement of such is requested at condition 1.14.

Materials & Finishes

The plans indicate that the upper external walls will be of an unspecified rendered lightweight material. The Local Planning Policy requires durable building materials; and in this regard, it will be required that the development consist of brick (ground level), rendered brickwork (brick piers) and timber weather board cladding (upper floor level) (Condition 1.1).

Clause 55 Assessment

The proposal complies with all requirements of Clause 55 except in the following instances below:

Clause 55.03-1 Street setback objective (Standard B6)

Relevant objective:

- *To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.*

In accordance with the clause, the minimum street setback requires that the development be an average distance of the setbacks of the **front walls** of the existing buildings on the abutting allotments or 7.5 metres, whichever is the lesser. Regarding this, the proposed setback is 6 metres in lieu of 7.15 metres (i.e. 1.15 metre shortfall). Taking into consideration the design guidelines of this standard being the design response and visual impact of the building when viewed from the street; the good standard of design and articulation provided create a strong design response and assist in minimising the visual bulk. It is also important to note, the setback will provide a 'transition' between the setback at 25 and 29 Regent Avenue, Springvale as the front setback to each mentioned address is 8.38 metres and 5.92 metres respectively. Therefore, the proposed front setback is deemed suitable for the subject site. To further support the suitability, there are neighbouring houses (including developments adjoining and opposite the subject site) that have a similar, if not less of a street setback dimension than that being proposed. In this regard, the proposed setback of 6 metres is considered acceptable in the context of its surroundings, meeting the objective of this clause.

Clause 55.03-8 Landscaping objectives (Standard B13)

Relevant objective:

- *To provide appropriate landscaping.*

While a landscape plan has been provided, the development fails to meet the following requirement, as per the schedule to zone:

"70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees"

An assessment demonstrated that the development provides 63.4% of the ground level front setback with landscaped areas. Consequently, a relatively minor variation to the standard is sought. For that reason, the relevant decision guidelines being, the design response and the location and size of garden beds must be considered. Importantly, the landscape plan indicates a garden bed with a width

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

of approximately 2.8 metres will be provided from the frontage of the site. This will allow for substantial landscaping, including a number of canopy trees and several rows of shrubs to be planted, and therefore the variance of approximately 6.6% is considered minor, and should be supported.

Clause 55.04-6 Overlooking objective (Standard B22)

Relevant objective:

- *To limit views into existing secluded private open space and habitable room windows.*
- *To provide adequate storage facilities for each dwelling.*

Storage is provided within the garage areas of dwellings 1 to 3, and no storage is proposed for dwelling 4. Although storage is internal in lieu of external, this allows the occupants of each dwelling to maximise the use of the open space area. With regard to dwelling 4, storage must be located outside of the main SPOS area but within a practicable location, as required by condition 1.5.

- *To ensure that site facilities are accessible, adequate and attractive.*

The locations of site facilities and bins must be clearly depicted on the ground floor and landscape plans. In addition, the plans must include elevation drawings of the mail and meter boxes to ensure that the site facilities are waterproof and blend in with the development. Conditions to this extent are proposed. (Condition 1.8)

Clause 52.06 Assessment

The proposal complies with all requirements of Clause 52.06 except in the following instances below:

Design Standard 1 – Accessways

The proposed development fails to provide clearly notated splay areas. A condition of permit is required so that splay areas and a notation accord with Clause 52.06-9. Additionally, the splay area located to the south of the common accessway is required to be deleted from the plans. This is due to a brick post located at 29 Regent Avenue being located within the splay area and is 1.5 metres in height. As this cannot be modified, it is recommended that a safety convex mirror be installed (Condition 1.3).

Decision guidelines

Before deciding that a plan is satisfactory, the ease and safety with which vehicles access and circulate within the parking area must be considered. Council's Transport Planning Department noted that if the occupier of dwelling 2 own a large car, 300mm – 500mm or so of the 1 metre landscaping strip along the southern boundary is likely to be regularly affected. It is therefore required that a permit condition (condition 2.5) be implemented to rectify this matter.

Other comments

Pursuant to Clause 65.01, before deciding on an application or approval of a plan the responsible authority must consider the degree of flood, erosion or **fire hazard** associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.

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Regarding this, the window to bedroom 3 of dwelling 1 would straddle the boundary between dwelling 1 and 2 when subdivided. As this is prohibited, a condition of permit (Condition 1.13) is required so that the window is modified and repositioned.

In addition, the Better Apartment Guidelines were considered with respect to internal bedroom dimensions. Although the guidelines pertain to apartment type developments, Clause 58 contains objectives that ensure dwellings provide functional and useable habitable rooms. Specifically, bedrooms should be a minimum dimension of 3 metres x 3 metres (excluding wardrobe space). Whilst this is a guideline document that applies to apartment type developments, it is considered reasonable to apply a condition of permit to ensure that all bedrooms meet the minimum dimensions. Whilst Council officers propose to increase the internal area of the bedrooms to dwelling 2, consideration must be given to potential overhanging of the dwelling over the accessway as a result of this. It is therefore suggested that a permit condition require that all bedrooms to dwelling 2 have internal dimensions of 3 metres x 3 metres (excluding wardrobe space) and that no part of the building is allowed to overhang the access way or encroach into the 'garden area'. This will ensure that internal amenity of these bedrooms are at a reasonable standard, whilst not impacting on other general provisions of the planning scheme. (Condition 1.12)

With regard to the recent introduction of the Environmentally Sustainable Development local policy (Clause 22.06) into the Planning Scheme, while this proposal would normally be subject to its requirements, this application was submitted prior to the gazettal of the local policy, and therefore the proposal was not required to meet the policy. All relevant applications submitted after the gazettal of the local policy must comply with its requirements.

Conclusion

The proposal is generally consistent with the provisions of the Greater Dandenong Planning Scheme, including the zoning requirements, local policy direction, application of Clause 55, and the decision guidelines of Clause 65, subject to conditions.

Recommendation

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 27 Regent Avenue, SPRINGVALE VIC 3171 for the development of the land for four (4) double storey dwellings in accordance with the plans submitted with the application subject to the following conditions:

1. **Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended plans must be drawn to scale with dimensions and 3 copies must be provided. The amended plans must be generally in accordance with the plans submitted and assessed with the application but modified to show:**
 - 1.1. **the colours and materials schedule and elevations drawings revised so that the external first floor walls are timber weatherboard cladding.**

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

- 1.2. **splay areas and a notation to accord with Clause 52.06-9, with the splay area to the south of the common access way deleted.**
- 1.3. **a freestanding safety convex mirror located near the frontage of the site to ensure visibility when exiting and entering in a vehicle.**
- 1.4. **the northern boundary fence from the outer north-east wall of dwelling 1 garage to the intersection of the north and east boundary to be '1600 timber paling fence + 0.2m freestanding trellis'.**
- 1.5. **6 cubic metres of storage to be provided to dwelling 4, which must be located outside of the main SPOS area and be notated.**
- 1.6. **the word 'shed' deleted from internal garage storage areas.**
- 1.7. **sensor lighting to be notated.**
- 1.8. **elevations to include mail and meter boxes that demonstrate the services are adequate in size, durable, waterproof and blend in with the development.**
- 1.9. **gas and water meters to abut each corresponding dwelling.**
- 1.10. **dwelling 4 car parking area labelled as a garage and dimensions to reflect 5.5m x 6m.**
- 1.11. **all garages to have a flat type roof.**
- 1.12. **all bedrooms to have a minimum dimension of 3m x 3m (excluding wardrobe space). This must not result in the dwellings overhanging the accessway or encroaching into the 'garden area'.**
- 1.13. **dwelling 1 bedroom 3 window modified and relocated so that the window is north of the fence delineating the SPOS areas of dwelling 1 and 2, and offset a minimum distance of 200mm from said area.**
- 1.14. **bin storage to be provided to each dwelling.**
- 1.15. **landscape plans in accordance with Condition 2.**

When approved, these plans will be endorsed and will form part of this permit.

2. **Before the approved development starts, and before any trees or vegetation are removed, an amended landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended landscape plan must be prepared by a person or firm with suitable qualifications to the satisfaction of the Responsible Authority, drawn to scale with dimensions and**

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

3 copies must be provided. The amended landscape plan must be generally in accordance with the landscape plan submitted with the application but modified to show:

- 2.1 plans to accord with Condition 1 of this permit.**
- 2.2. a native tree with a minimum planting height of 1.5m within the garden bed opposite dwelling 3 garage.**
- 2.3. the plant schedule revised accordingly.**
- 2.4. 'proposed porous paving area' as 'proposed porous pavers' and legend revised.**
- 2.5. the southern landscape strip along the common accessway modified and reduced by 500mm in areas where the swept path to dwelling 2 demonstrate that a car body encounters such area, whilst satisfying the minimum garden area requirement of the planning scheme.**

When approved, the amended landscape plan will be endorsed and will form part of this permit.

The provisions, recommendations and requirements of the landscape plan must be implemented and complied with to the satisfaction of the Responsible Authority. Landscaping in accordance with the endorsed landscaping plan and schedule must be completed before the building is occupied.

- 3. Except with the prior written consent of the Responsible Authority, the layout of the land and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified.**
- 4. Except with the prior written consent of the Responsible Authority, the approved building must not be occupied until all buildings and works and the conditions of this permit have been complied with**
- 5. Provision must be made for the drainage of the site including landscaped and pavement areas, all to the satisfaction of the Responsible Authority.**
- 6. Stormwater discharge is to be retained on site to the pre-development level of peak stormwater discharge, to the satisfaction of the Responsible Authority.**
- 7. Before the approved building is occupied, all piping and ducting above the ground floor storey of the building, except downpipes, must be concealed to the satisfaction of the Responsible Authority.**
- 8. Standard concrete vehicular crossing/s must be constructed to suit the proposed driveway/s in accordance with the Council's standard specifications. Any vehicle crossing no longer required must be removed and the land, footpath and kerb and channel reinstated, to the satisfaction of the Responsible Authority.**

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

- 9. The connection of the internal drainage infrastructure to the Legal Point of Discharge (LPD) must be to the satisfaction of the Responsible Authority. Collected stormwater must be retained onsite and discharged into the drainage system at pre development peak discharge rates as stated in the LPD approval letter. Approval of drainage plan including any retention system within the property boundary is required.**
- 10. Prior to works commencing the developer will need to obtain an Asset Protection Permit from Council.**
- 11. Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Council.**
- 12. Before the dwellings are occupied, the permit holder must, to the satisfaction of the Responsible Authority:**
 - 12.1. connect to a reticulated sewerage system of a sewerage authority;**
 - 12.2. provide stormwater works on the land so as to prevent overland flows onto adjacent properties;**
 - 12.3. surface all proposed access and parking areas with concrete, asphalt or other approved hard surfacing material and delineate the parking areas. Once constructed, these areas must be maintained to the satisfaction of the Responsible Authority;**
 - 12.4. complete the landscaping works shown on the endorsed plan. The landscaping area shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority and used for no other purpose. Any dead, diseased or damaged plants must be replaced;**
 - 12.5. provide power and telephone lines to all new dwellings underground from the main point of service supplied by the relevant authority outside the boundaries of the land;**
 - 12.6. provide a bin storage area for each dwelling which must be located so as not to be detrimental to the visual amenity of the neighbourhood;**
 - 12.7. provide a mail box for each dwelling;**
 - 12.8. provide a clothesline for each dwelling which must be located so as not to be detrimental to the visual amenity of the neighbourhood;**
 - 12.9. provide lighting near the front entrance of each dwelling;**
 - 12.10. install all plumbing work, sewer pipes etc. associated with the development concealed from general view.**

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

13. **Air conditioning/heating units must not be located where they will be visible from any public area.**
14. **Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan/s must not be altered or modified.**
15. **Before the approved building is occupied, the development must be provided with external lighting capable of illuminating access to each garage and porch area. Lighting must be located, directed and shielded to the satisfaction of the Responsible Authority so as to prevent any adverse effect outside the land.**
16. **Before the approved building is occupied, all boundary walls in the development must be constructed, cleaned and finished to the satisfaction of the Responsible Authority.**
17. **Before the approved building is occupied, a freestanding trellis as per condition 1.4 must be erected on top of the existing fence along the north boundary at the cost of the permit holder and to the satisfaction of the Responsible Authority.**

The trellis must at all times be maintained to the satisfaction of the Responsible Authority.

18. **This permit will expire if:-**
 - 18.1. **The development or any stage of it does not start within two (2) years of the date of this permit, or**
 - 18.2. **The development or any stage of it is not completed within four (4) years of the date of this permit.**

Before the permit expires or within six (6) months afterwards the owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date.

The owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date to complete the development or a stage of the development if:

- (a) **the request for the extension is made within twelve (12) months after the permit expires; and**
- (b) **the development or stage started lawfully before the permit expired.**

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)**Permit Notes**

- **A Building Approval is required prior to the commencement of the approved development. This planning permit does not constitute any building approval.**
- **Approval of any retention system within the property boundary is required by the relevant building surveyor.**
- **Before commencement of the development occurs, the applicant should contact the City of Greater Dandenong's Civil Development and Design Unit regarding legal point of discharge, new crossings, building over easements, etc.**
- **As this is an established site, the proposed internal drainage should be connected to the existing legal point of discharge. The applicant may apply for local drainage information, if available; otherwise on site verification should be undertaken by the applicant.**
- **A Vehicle Crossing Permit must be obtained from Council for all vehicular crossings prior to construction of the crossings. You may be required to apply for a Asset Protection Permit from Council's engineering services. Queries regarding engineering requirements can be directed to Council's general phone number on 8571 1000.**
- **No buildings or works shall be constructed over any easement without the written consent of the relevant authorities.**
- **This permit has been granted on the basis that consent to build over any easement will be obtained from the relevant authority. If consent is not able to be obtained, the development plan will be required to be amended.**

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 27 REGENT AVENUE,
SPRINGVALE (PLANNING APPLICATION No. PLN17/0892)**

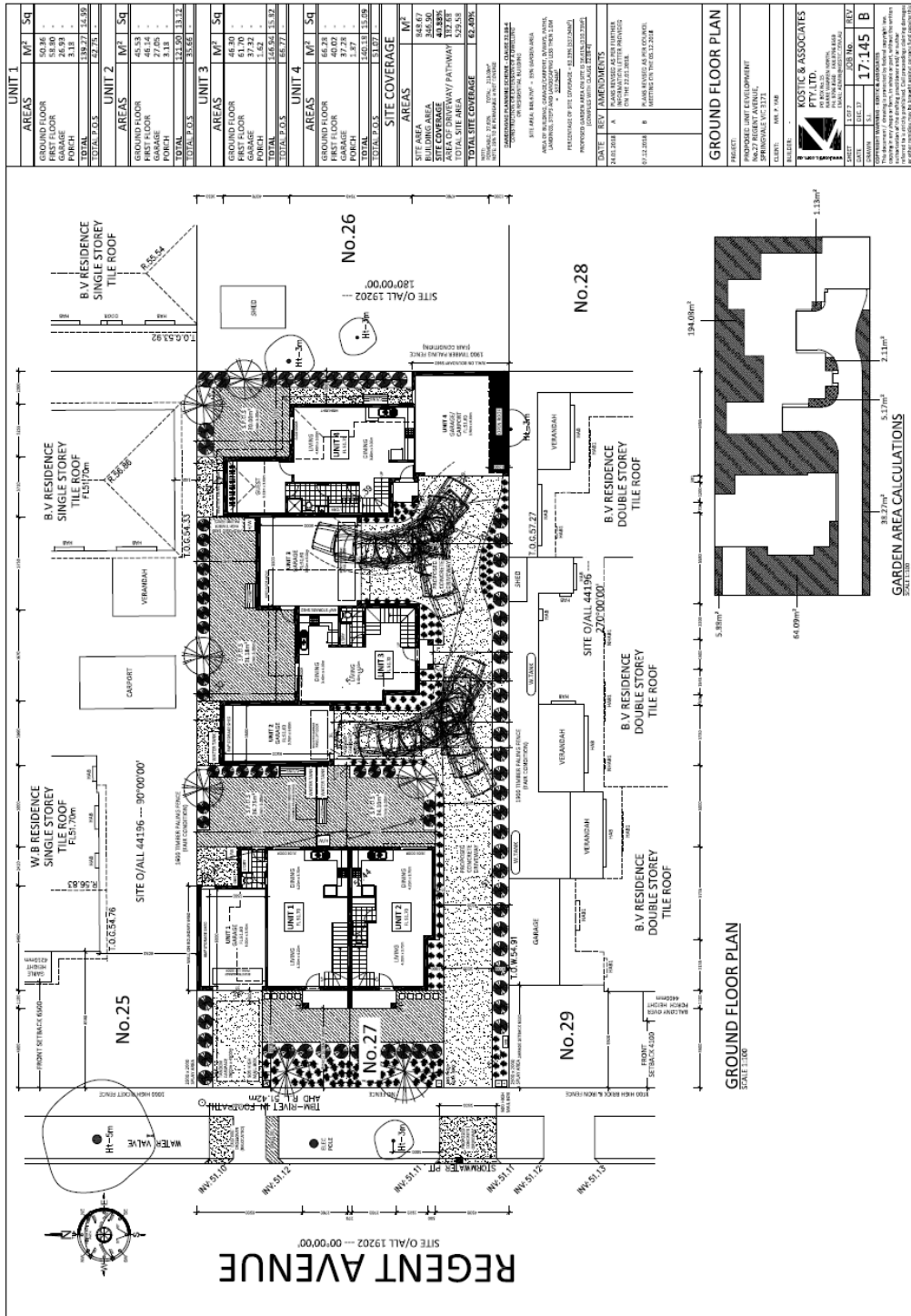
ATTACHMENT 1

SUBMITTED PLANS

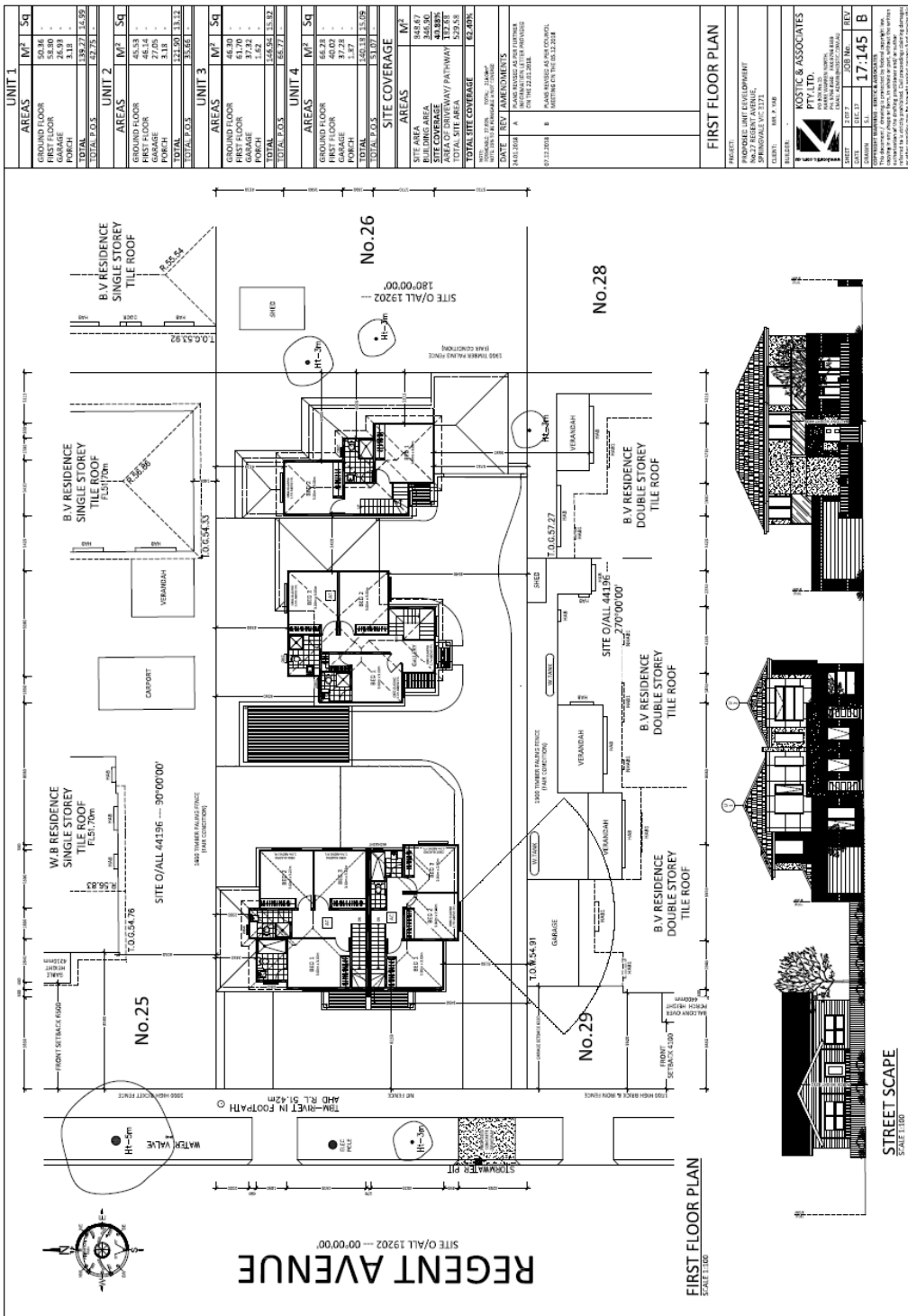
PAGES 7 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5235.

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)



2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)



UNIT 1		UNIT 2		UNIT 3		UNIT 4	
AREAS	M ² / Sq	AREAS	M ² / Sq	AREAS	M ² / Sq	AREAS	M ² / Sq
GROUND FLOOR	50.36	45.33	46.30	66.28	66.28	66.28	66.28
FIRST FLOOR	55.80	55.80	61.70	61.70	61.70	61.70	61.70
VERANDAH	3.18	3.18	3.18	3.18	3.18	3.18	3.18
PORCH	3.18	3.18	3.18	3.18	3.18	3.18	3.18
TOTAL	112.52	117.49	114.36	134.46	134.46	134.46	134.46
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	136.27	141.24	138.11	158.21	158.21	158.21	158.21
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	160.02	165.00	161.86	181.96	181.96	181.96	181.96
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	183.77	188.75	185.61	205.71	205.71	205.71	205.71
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	207.52	212.50	209.36	229.46	229.46	229.46	229.46
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	231.27	236.25	233.11	253.21	253.21	253.21	253.21
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	255.02	260.00	256.86	276.96	276.96	276.96	276.96
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	278.77	283.75	280.61	300.71	300.71	300.71	300.71
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	302.52	307.50	304.36	324.46	324.46	324.46	324.46
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	326.27	331.25	328.11	348.21	348.21	348.21	348.21
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	350.02	355.00	351.86	372.16	372.16	372.16	372.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	373.77	378.75	375.61	396.16	396.16	396.16	396.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	397.52	402.50	399.36	420.16	420.16	420.16	420.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	421.27	426.25	423.11	444.16	444.16	444.16	444.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	445.02	450.00	446.86	468.16	468.16	468.16	468.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	468.77	473.75	470.61	492.16	492.16	492.16	492.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	492.52	497.50	494.36	516.16	516.16	516.16	516.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	516.27	521.25	518.11	540.16	540.16	540.16	540.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	540.02	545.00	541.86	564.16	564.16	564.16	564.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	563.77	568.75	565.61	588.16	588.16	588.16	588.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	587.52	592.50	589.36	612.16	612.16	612.16	612.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	611.27	616.25	613.11	636.16	636.16	636.16	636.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	635.02	640.00	636.86	660.16	660.16	660.16	660.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	658.77	663.75	660.61	684.16	684.16	684.16	684.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	682.52	687.50	684.36	708.16	708.16	708.16	708.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	706.27	711.25	708.11	732.16	732.16	732.16	732.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	730.02	735.00	731.86	756.16	756.16	756.16	756.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	753.77	758.75	755.61	780.16	780.16	780.16	780.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	777.52	782.50	779.36	804.16	804.16	804.16	804.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	801.27	806.25	803.11	828.16	828.16	828.16	828.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	825.02	830.00	826.86	852.16	852.16	852.16	852.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	848.77	853.75	850.61	876.16	876.16	876.16	876.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	872.52	877.50	874.36	900.16	900.16	900.16	900.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	896.27	901.25	898.11	924.16	924.16	924.16	924.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	920.02	925.00	921.86	948.16	948.16	948.16	948.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	943.77	948.75	945.61	972.16	972.16	972.16	972.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	967.52	972.50	969.36	996.16	996.16	996.16	996.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	991.27	996.25	988.11	1020.16	1020.16	1020.16	1020.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	1015.02	1020.00	1011.86	1044.16	1044.16	1044.16	1044.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	1038.77	1043.75	1040.61	1068.16	1068.16	1068.16	1068.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	1062.52	1067.50	1064.36	1092.16	1092.16	1092.16	1092.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	1086.27	1091.25	1088.11	1116.16	1116.16	1116.16	1116.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	1110.02	1115.00	1106.86	1140.16	1140.16	1140.16	1140.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	1133.77	1138.75	1135.61	1164.16	1164.16	1164.16	1164.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	1157.52	1162.50	1159.36	1188.16	1188.16	1188.16	1188.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	1181.27	1186.25	1183.11	1212.16	1212.16	1212.16	1212.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	1205.02	1210.00	1201.86	1236.16	1236.16	1236.16	1236.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	1228.77	1233.75	1230.61	1260.16	1260.16	1260.16	1260.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	1252.52	1257.50	1254.36	1284.16	1284.16	1284.16	1284.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	1276.27	1281.25	1278.11	1308.16	1308.16	1308.16	1308.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	1300.02	1305.00	1301.86	1332.16	1332.16	1332.16	1332.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	1323.77	1328.75	1325.61	1356.16	1356.16	1356.16	1356.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	1347.52	1352.50	1349.36	1380.16	1380.16	1380.16	1380.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	1371.27	1376.25	1373.11	1404.16	1404.16	1404.16	1404.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	1395.02	1400.00	1396.86	1428.16	1428.16	1428.16	1428.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	1418.77	1423.75	1415.61	1452.16	1452.16	1452.16	1452.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	1442.52	1447.50	1439.36	1476.16	1476.16	1476.16	1476.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	1466.27	1471.25	1463.11	1500.16	1500.16	1500.16	1500.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	1490.02	1495.00	1486.86	1524.16	1524.16	1524.16	1524.16
TOTAL POOL	23.75	23.75	23.75	23.75	23.75	23.75	23.75
TOTAL	1513.77	1518.75	1510.61	1548.16	1548.16	1548.16	1548.16

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)



2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 27 REGENT
AVENUE, SPRINGVALE (PLANNING APPLICATION No.
PLN17/0892)**

ATTACHMENT 2

LOCATIONS OF OBJECTORS

PAGES 2 (including cover

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)



If the details of the attachment are unclear please contact Governance on 8571 5235.

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 27 REGENT
AVENUE, SPRINGVALE (PLANNING APPLICATION No.
PLN17/0892)**

ATTACHMENT 3

CLAUSE 22.09 ASSESSMENT

PAGES 7 (including cover)

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

<p>Clause 22.09-3.1 Design Principles for all residential developments</p>	<p>To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that:</p>	<p>Incorporate active frontages including ground floor habitable room windows.</p>	<p>✓ Principle met Active frontage proposed.</p>
		<p>Maximise the number of habitable room windows on all levels of residential buildings that overlook the public realm, streets, laneways, internal access ways and car parking areas.</p>	<p>✓ Principle met</p>
		<p>Use semi-transparent fences to the street frontage.</p>	<p>N/A</p>
		<p>Light communal spaces including main entrances and car parking areas with high mounted sensor-lights.</p>	<p>✓ Principle met Lighting is shown on the plans but it is not notated. A condition of permit is required.</p>
		<p>Ensure that all main entrances are visible and easily identifiable from the street.</p>	<p>✓ Principle met</p>
		<p>Locate non-habitable rooms such as bathrooms, away from entrances and street frontage.</p>	<p>✓ Principle met</p>
		<p>Residential development should:</p>	
<p>Landscaping</p>		<p>Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries.</p>	<p>✓ Principle met There is opportunity for enhanced landscaping along the boundaries of the site.</p>
		<p>Provide substantial, high quality landscaping along vehicular accessways.</p>	<p>✗ Principle not met Landscaping could be improved. A condition of permit required so that a tree is within the garden bed opposite garden 3.</p>
		<p>Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area.</p>	<p>✓ Principle met</p>
		<p>Planting trees that are common to and perform well in the area.</p>	<p>✓ Principle met</p>
		<p>Avoid the removal of existing mature trees by incorporating their retention into the site design.</p>	<p>Not applicable</p>
		<p>Use landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties.</p>	<p>✓ Principle met</p>
		<p>Ensure that landscaping also addresses the Safety Design Principles.</p>	<p>✓ Principle met</p>
		<p>Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity.</p>	<p>✓ Principle met</p>

If the details of the attachment are unclear please contact Governance on 8571 5309.

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

	<p>Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.</p> <p>Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.</p> <p>The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.</p> <p>On-site car parking should be:</p> <ul style="list-style-type: none"> • Well integrated into the design of the building, • Generally hidden from view or appropriately screened where necessary, • Located to the side or rear of the site so as to not dominate the streetscape and to maximise soft landscaping opportunities at ground level. <p>Where car parking is located within the front setback it should be:</p> <ul style="list-style-type: none"> • Fully located within the site boundary; and • Capable of fully accommodating a vehicle between a garage or carport and the site boundary. <p>Developments with basement car parking should consider flooding concerns where applicable.</p>	<p>✓ Principle met</p> <p>✓ Principle met</p> <p>✓ Principle met</p> <p>✓ Principle met</p> <p>✓ Principle met</p> <p>Not applicable</p>
Car parking		
Setbacks, front boundary and width	<p>Residential developments should:</p> <p>Provide a front setback with fence design and height in keeping with the predominant street pattern.</p> <p>Maintain the apparent frontage width pattern.</p> <p>Provide appropriate side setbacks between buildings to enable screen planting where required, and at least one generous side setback to enable the retention of trees and/or the planting and future growth of trees to maturity.</p> <p>Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting.</p>	<p>Not applicable</p> <p>✓ Principle met</p> <p>Although two dwellings are proposed within the frontage, the combined width of the dwellings are similar to that of surrounding dwellings.</p> <p>✓ Principle met</p> <p>✓ Principle met</p> <p>The garden bed along the front boundary (approximately 2.8 metres wide) will create a visual connection between the public and private realm.</p>

If the details of the attachment are unclear please contact Governance on 8571 5309.

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

Private open space	<p>All residential developments should provide good quality, useable private open space for each dwelling directly accessible from the main living area.</p> <p>Ground level private open space areas should be able to accommodate boundary landscaping, domestic services and outdoor furniture so as to maximise the useability of the space.</p> <p>Private open space should be positioned to maximise solar access.</p> <p>Upper floor levels of the same dwelling should avoid encroaching secluded private open space areas to ensure the solar access, useability and amenity of the space is not adversely affected.</p> <p>Upper level dwellings should avoid encroaching the secluded private open space of a separate lower level dwelling so as to ensure good solar access and amenity for the lower level dwelling.</p>	<p>✓ Principle met SPOS is located on the north where possible, is rectangular in shape and is directly accessible from the living areas.</p> <p>✓ Principle met</p> <p>✓ Principle met</p> <p>✓ Principle met</p> <p>✓ Principle met</p>
Bulk & Built Form	<p>All residential developments should respect the dominant façade pattern of the streetscape by:</p> <ul style="list-style-type: none"> Using similarly proportioned roof forms, windows, doors and verandahs; and Maintaining the proportion of wall space to windows and door openings. <p>Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.</p> <p>The development of new dwellings to the rear of existing retained dwellings is discouraged where:</p> <ul style="list-style-type: none"> The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling; or The retention of the existing dwelling detracts from the identified future character. <p>On sites adjacent to identified heritage buildings, infill development should respect the adjoining heritage by:</p> <ul style="list-style-type: none"> Not exceeding the height of the neighbouring significant building; Minimising the visibility of higher sections of the new building; and Setting higher sections back at least the depth of one room from the frontage. 	<p>✗ Principle not met All garages must have a flat type roof.</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
Site Design	<p>Residential development should:</p> <p>Preserve the amenity of adjoining dwellings through responsive site design that considers the privacy, solar access and outlook of adjoining properties.</p> <p>Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance</p>	<p>✓ Principle met</p> <p>✓ Principle met</p>

If the details of the attachment are unclear please contact Governance on 8571 5309.

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

	<p>Ensure that building height, massing articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening.</p> <p>Provide sufficient setbacks (including the location of basements) to ensure the retention of existing trees and to accommodate the future growth of new trees.</p> <p>Provide suitable storage provisions for the management of operational waste</p> <p>Appropriately located suitable facilities to encourage public transport use, cycling and walking.</p>	<p>✓ Principle met</p> <p>✓ Principle met</p> <p>✗ Principle not met Storage bins are not provided.</p> <p>Not applicable</p>
Materials & Finishes	<p>Residential development should:</p> <p>Use quality, durable building materials and finishes that are designed for residential purposes.</p> <p>Avoid the use of commercial or industrial style building materials and finishes.</p> <p>Avoid using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials.</p> <p>Use a consistent simple palette of materials, colours finishes and architectural detailing.</p> <p>Maximise the ongoing affordability and sustainability of residential developments through the selection of low maintenance, resource and energy efficient materials and finishes that can be reasonably expected to endure for the life of the building.</p> <p>In order to minimise the impact of domestic and building services on the streetscape, adjacent properties, public realm and amenity of future residents, new residential development should:</p> <p>Ensure that all domestic and building services are visually integrated into the design of the building and appropriately positioned or screened so as to not be seen from the street or adjoining properties.</p> <p>Be designed to avoid the location of domestic and building services:</p> <ul style="list-style-type: none"> • Within secluded private open space areas, including balconies; and • Where they may have noise impacts on adjoining habitable rooms and secluded private open space areas. <p>Residential development should:</p> <p>Ensure that dwelling layouts have connectivity between the main living area and private open space.</p>	<p>✗ Principle not met To be met with conditions of permit.</p> <p>✗ Principle not met It is required that the development consist of brick, rendered brickwork and timber weather board cladding.</p> <p>✗ Principle not met To be met with conditions of permit.</p> <p>✓ Principle met</p> <p>✓ Principle met</p> <p>✓ Principle met</p> <p>✓ Principle met</p> <p>✓ Principle met</p> <p>✓ Principle met</p> <p>✓ Principle met</p>
Domestic services normal to a dwelling and Building services		
Internal Amenity	<p>Residential development should:</p> <p>Ensure that dwelling layouts have connectivity between the main living area and private open space.</p>	<p>✓ Principle met</p>

If the details of the attachment are unclear please contact Governance on 8571 5309.

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

	Be designed to avoid reliance on borrowed light to habitable rooms.	✓ Principle met
	Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening.	✓ Principle met
	Ensure that dwellings without ground level main living areas meet the Standards of Clauses 55.03-5, 55.04-1, 6 & 7, 55.05-3, 4 & 5.	Not applicable

Clause 22.09-3.3 Design principles for Incremental Change Areas – General Residential Zone (GRZ)

Preferred housing type	The preferred housing type for the Incremental Change Area is medium density.	✓ Principle met Medium density proposed.
Building Height	The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level.	✓ Principle met
Landscaping	Residential development should use landscaping to create a landscaped character, particularly canopy trees in front and rear gardens; and to protect the outlook of adjoining properties	✓ Principle met
Setbacks, front boundary and width	Parking, paving and car access within the front boundary setback should be limited in order to maximise the opportunity for soft landscaping and prevent the over dominance of carports and garages in the street.	✓ Principle met
Private open space	Residential development should provide secluded private open space at the side or rear of each dwelling to avoid the need for excessive screening or high front fencing.	✓ Principle met
Bulk & Built Form	Residential development should:	
	Ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape;	✓ Principle met
	Provide separation between dwellings at the upper level;	✓ Principle met Where appropriate, separation at upper level is provided.
	Retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space;	✓ Principle met
	Position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot.	Not applicable

If the details of the attachment are unclear please contact Governance on 8571 5309.

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

	<p>The rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space.</p> <p>Two storey dwellings to the rear of a lot may be considered where:</p> <ul style="list-style-type: none"> • The visual impact of the building bulk does not adversely affect the identified future character of the area; • Overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties; • The building bulk does not adversely affect the planting and future growth of canopy trees to maturity; • Sufficient side and rear boundary landscaping can be provided to screen adjoining properties; • Upper storey components are well recessed from adjoining sensitive interfaces. <p>Residential development should be well articulated through the use of contrast, texture, variation in forms, materials and colours.</p>	<p>✓ Principle met</p>
		<p>✓ Principle met with conditions</p>

If the details of the attachment are unclear please contact Governance on 8571 5309.

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 27 REGENT
AVENUE, SPRINGVALE (PLANNING APPLICATION No.
PLN17/0892)**

ATTACHMENT 4

CLAUSE 55 ASSESSMENT

PAGES 23 (including cover)

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

Clause 55.02-1 Neighbourhood character objectives

Standard B1	<p>The design response must be appropriate to the neighbourhood and the site.</p> <p>The proposed design response must respect the existing or preferred neighbourhood character and respond to the features of the site.</p>	<p>✓ Standard met</p> <p>✓ Standard met</p>
Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The neighbourhood and site description.</p> <p>The design response.</p>	
Objectives	<p>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</p> <p>To ensure that development responds to the features of the site and the surrounding area.</p>	

Clause 55.02-2 Residential policy objectives

Standard B2	<p>An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the SPPF and the LPPF, including the MSS and local planning policies.</p>	<p>✓ Standard met</p>
Decision Guidelines	<p>The SPPF and the LPPF including the MSS and local planning policies.</p> <p>The design response.</p>	
Objectives	<p>To ensure that residential development is provided in accordance with any policy for housing in the SFPF and the LPPF, including the MSS and local planning policies.</p> <p>To support medium densities in areas where development can take advantage of public and community infrastructure and services.</p>	

If the details of the attachment are unclear please contact Governance on 8571 5309.

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

Clause 55.02-3 Dwelling diversity objective	
Standard B3	<p>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:</p> <ul style="list-style-type: none"> • Dwellings with a different number of bedrooms. • At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.
Objective	<p>To encourage a range of dwellings sizes and types in developments of ten or more dwellings.</p>
Clause 55.02-4 Infrastructure objectives	
Standard B4	<p>Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</p>
	<p>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</p>
	<p>In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.</p>
Decision Guidelines	<p>The capacity of the existing infrastructure.</p> <p>In the absence of reticulated sewerage, the capacity of the development to treat and retain all wastewater in accordance with the SEPP (Waters of Victoria) under the EPA 1970.</p> <p>If the drainage system has little or no spare capacity, the capacity of the development to provide for stormwater drainage mitigation or upgrading of the local drainage system.</p>
Objectives	<p>To ensure development is provided with appropriate utility services and infrastructure.</p> <p>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</p>

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

Clause 55.02-5 Integration with the street objective	
Standard B5	<p>Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</p> <p>Developments should be oriented to front existing and proposed streets.</p> <p>High fencing in front of dwellings should be avoided if practicable.</p> <p>Development next to existing public open space should be laid out to complement the open space.</p> <p>Any relevant urban design objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>To integrate the layout of development with the street.</p>
Decision Guidelines	<p>✓ Standard met</p> <p>✓ Standard met Dwellings 1 and 2 front Regent Avenue.</p> <p>✓ Standard met No front fence is proposed.</p> <p>✓ Standard met</p>
Objective	
Clause 55.03-1 Street setback objective	
Standard B6	<p>Walls of buildings should be set back from streets at least the distance specified in a schedule to the zone:</p> <p><u>RGZ</u>: 5 metres or as per Table B1, whichever is the lesser.</p> <p><u>GRZ</u>: 7.5 metres or as per Table B1, whichever is the lesser.</p> <p><u>NRZ</u>: As per Table B1.</p> <p>* Standard not met – variation required</p> <p>Under Clause 55, a development must meet all objectives and should meet all of the standards that apply to the application. With regard to this, the proposed setback is 6 metres in lieu of 7.19 metres. As the proposed alternative design solution meets the objectives when considering the design guidelines, the alternative design solution can be considered and as such, is appropriate for the subject site.</p>

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Table B1 Street setback		
Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.	Not applicable
There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Not applicable
The site is on a corner.	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.
Decision Guidelines	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
	The design response.	
	Whether a different setback would be more appropriate taking into account the prevailing setbacks of	

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	<p>existing buildings on nearby lots.</p> <p>The visual impact of the building when viewed from the street and from adjoining properties.</p> <p>The value of retaining vegetation within the front setback.</p> <p>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</p>	
Objective		
Clause 55.03-2 Building height objective		
Standard B7	<p>The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p><u>RGZ</u>: 13.5 metres <u>discretionary maximum</u> (refer Clause 32.07-8 for details)</p> <p><u>GRZ</u>: 11 metres / 3 storeys <u>mandatory maximum</u> (refer Clause 32.08-9)</p> <p><u>NRZ</u>: 9 metres / 2 storeys <u>mandatory maximum</u> (refer Clause 32.09-9)</p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.</p> <p>Changes of building height between existing buildings and new buildings should be graduated.</p>	<p>✓ Standard met</p> <p>N/A</p> <p>✓ Standard met Neighbouring dwellings are single and double storey.</p>
Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>Any maximum building height specified in the zone, a schedule to the zone or an overlay applying to the land.</p> <p>The design response.</p> <p>The effect of the slope of the site on the height of the building.</p> <p>The relationship between the proposed building height and the height of existing adjacent buildings.</p> <p>The visual impact of the building when viewed from the street and from adjoining properties.</p>	
Objective	<p>To ensure that the height of buildings respects the existing or preferred neighbourhood character</p>	

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<p>Clause 55.03-3 Site coverage objective</p>	
<p>Standard B8</p>	<p>The site area covered by buildings should not exceed:</p> <ul style="list-style-type: none"> The maximum site coverage specified in a schedule to the zone, or If no maximum site coverage is specified in a schedule to the zone, 60 per cent. <p>RGZ1: 70% RGZ2: 70% RGZ3: 70% GRZ1: 60% (none specified) GRZ2: 60% (none specified) NRZ1: 50%</p>
<p>Decision Guidelines</p>	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The existing site coverage and any constraints imposed by existing development or the features of the site.</p> <p>The site coverage of adjacent properties</p> <p>The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood.</p> <p>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</p>
<p>Objective</p>	<p>✓ Standard met Building coverage = 40.45%</p>
<p>Clause 55.03-4 Permeability objectives</p>	
<p>Standard B9</p>	<p>The site area covered by the pervious surfaces should be at least:</p> <ul style="list-style-type: none"> The minimum areas specified in a schedule to the zone, or If no minimum is specified in a schedule to the zone, 20 per cent of the site. <p>RGZ1: 20% RGZ2: 20% (none specified) RGZ3: 20% (none specified) GRZ1: 30% GRZ2: 20% (none specified) NRZ1: 40%</p>
<p>Decision Guidelines</p>	<p>The design response.</p> <p>The existing site coverage and any constraints imposed by existing development.</p> <p>The capacity of the drainage network to accommodate additional stormwater.</p> <p>The capacity of the site to absorb run-off.</p>
<p>Objective</p>	<p>✓ Standard met Approx. 312.6sqm – 36.83%</p>

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	<p>The practicality of achieving the minimum site coverage of pervious surfaces, particularly on lots of less than 300 square metres.</p>	
Objectives	<p>To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration.</p>	
Clause 55.03-5 Energy efficiency objectives		
Standard B10	<p>Buildings should be:</p> <ul style="list-style-type: none"> Oriented to make appropriate use of solar energy. Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. 	<p>✓ Standard met</p>
	<p>Living areas and private open space should be located on the north side of the development, if practicable. Developments should be designed so that solar access to north-facing windows is maximised.</p>	<p>✓ Standard met</p>
		<p>✓ Standard met The orientation of the allotment provides for appropriate solar energy. Noting this, dwelling 2 does not contain any north facing windows. However, sunlight to dwelling 2 is provided with satisfactory easterly and southerly angles throughout the day.</p>
Decision Guidelines	<p>The design response. The size, orientation and slope of the lot. The existing amount of solar access to abutting properties. The availability of solar access to north-facing windows on the site.</p>	
Objectives	<p>To achieve and protect energy efficient dwellings and residential buildings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p>	
Clause 55.03-6 Open space objective		
Standard B11	<p>If any public or communal open space is provided on site, it should:</p> <ul style="list-style-type: none"> Be substantially fronted by dwellings, where appropriate. Provide outlook for as many dwellings as practicable. Be designed to protect any natural features on the site. Be accessible and useable. 	<p>✓ Standard met</p>

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2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

Decision Guidelines	Any relevant plan or policy for open space in the SPPF and the LPPF, including the MSS and local planning policies. The design response.	
Objective	To integrate the layout of development with any public and communal open space provided in or adjacent to the development.	
Clause 55.03-7 Safety objective		
Standard B12	Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.	✓ Standard met
	Planting which creates unsafe spaces along streets and accessways should be avoided.	✓ Standard met
	Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.	Areas set aside for planting do not appear to create unsafe areas. ✓ Standard met
	Private spaces within developments should be protected from inappropriate use as public thoroughfares.	✓ Standard met
Decision Guidelines	The design response.	
Objectives	To ensure the layout of development provides for the safety and security of residents and property.	
Clause 55.03-8 Landscaping objectives		
Standard B13	The landscape layout and design should: <ul style="list-style-type: none"> • Protect any predominant landscape features of the neighbourhood. • Take into account the soil type and drainage patterns of the site. • Allow for intended vegetation growth and structural protection of buildings. • In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. • Provide a safe, attractive and functional environment for residents. Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood. Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made	✓ Standard met
		✓ Standard met
		Not applicable

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2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

	<p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p> <p>Development should meet any additional landscape requirements specified in a schedule to the zone. All schedules to all residential zones: <i>"70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees."</i></p>	<p>✓ Standard met</p> <p>The proposed porous paving to be revised to be 'proposed porous pavers'.</p> <p>* Standard not met – variation required</p> <p>63.4% of the ground level front setback is provided with landscaped areas. The standard is required to be varied as it is considered that the 2.8 metre wide garden bed from the frontage allows for adequate and substantial landscaping.</p> <p>Secondly, there is scope for a canopy or native tree to be situated within the landscape strip opposite dwelling 3 garage. This can form a condition of permit.</p>
<p>Decision Guidelines</p>	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>Any relevant plan or policy for landscape design in the SPPF and the LPPF, including the MSS and local planning policies.</p> <p>The design response.</p> <p>The location and size of gardens and the predominant plant types in the neighbourhood.</p> <p>The health of any trees to be removed.</p> <p>Whether a tree was removed to gain a development advantage.</p>	
<p>Objectives</p>	<p>To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</p> <p>To provide appropriate landscaping.</p> <p>To encourage the retention of mature vegetation on the site.</p>	

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2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

Clause 55.03-9 Access objective	
Standard B14	<p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> • 33 per cent of the street frontage, or • if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. <p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p> <p>The location of crossovers should maximise retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Road Zone should be minimised.</p> <p>Developments must provide for access for service, emergency and delivery vehicles.</p>
Decision Guidelines	<p>The design response.</p> <p>The impact on neighbourhood character.</p> <p>The reduction of on-street car parking spaces.</p> <p>The effect on any significant vegetation on the site and footpath.</p> <p>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</p>
Objectives	<p>✓ Standard met</p> <p>✓ Standard met</p> <p>✓ Standard met</p> <p>Not applicable</p> <p>The proposal does not abut a Road Zone 1 or 2 category road.</p> <p>✓ Standard met</p>
Clause 55.03-10 Parking location objectives	
Standard B15	<p>Car parking facilities should:</p> <ul style="list-style-type: none"> • Be reasonably close and convenient to dwellings and residential buildings. • Be secure. • Be well ventilated if enclosed. <p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p> <p>The design response.</p> <p>To provide convenient parking for residents and visitors vehicles.</p> <p>To protect residents from vehicular noise within developments.</p>
Decision Guidelines	
Objectives	<p>✓ Standard met</p> <p>✓ Standard met</p>

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<p>Clause 55.04-1 Side and rear setbacks objective</p>	<p>Standard B17</p> <p>A new building not on or within 200mm of a boundary should be setback from side or rear boundaries:</p> <ul style="list-style-type: none"> At least the distance specified in a schedule to the zone, or <p>NRZ1: "A building wall opposite an area of secluded private open space or a window to a living room of an existing dwelling should be setback a minimum of 2 metres."</p> <ul style="list-style-type: none"> If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. <p>Diagram B1 Side and rear setbacks</p> <p>The diagram illustrates a building footprint on a lot. The lot boundary is a dashed line. The building footprint is a solid line. The setbacks from the lot boundary are: 8.6m on the left side, 4.1m on the top-left side, 3.1m on the top side, 2m on the top-right side, and 1m on the right side. The building height is 3.6m (max) and 3.2m (av). The lot boundary is 13.5m wide. The setbacks from the building footprint to the lot boundary are: 8.6m on the left, 4.1m on the top-left, 3.1m on the top, 2m on the top-right, and 1m on the right. The building footprint is 13.5m wide. The setbacks from the building footprint to the lot boundary are: 8.6m on the left, 4.1m on the top-left, 3.1m on the top, 2m on the top-right, and 1m on the right. The building height is 3.6m (max) and 3.2m (av). The lot boundary is 13.5m wide.</p>	<p>✓ Standard met</p>
<p>Standard B17</p>	<p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> <p>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p>	<p>✓ Standard met</p>
<p>Decision</p>	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p>	<p>✓ Standard met</p>

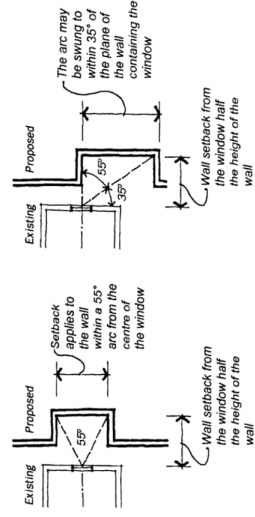
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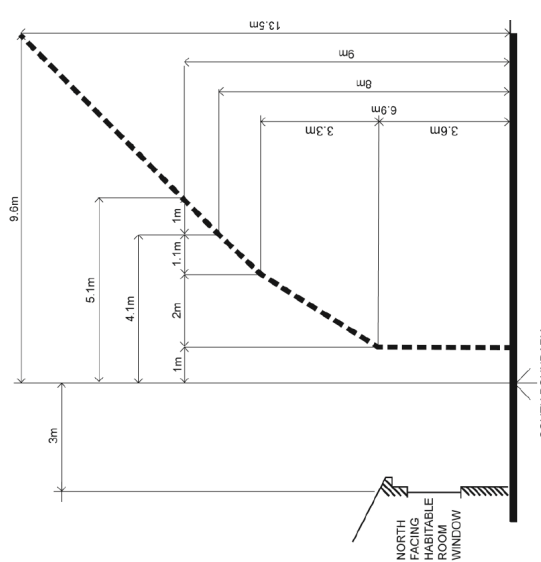
Guidelines	<p>The design response.</p> <p>The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings.</p> <p>Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary.</p> <p>Whether the wall abuts a side or rear lane.</p>	
Objectives	<p>To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	
Clause 55.04-2 Walls on boundaries objective		
Standard B18	<p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</p> <ul style="list-style-type: none"> • For a length of more than the distance specified in the schedule to the zone; or • If no distance is specified in a schedule to the zone, for a length of more than: <ul style="list-style-type: none"> - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or - Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200 mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>	<p>✓ Standard met</p> <p>Not applicable</p> <p>Not applicable</p> <p>✓ Standard met</p>
Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The extent to which walls on boundaries are part of the neighbourhood character.</p> <p>The impact on the amenity of existing dwellings.</p> <p>The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property.</p> <p>The orientation of the boundary that the wall is being built on.</p> <p>The width of the lot.</p> <p>The extent to which the slope and retaining walls or fences reduce the effective height of the wall.</p>	

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	Whether the wall abuts a side or rear lane.	
Objectives	<p>The need to increase the wall height to screen a box gutter.</p> <p>To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	
Clause 55.04-3 Daylight to existing windows objective		✓ Standard met
Standard B19	Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.	✓ Standard met
	Walls or carpents more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.	
	<p>Diagram B2 Daylight to existing windows</p> 	
	Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.	
Decision Guidelines	The design response.	
	The extent to which the existing dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows.	
	The impact on the amenity of existing dwellings.	
Objective	To allow adequate daylight into existing habitable room windows.	
Clause 55.04-4 North-facing windows objective		✓ Standard met
Standard B20	If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a	

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	<p>distance of 3 metres from the edge of each side of the window. Diagram B3 North-facing windows</p>  <p>NORTH-FACING HABITABLE ROOM WINDOW</p> <p>SOUTH BOUNDARY</p> <p>Applies where solarium view is between 20° west and 50° east from north.</p>	<p>A north facing window is a window with an axis perpendicular to its surface orientated north 20 degrees west to north 30 degrees east.</p>	
<p>Decision Guidelines</p>	<p>The design response. Existing sunlight to the north-facing habitable room window of the existing dwelling. The impact on the amenity of existing dwellings.</p>		
<p>Objective</p>	<p>To allow adequate solar access to existing north-facing habitable room windows.</p>		

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Clause 55.04-5 Overshadowing open space objective

<p>Standard B21</p>	<p>Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with a minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9am and 3pm on 22 Sept.</p> <p>If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</p>	<p>✓ Standard met</p> <p>Not applicable</p>
<p>The design response.</p>		
<p>The impact on the amenity of existing dwellings.</p>		
<p>Existing sunlight penetration to the secluded private open space of the existing dwelling.</p>		
<p>The time of day that sunlight will be available to the secluded private open space of the existing dwelling.</p>		
<p>The effect of a reduction in sunlight on the existing use of the existing secluded private open space.</p>		
<p>Objective</p>	<p>To ensure buildings do not significantly overshadow existing secluded private open space.</p>	

Clause 55.04-6 Overlooking objective

<p>Standard B22</p>	<p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p>	<p>* Standard not met</p> <p>The patio areas have direct view into SPOS areas and habitable room windows of No. 25 Regent Avenue. Notably, the northern boundary fence is 1.6 metres in height and is depicted as being in fair condition. Aerial imagery of the site demonstrates that part of the fence is toppling and whilst it is not considered appropriate to replace the fence given it can be repaired (civil matter), a condition of permit will require that a 0.2m high freestanding trellis be installed from the outer north-east part of dwelling 1 garage to the intersection of the north and east boundary.</p>
<p>Diagram B4: Overlooking open space</p>		

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<p>The diagram illustrates a window with a width of 9.0m. The height of the window above the finished floor level (FFL) is 1.7m. A line of sight is shown originating from the top edge of the window and extending downwards at an angle of 7.45 degrees. A horizontal dashed line is drawn from the top edge of the window to the right, and a vertical dashed line is drawn from the FFL to the horizontal line. A 9.0m measurement is shown from the ground level to the horizontal line.</p>	<p>* Standard not met</p> <p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> • Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. • Have sill heights of at least 1.7 metres above floor level. • Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. • Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. <p>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</p> <p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> • Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. • Permanent, fixed and durable. • Designed and coloured to blend in with the development. <p>The standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p> <p>The design response.</p> <p>The impact on the amenity of the secluded private open space or habitable room window.</p> <p>The existing extent of overlooking into the secluded private open space and habitable room window of existing dwellings.</p> <p>The internal daylight to and amenity of the proposed dwelling or residential building.</p>
<p>Decision Guidelines</p>	<p>Not applicable</p> <p>Not applicable</p>

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Objective	To limit views into existing secluded private open space and habitable room windows.	
Clause 55.04-7 Internal views objective		
Standard B23	Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.	✓ Standard met
Decision Guidelines	The design response.	
Objective	To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.	
Clause 55.04-8 Noise impacts objectives		
Standard B24	Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.	✓ Standard met No noise sources apparent.
	Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take into account of noise sources on immediately adjacent properties.	✓ Standard met
	Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.	✓ Standard met
Decision Guidelines	The design response.	
Objectives	To contain noise sources within development that may affect existing dwellings. To protect residents from external noise.	
Clause 55.05-1 Accessibility objective		
Standard B25	The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.	✓ Standard met
Objective	To encourage the consideration of the needs of people with limited mobility in the design of developments.	
Clause 55.05-2 Dwelling entry objective		
Standard B26	Entries to dwellings and residential buildings should: <ul style="list-style-type: none"> • Be visible and easily identifiable from streets and other public areas. • Provide shelter, a sense of personal address and a transitional space around the entry. 	✓ Standard met
Objective	To provide each dwelling or residential building with its own sense of identity.	

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2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

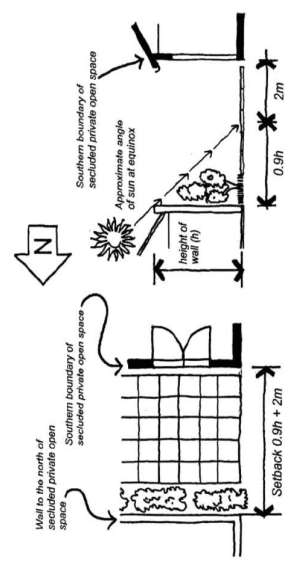
<p>Clause 55.05-3 Daylight to new windows objective</p>	<p>Standard B27 A window in a habitable room should be located to face:</p> <ul style="list-style-type: none"> • An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or • A verandah provided it is open for at least on third of its perimeter, or • A carport provided it has two or more open sides and is open for at least on third of its perimeter. <p>The design response.</p> <p>Whether there are other windows in the habitable room which have access to daylight.</p> <p>To allow adequate daylight into new habitable room windows.</p>	<p>✓ Standard met</p>
<p>Decision Guidelines</p>		
<p>Objective</p>		
<p>Clause 55.05-4 Private open space objective</p>	<p>Standard B28 A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p>RGZ1: None specified</p> <p>RGZ2: <u>“As per B28; or a balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from a living room.”</u></p> <p>RGZ3: <u>“As per B28; or a balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area.”</u></p> <p>GRZ1: <u>“An area of 50 square metres of ground level, private open space, with an area of secluded private open space at the side or rear of the dwelling with a minimum area of 30 square metres and a minimum dimension of 5 metres and convenient access from a living room; or</u> <u>A balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area.”</u></p> <p>GRZ2: <u>“As per the B28 40 sq m requirement, with the 25 sq m of secluded private open space at ground level having a minimum dimension of 5 metres; or</u> <u>A balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area.”</u></p> <p>NRZ1: <u>“An area of 60 square metres of ground level, private open space, with an area of secluded private open space at the side or rear of the dwelling with a minimum area of 40 square metres with a minimum dimension of 5 metres and convenient access from a living room; or</u> <u>A balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area.”</u></p>	<p>✓ Standard met</p> <p>Dwelling 1 POS: 53.4sqm SPOS: 43sqm, with having a minimum dimension of 5m.</p> <p>Dwelling 2 POS: 47sqm SPOS: 30.4sqm, with having a minimum dimension of 5m.</p> <p>Dwelling 3 POS: 5.5sqm SPOS: 55.4sqm, with having a minimum dimension of 5m.</p> <p>Dwelling 4 POS: 21sqm SPOS: 29.95sqm, with having a minimum dimension of 5m.</p> <p>While the dimensions equal 29.95sqm, it is reasonable to conclude that the 30sqm is met, given the difference is so minor and not possible to identify on the ground.</p>

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

	<p>If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. <p>The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</p>
<p>Decision Guidelines</p>	<p>The design response.</p> <p>The useability of the private open space, including its size and accessibility.</p> <p>The availability of and access to public or communal open space.</p> <p>The orientation of the lot to the street and the sun.</p> <p>To provide adequate private open space for the reasonable recreation and service needs of residents.</p>
<p>Objective</p>	

Clause 55.05-5 Solar access to open space objective

<p>Standard B29</p>	<p>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p>	<p>✓ Standard met</p>
<p>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.</p> <p>Diagram B5 Solar access to open space</p> 	<p>✓ Standard met</p>	

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

Decision Guidelines	The design response. The useability and amenity of the secluded private open space based on the sunlight it will receive.	
Objective	To allow solar access into the secluded private open space of new dwellings and residential buildings.	
Clause 55.05-6 Storage objective		
Standard B30	Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.	* Standard not met – variation required Storage is provided within the garage areas to dwellings 1 to 3. With regard to this, the word 'shed' must be omitted from the plans. In addition, dwelling 4 does not have any allocated storage. It is therefore required that 6 cubic metres of storage be provided to dwelling 4, and must not be located within the SPOS area.
Objective	To provide adequate storage facilities for each dwelling.	
Clause 55.06-1 Design detail objective		
Standard B31	The design of buildings, including: <ul style="list-style-type: none"> • Façade articulation and detailing, • Window and door proportions, • Roof form, and • Verandahs, eaves and parapets, should respect the existing or preferred neighbourhood character. Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.	✓ Standard met
Decision Guidelines	Any relevant neighbourhood character objective, policy or statement set out in this scheme. The design response. The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting. Whether the design is innovative and of a high architectural standard.	✓ Standard met
Objective	To encourage design detail that respects the existing or preferred neighbourhood character.	

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

<p>Clause 55.06-2 Front fences objective</p>	<p>Standard B32 The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.</p> <p>A front fence within 3 metres of a street should not exceed:</p> <ul style="list-style-type: none"> The maximum height specified in a schedule to the zone, or <p>All schedules to all residential zones:</p> <p>"Maximum 1.5 metre height in streets in Road Zone Category 1 1.2 metre maximum height for other streets"</p> <ul style="list-style-type: none"> If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3. <p>Table B3 Maximum front fence height</p> <table border="1" data-bbox="518 1064 614 1624"> <thead> <tr> <th>Street Context</th> <th>Maximum front fence height</th> </tr> </thead> <tbody> <tr> <td>Streets in a Road Zone, Category 1</td> <td>2 metres</td> </tr> <tr> <td>Other streets</td> <td>1.5 metres</td> </tr> </tbody> </table>	Street Context	Maximum front fence height	Streets in a Road Zone, Category 1	2 metres	Other streets	1.5 metres	<p>Not applicable</p> <p>Not applicable</p>
Street Context	Maximum front fence height							
Streets in a Road Zone, Category 1	2 metres							
Other streets	1.5 metres							
<p>Decision Guidelines</p>	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The setback, height and appearance of front fences on adjacent properties.</p> <p>The extent to which slope and retaining walls reduce the effective height of the front fence.</p> <p>Whether the fence is needed to minimise noise intrusion.</p> <p>To encourage front fence design that respects the existing or preferred neighbourhood character.</p>							
<p>Objective</p>								
<p>Clause 55.06-3 Common property objectives</p>	<p>Standard B33 Developments should clearly delineate public, communal and private areas.</p> <p>Common property, where provided, should be functional and capable of efficient management.</p> <p>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</p> <p>To avoid future management difficulties in areas of common ownership.</p>	<p>✓ Standard met</p> <p>✓ Standard met</p>						
<p>Objectives</p>								

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

<p>Clause 55.06-4 Site services objectives</p>	<p>Standard B34 The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.</p>	<p>Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</p>	<p>Bin and recycling enclosures should be located for convenient access by residents.</p>	<p>Mailboxes should be provided and located for convenient access as required by Australia Post.</p>	<p>✓ Standard met</p>
		<p>* Standard not met The plans do not provide adequate information in relation to site services. It is therefore required that locations of site facilities (gas and water meters) be clearly depicted on the plans. In addition, the plans must include elevation drawings of the mail and meter boxes to ensure that said facilities are waterproof and blend in with the development.</p>	<p>* Standard not met Bin storage not shown on plans.</p>	<p>✓ Standard met</p>	
<p>Decision Guidelines</p>	<p>The design response.</p>				
<p>Objectives</p>	<p>To ensure that site services can be installed and easily maintained.</p>				
	<p>To ensure that site facilities are accessible, adequate and attractive.</p>				

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 27 REGENT AVENUE,
SPRINGVALE (PLANNING APPLICATION No. PLN17/0892)**

ATTACHMENT 5

CLAUSE 52.06 ASSESSMENT

PAGES 6 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5309.

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

Clause 52.06-9 Design standards for car parking

Plans prepared in accordance with Clause 52.06-8 must meet the design standards of Clause 52.06-9, unless the responsible authority agrees otherwise. Design standards 1, 3, 6 and 7 do not apply to an application to construct one dwelling on a lot.

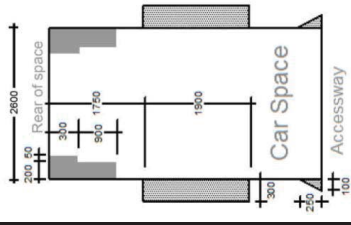
<p>Design standard 1 - Accessways</p> <p>Accessways must:</p> <ul style="list-style-type: none"> • Be at least 3 metres wide. • Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide. • Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre. • Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres. • If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed to that cars can exit the site in a forward direction. • Provide a passing area at the entrance at least 5 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in Road Zone. • Have a corner splay or area at least 50 percent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height. <p>If an accessway to four or more car parking spaces is from land in a Road Zone, the access to the car spaces must be at least 6 metres from the road carriageway.</p> <p>If entry to the car space is from a road, the width of the accessway may include the road.</p>	<p>✓ Standard met Accessway is at least 3m wide.</p>
	<p>✓ Standard met</p>
	<p>Not applicable</p>
	<p>Not applicable The plans must be amended so that all bedrooms have a minimum internal dimension of 3m x 3m (excluding wardrobe space). As there are concerns surrounding dwelling 2 (potential to overhang the access way), a condition of permit is required.</p>
	<p>✓ Standard met</p>
	<p>Not applicable</p>
	<p>* Standard not met The corner splays are not clearly notated on the plans.</p>
	<p>Not applicable</p>
	<p>✓ Standard met</p>

If the details of the attachment are unclear please contact Governance on 8571 5309.

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

<p>Design standard 2 – Car parking spaces</p>	<p>Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2.</p> <p>Table 2: Minimum dimensions of car parking spaces and accessways</p> <table border="1"> <thead> <tr> <th>Angle of car parking spaces to access way</th> <th>Accessway width</th> <th>Car space width</th> <th>Car space length</th> </tr> </thead> <tbody> <tr> <td>Parallel</td> <td>3.6 m</td> <td>2.3 m</td> <td>6.7 m</td> </tr> <tr> <td>45°</td> <td>3.5 m</td> <td>2.6 m</td> <td>4.9 m</td> </tr> <tr> <td>60°</td> <td>4.9 m</td> <td>2.6 m</td> <td>4.9 m</td> </tr> <tr> <td>90°</td> <td>6.4 m</td> <td>2.6 m</td> <td>4.9 m</td> </tr> <tr> <td></td> <td>5.8 m</td> <td>2.8 m</td> <td>4.9 m</td> </tr> <tr> <td></td> <td>5.2 m</td> <td>3.0 m</td> <td>4.9 m</td> </tr> <tr> <td></td> <td>4.8 m</td> <td>3.2 m</td> <td>4.9 m</td> </tr> </tbody> </table> <p><i>Note to Table 2: Some dimensions in Table 2 vary from those shown in the Australian Standard AS2890.1-2004 (off street). The dimensions shown in Table 2 allocate more space to aisle widths and less to marked spaces to provide improved operation and access. The dimensions in Table 2 are to be used in preference to the Australian Standard AS2890.1-2004 (off street) except for disabled spaces which must achieve Australian Standard AS2890.6-2009 (disabled).</i></p>	Angle of car parking spaces to access way	Accessway width	Car space width	Car space length	Parallel	3.6 m	2.3 m	6.7 m	45°	3.5 m	2.6 m	4.9 m	60°	4.9 m	2.6 m	4.9 m	90°	6.4 m	2.6 m	4.9 m		5.8 m	2.8 m	4.9 m		5.2 m	3.0 m	4.9 m		4.8 m	3.2 m	4.9 m	<p>✓ Standard met</p>
Angle of car parking spaces to access way	Accessway width	Car space width	Car space length																															
Parallel	3.6 m	2.3 m	6.7 m																															
45°	3.5 m	2.6 m	4.9 m																															
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	4.8 m	3.2 m	4.9 m																															

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

	<p>A wall, fence, column, tree, tree guard or any other structure that abuts a car space must not encroach into the area marked 'clearance required' on Diagram 1, other than:</p> <ul style="list-style-type: none"> • A column, tree or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1. • A structure, which may project into the space if it is at least 2.1 metres above the space. <p>Diagram 1 Clearance to car parking spaces</p>  <p>Dimensions in millimetres Clearance required Tree or column permitted</p>	<p>✓ Standard met</p>
	<p>Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.</p> <p>Where parking spaces are provided in tandem (one space behind the other) an additional 500mm in length must be provided between each space.</p> <p>Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.</p> <p>Disabled car parking spaces must be designed in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia. Disabled car parking spaces may encroach into an accessway width specified in Table 2 by 500mm.</p>	<p>✓ Standard met The plan contains a clerical error. The car parking area of dwelling 4 states, 3.5m in lieu of 5.5m.</p> <p>✓ Standard met</p> <p>✓ Standard met</p> <p>Not applicable</p>

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

<p>Design standard 3: Gradients</p>	<p>Accessway grades must not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. The design must have regard to the wheelbase of the vehicle being designed for; pedestrian and vehicular traffic volumes; the nature of the car park; and the slope and configuration of the vehicle crossover at the site frontage. This does not apply to accessways serving three dwellings or less.</p> <p>Ramps (except within 5 metres of the frontage) must have the maximum grades as outlined in Table 3 and be designed for vehicles travelling in a forward direction.</p> <p>Table 3: Ramp gradients</p> <table border="1" data-bbox="454 952 646 1624"> <thead> <tr> <th>Type of car park</th> <th>Length of ramp</th> <th>Maximum grade</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Public car parks</td> <td>20 metres or less</td> <td>1:5 (20%)</td> </tr> <tr> <td>longer than 20 metres</td> <td>1:6 (16.7%)</td> </tr> <tr> <td rowspan="2">Private or residential car parks</td> <td>20 metres or less</td> <td>1:4 (25%)</td> </tr> <tr> <td>longer than 20 metres</td> <td>1:5 (20%)</td> </tr> </tbody> </table> <p>Where the difference in grade between two sections of ramp or floor is greater than 1:8 (12.5 per cent) for a summit grade change, or greater than 1:6.7 (15 per cent) for a sag grade change, the ramp must include a transition section of at least 2 metres to prevent vehicles scraping or bottoming.</p> <p>Plans must include an assessment of grade changes of greater than 1:5.6 (18 per cent) or less than 3 metres apart for clearances, to the satisfaction of the responsible authority.</p>	Type of car park	Length of ramp	Maximum grade	Public car parks	20 metres or less	1:5 (20%)	longer than 20 metres	1:6 (16.7%)	Private or residential car parks	20 metres or less	1:4 (25%)	longer than 20 metres	1:5 (20%)	<p>✓ Standard met</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
Type of car park	Length of ramp	Maximum grade													
Public car parks	20 metres or less	1:5 (20%)													
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Private or residential car parks	20 metres or less	1:4 (25%)													
	longer than 20 metres	1:5 (20%)													
<p>Design standard 4: Mechanical parking</p>	<p>Mechanical parking may be used to meet the car parking requirement provided:</p> <ul style="list-style-type: none"> At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres. Car parking spaces the require the operation of the system are not allowed to visitors unless used in a valet parking situation. The design and operation is to the satisfaction of the responsible authority. 	<p>Not applicable</p> <p>Mechanical parking not proposed.</p> <p>Not applicable</p> <p>Not applicable</p>													

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 27 Regent Avenue, Springvale (Planning Application No. PLN17/0892) (Cont.)

Design standard 5: Urban design	Ground level car parking, garage doors and accessways must not visually dominate public space.	✓ Standard met
	Car parking within buildings (including visible portions of partly submerged basements) must be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and artworks.	Not applicable
	Design of car parks must take into account their use as entry points to the site.	✓ Standard met
	Design of new internal streets in developments must maximise on street parking opportunities.	Not applicable
Design standard 6: Safety	Car parking must be well lit and clearly signed.	✓ Standard met
	The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.	✓ Standard met
	Pedestrian access to car parking areas from the street must be convenient.	✓ Standard met
	Pedestrian routes through car parking areas and building entries and other destination points must be clearly marked and separated from traffic in high activity parking areas.	Not applicable
Design standard 7: Landscaping	The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.	✓ Standard met
	Landscaping and trees must be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.	✓ Standard met
	Ground level car parking spaces must include trees planted with flush grilles. Spacing of trees must be determined having regard to the expected size of the selected species at maturity.	Not applicable

2.4 FINANCE AND BUDGET

2.4.1 Parkfield Reserve Master Plan, Noble Park - Allocation of Budget

File Id:

Responsible Officer:

Director Engineering Services

Report Summary

At the Ordinary Meeting of Council on 10 December 2018, Council resolved to adopt the Parkfield Reserve Master Plan as per Part A of the Recommendation in the Council Report. The primary project that will facilitate the implementation of the broader master plan is the removal of the cycling track which will enable the construction of the parks new shared circuit path.

In order to deliver this major component of works this financial year it is necessary to commence the project in March 2019. Undertaking these types of works is ideally undertaken in March and April as historically this is the most stable time of year for the driest conditions. However, as only limited allocated budgeted funds remain in this financial year, additional funding of \$450,000 is required in order to deliver the works specified.

Recommendation Summary

This report recommends that Council resolve to allocate an additional \$450,000 in the current financial year to the Parkfield Reserve Capital Works Implementation budget account with the funding allocated from the Open Space Reserve Fund.

2.4.1 Parkfield Reserve Master Plan, Noble Park - Allocation of Budget (Cont.)

Background

At the Ordinary Meeting of Council on 10 December 2018, Council considered the Parkfield Reserve Master Plan Report (26 November 2018). Council resolved to adopt the Parkfield Reserve Master Plan as per Part A of the Recommendation in the Council Report, which is outlined below.

Part A

That Council:

- 1. Notes the Parkfield Reserve Master Plan has undergone a rigorous process of community and stakeholder engagement. This council report has established a clear evidence base for the removal of the cycling track to facilitate and support the growth of the reserve for sports uses and enhanced passive recreational opportunities. Importantly it was necessary to respond to the identified risks and safety issues associated with the conflict in sporting code uses. The Parkfield Reserve Master Plan will respond to the long-term future requirements of the community and supports the established growth and development of the reserve for sport and passive recreational pursuits. It is therefore recommended; and**
- 2. Adopts the Parkfield Reserve Noble Park Master Plan Report and a staged implementation plan.**

Master Plan Key Features

The Master Plan provides a clear direction on how the proposed land uses should be developed, infrastructure, movement and access objectives, built form and environmental initiatives can be developed and implemented to support and balance existing and future park infrastructure and park improvements.

The key features of the adopted master plan were:

- Removal of the cycling track (Maurice Kirby Velodrome)
- An upgraded, Cricket Australia compliant cricket oval
- Two soccer pitches, being an increase from the one existing oval
- New 2.5m wide shared concrete walking and cycling path with fitness stations
- Additional car parking spaces
- A new two storey pavilion to be shared by the three sporting clubs
- Upgraded and relocated tennis courts
- New cricket practice wickets
- New playground and upgraded rebound wall
- General landscape improvements, including tree planting and park furniture.

2.4.1 Parkfield Reserve Master Plan, Noble Park - Allocation of Budget (Cont.)

Master Plan Implementation

The master plan's implementation plan provides the guidance on both the design and construction sequence that will need to be undertaken in order to implement the master plan.

Capital Works Projects - 2018/19

As outlined in the Parkfield Reserve Master Plan Report (26 November 2018), \$100,000 has been allocated in the 2018/19 financial year in the City Improvement Program (CIP) in order to implement initial early works as identified. The early works identified and the status of these works is listed below. The works undertaken to date have cost approximately \$50,000 to date leaving an available balance of \$50,000, which is intended to be added to the \$450,000 sought as part of this report.

- A site feature and level survey has been undertaken.
- Various geotechnical investigations have been completed to ascertain the existing construction profile.
- Completed the design and construction documentation for the expanded sports field area which includes the removal of the cycle track as well as the layout of the new 2.5m wide shared concrete circuit path.

The design and construction documentation of the expanded sports field area has been prepared with the foresight that the implementation of the broader master plan works will be undertaken in stages over a number of years. The design documentation of the cycle track removal has worked closely with the existing playing surface levels and the current Parkfield Reserve Pavilion to ensure that the works minimise the impact on the operation of the existing sports field and ongoing uses, whilst enabling these initial projects to be undertaken.

As an example, the new 2.5 metre shared path has been designed and located to accord with the new eastern side of the sports field area whilst accommodating the existing tennis club building, the footprint of the two southern tennis courts and the south eastern section of the park, until the proposed master plan projects are implemented when future capital works funding is made available.

Proposal

The proposal is to commence works in the current financial year to take advantage of the historically stable weather conditions experienced during the months of March and April. These works are the removal of the cycling track which will enable the construction of the park's new shared circuit path. In order to deliver the works specified this financial year additional funding of \$450,000 is required to be allocated from the Open Space Reserve Fund to the Parkfield Reserve Capital Works Implementation Budget Account.

Delivery of the Project – What will be undertaken – Stage 1 works

- Demolition of the obsolete and fire damaged Scout Hall.
- Removal of the cycle track.
- Minor drainage works to minimise any potential impacts to the adjacent properties.
- Construction of a new 2.5 metre wide shared circuit path.

2.4.1 Parkfield Reserve Master Plan, Noble Park - Allocation of Budget (Cont.)

Rationale for commencing the delivery of the project in 2018/19

Traditionally the months of March and April provide the most stable dry conditions, which are the ideal conditions for undertaking this type of construction work; wet conditions provide a much more difficult work environment when undertaking earthworks. If council were to experience an average winter and spring rains then it is likely that the project may not commence until the months of October/November or even later if the seasonal weather conditions result in a very wet spring.

Stage 1 delivery and accommodating the cricket season and club continuing

The stage 1 works that remove the cycle track and construct the new-shared 2.5-metre wide circuit path will not impact on the cricket or soccer club's existing competition and training arrangements which include access to the club rooms.

Mitigating future construction impacts

The current proposed package of works has considered and made allowance for future implementation works. Any future works will not be detrimental to what is constructed as part of this package.

Community Plan 'Imagine 2030' and Council Plan 2017-21 – Strategic Objectives, Strategies and Plans

After consultation with the Greater Dandenong community on what kind of future they wanted to see for themselves and the City in 2030, the result was the Greater Dandenong Community Plan 'Imagine 2030'. This report is consistent with the following community visions:

Community Plan 'Imagine 2030'

People

- *Outdoor Activity and Sports* – Recreation for everyone
- *Lifecycle and Social Support* – The generations supported

Place

- *Appearance of Places* – Places and buildings
- *Travel and Transport* – Easy to get around

Council Plan 2017-21

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. This report is consistent with the following goals:

People

- A vibrant, connected and safe community
- A creative city that respects and embraces diversity

2.4.1 Parkfield Reserve Master Plan, Noble Park - Allocation of Budget (Cont.)

Place

- A healthy, liveable and sustainable city
- A city planned for the future

The strategies and plans that contribute to these outcomes are as follows:

- Parkfield Reserve Master Plan, Noble Park 2018

Financial Implications

The resource requirements associated with this report is the allocation of an additional \$450,000 in addition to the remaining annual budget allocation of approximately \$50,000 (total \$500,000 in the 2018/19 financial year) for this purpose. It is proposed that the additional funding is allocated from the Open Space Reserve Fund.

The Open Space Reserve Fund has been established to hold all open space contributions from developers for the purpose of Council acquiring new open space and developing existing open space. As at 30 June 2018, Council held \$9.220M in the reserve for developing open space and \$6.0M in its acquisition fund. In the 2018/19 Annual Budget \$300,000 from the development reserve was allocated to the Tatterson Park playground upgrade (\$200,000) and the ongoing implementation of the Dandenong Park master plan (\$100,000).

Consultation

Feedback from Council was sought via a discussion at the Council Briefing Session held on 21 January 2019 in respect of the timeliness of implementing Stage 1 of the Parkfield Masterplan. It was noted that either the works were undertaken in a relatively short period of time whilst seasonal conditions allowed or that they be deferred until late 2019 when better weather returned. Initial indications from Council at that briefing was to seek an earlier implementation via the allocation of additional funding to the project.

Recommendation

That Council allocates an additional \$450,000 in addition to the remaining annual budget allocation of approximately \$50,000 (total \$500,000 in the 2018/19 financial year) in order to implement stage 1 implementation works of the Parkfield Reserve Masterplan with funding to be sourced from Councils Open Space Development Reserve Fund.

2.5 POLICY AND STRATEGY

2.5.1 Burden Park Springvale South Master Plan

File Id:

Responsible Officer:

Director City Planning, Design and Amenity

Attachments:

Burden Park Master Plan Report 2019

Report Summary

The Burden Park Master Plan 2018 establishes the long term vision and direction for this district park in Springvale South. The plan improves and maximises the potential of the reserve to continue to support the development and provision of community and recreational uses, sporting facilities and festivals. Environmental improvements are integrated into the overall plan to support the biodiversity improvements to the infrastructure as well as the overall tree canopy coverage planned for the reserve. This report provides a summary of the master plan development process, the consultation and the key directions for the master plan.

Recommendation Summary

This report recommends that the Burden Park, Springvale South Master Plan and staged implementation plan 2018 be adopted by Council.

2.5.1 Burden Park Springvale South Master Plan (Cont.)

Background

In September 2017 Council engaged a consultant team to assist with the preparation of a Master Plan for Burden Park. One of the key aims of the master planning process was;

To develop a Master Plan that will retain Burden Park's role as a district multi-purpose park that provides for a broad range of community, sports and recreational pursuits, that is well utilised and meets the recreational, growing population and social needs of the diverse Springvale South community.

In addressing this aim, key considerations included;

- The spatial planning and functional layout of the reserve has a number of inefficiencies, with large areas of the park and obsolete infrastructure, such as the former croquet greens and buildings being underutilised and impacting on the recreational opportunities for the park.
- Ensuring that the master plan process recognises the role of this district park more broadly as a community park and how this differentiates it from a sports reserve.
- Balancing the established passive and informal recreation uses of the park, versus opportunities for new active recreation facilities or grounds.
- Ensuring that the sporting facilities for tennis and lawn bowls meet the current Australian Standards for the codes of sport played at the park.
- Ensuring that the master plan process considers both existing uses and future proofs the park to cater for the changing sporting, community groups and recreational needs of the diverse community.
- Vehicle access and associated car parking, especially from Heatherton Road has limitations.
- The provision of on-site car parking and the vehicle circulation within the reserve which does not meet demand.
- Integration of environmental, economic, sports, club building facilities and social factors which impact the use and character of the park.
- The role of sport, including the existing two sporting clubs and facilities and the future strategic planning of competition sport within the municipality.
- Improvements to the provision of amenities and park infrastructure that supports the annual Lions Club Community Festival, passive recreation and community gatherings.
- The north western corner 'gateway' currently does not engage with the precinct.
- The retarding basin, whilst ameliorating existing drainage and retarding issues has further opportunities for environmentally sustainable design improvements.
- Provision of open space that meets the future demands of population growth and changes in demographic and cultural groups.
- Enhancing the tree canopy coverage across the park.
- Local community ideas and aspirations for the park.
- The outcomes of a comprehensive community consultation process.
- Council's corporate direction and recommendations from major strategic reports and plans including the Open Space Strategy 2009, Sports Facilities Plan – Implementation Plan 2018,

2.5.1 Burden Park Springvale South Master Plan (Cont.)

Tennis Plan 2015, Sport and Recreation Participation Study 2015, Activate – Sport and Active Recreation Strategy 2014-19, Dog Off-Leash Strategy 2011 and Playground Strategy and Action Plan 2013-23.

- An implementation strategy which allows for the park to be upgraded or redeveloped over a staged program, which includes initiatives that are achievable in the short, medium and longer term.

Site Context

Burden Park is located in a prominent position on the south eastern corner of Springvale and Heatherton Roads, Springvale South. While the Springvale Activity Centre is approximately one kilometre north of Burden Park on Springvale Road, the train station is approximately 1.55km from Burden Park. Springvale Road is a Smart Bus route and Heatherton Road also has a bus service. These roads and public transport network connections provide important district and regional access to the reserve. A section of the off-road shared user path has also been constructed along the eastern section of the park's Heatherton Road interface between Olympic Avenue and the car park entry. This is planned to extend to Springvale Road and View Road to connect to Greater Dandenong's proposed principal bicycle network.

Burden Park is approximately 7.7 hectares in extent and is classified as a district park in the Open Space Strategy 2009. However it is not classified as a sports reserve. An identifying characteristic of Burden Park is that it provides a balance between informal recreation and open space with sporting club uses. The Burden Park Tennis Club, the Burden Park Bowling Club, the district playground with its picnic area and multi-purpose court and the large central grass area are the park's main attractions.

The district playground is a feature of the Heatherton Road frontage to Burden Park with its timber structure and orange turrets. The original timber playground was inspired by the community in 1994. From 2013-16 Council has upgraded and enlarged the playground with new play facilities.

Burden Park is not a sports reserve however it is the home of two sports clubs and their associated facilities;

- Burden Park Tennis Club – (150 members) club house and six en-tous-cas tennis courts
- Burden Park Bowling Club - (110 members), clubroom and three natural turf greens.

Ancillary buildings within the park include;

- Former Croquet Club building – currently leased by the Greater Dandenong Band as an additional space for band practice. The Dandenong Band also rehearses at the Walker Street Gallery, Dandenong.
- Public amenity block with three cubicles - located to the east of the playground.
- Former Marching Girls Building (east of the playground) is currently used for storage.

2.5.1 Burden Park Springvale South Master Plan (Cont.)

The two main carparks are associated with the Burden Park Bowling Club and the district playground. The indented car parking along the edge of Olympic Avenue is used by the tennis club. Additional car parking is informal on underutilised park land, especially within the south western section of the park. This informal car parking is heavily used for the annual Lions Club three-day summer community festival.

The Lions Club annual three-day summer community festival in February has been held at Burden Park for the last 22 years. Attracting over 12,000 spectators, the festival is a celebration of community diversity, offering a wide range of events and entertainment, including carnival rides, food stalls, entertainment and fireworks.

The landscape of the reserve is essentially characterised by some scattered mature trees around the perimeter of the park and some groups of mature trees along the southern perimeter and the northeast corner of the park. Many of these trees are mature Mahogany gums. However in general, the canopy coverage across the main central areas of the park is low.



Legend

- | | | |
|---------------------------------|--|--|
| ① Burden Park Tennis Club | ⑥ Main picnic area and multi purpose court | ⑬ Heatherton Road car park |
| ② Burden Park Bowling Club | ⑦ Public amenities block | ⑭ Car park - bowling club and overflow |
| ③ Former Croquet Club | ⑧ Walking path circuit | ⑮ Olympic Avenue car parking |
| ④ Grass kickabout (events area) | ⑨ Former Marching Girls building (storage) | ⑯ Small picnic area |
| ⑤ District playground | ⑩ Retarding basin | ↘ Carpark entry |

Figure 1 – Existing Park Facilities Plan

2.5.1 Burden Park Springvale South Master Plan (Cont.)

Master Plan Process

Extensive community and stakeholder consultation was a very important component of the development of the Burden Park Master Plan. The master plan was undertaken in three stages to engage the community, stakeholders and the sports clubs at key milestones throughout the process. The Project Control Group (PCG) met at key milestones during the development of the master plan. The PCG engaged with the Ward Councillors during the three stages of the consultation process. For stage 3, the invitation to attend a 5 June 2018 Ward Councillor briefing session on the draft master plan was extended to all Councillors to attend, prior to it being publicly exhibited.

These consultation stages were:

- Stage 1 – Future of Parks – December 2017 to 15 January 2018
- Stage 2 – Burden Park Community Engagement - 22 January to 18 March 2018
- Stage 3 – Exhibition of Draft Master Plan – 11 July to 17 August 2018

The community and stakeholder submissions that were received during the consultation process were considered and assessed in the preparation of the final Master Plan and provided the foundation for the design of the draft as well as final master plan.

The table in the consultation section of this report summarises the consultation and engagement process undertaken. In conjunction with the engagement process, the consultant team undertook a thorough analysis and assessment of Burden Park to inform the development of the draft master plan. The site analysis and functional assessment of the reserve's facilities included:

- an audit of the existing two sport club buildings (tennis and lawn bowls) and the facilities, in relation to the sports code standards for tennis and bowls and understanding usage and demand by the clubs and the community.
- an audit of the ancillary buildings within the park and their functional relationship to other park uses.
- the existing and future strategic role of Burden Park with regards to the stable demand in membership being experienced by the tennis club and the declining membership being experienced by the lawn bowls club.
- the consideration of future trends and the community's demand for sport and informal recreation opportunities.
- the growth in population and the need to consider the future potential of the reserve to respond to the various recreational and health and wellbeing needs of the community.
- the passive recreational opportunities available, such as playgrounds and picnic facilities.
- the utilisation of the park for events and the required spatial areas and infrastructure that is used.
- the gateway location and landscaping opportunities.
- the infrastructure in terms of vehicle access, car parking, cycling and pedestrian path networks.
- environmental conditions such as topography and drainage and the retarding basin
- the significant trees, tree canopy coverage and environmental opportunities, and

2.5.1 Burden Park Springvale South Master Plan (Cont.)

- general issues regarding the reserve.

Summary of key park issues and findings

The key issues regarding Burden Park can be summarised as outlined below. Refer to Attachment 1 – Burden Park Master Plan Report 2018 for a broader exploration and analysis of the issues and findings.

Access, Circulation and Parking

- The northern Heatherton Road car park caters for approximately 37 car spaces. This car park is not large enough to meet the significant demand for parking from visitors to the district playground and associated facilities.
- The car park entry from Heatherton Road requires modification to improve the management of access and egress for vehicles.
- The car park south of the Burden Park Bowls Club and the former Croquet Club is inefficient and disjointed in its layout. Accessed via the laneway, there are two formal areas of car parking. The large area of unmarked overflow car parking is publicly accessible and extends into the underutilised south western parkland. The overflow area is used for parking during the summer festival.
- While there is a strong pedestrian path network along the southern section of the reserve, there is a lack of connecting circuit paths which enable the community to enjoy the entire park for passive recreation.
- There is a distinct lack of path connections between the Burden Park Bowls Club precinct and the broader park area.

Sports Club Buildings and Facilities

Burden Park Tennis Club

- The six en-tous-cas tennis courts are not compliant with Australian Standards due to their north – south dimension, being only 33.07 metres in length. To be compliant with Australian Standards, the tennis court footprint needs to extend 0.5 metres to the north and 1.2 metres to the south to meet the standard 34.77 metre length for tennis courts.
- The six en-tous-cas tennis courts are at the end of their service life and in need of replacement, resulting in a high maintenance cost for the club.
- The chain wire tennis court fence is in poor condition.
- There is no specific car parking provided close to the tennis club, aside from the angled car parking on Olympic Avenue, north of the club. Vehicles sometimes park on the grassed area south of the tennis courts. However there are a number of significant Manna Gums in the area south of the tennis courts which may restrict formal car parking arrangements in this area.
- The tennis club is isolated from the broader park area due to a lack of northern access from the club house into the park.
- The tennis club building is at the end of its service life and requires an assessment as to whether an upgrade is suitable or a new building is required. The building is not DDA or female friendly compliant and lacks storage space for the club.

2.5.1 Burden Park Springvale South Master Plan (Cont.)

Burden Park Bowling Club

- The Burden Park Bowling Club is serviced by an asphalt car park that has room for approximately twenty cars.
- The presentation of the club house and greens to the intersection of Springvale Road and Heatherton Road is poor with the interface being mainly exposed fence-lines. This north western corner of the park has been identified as a gateway marker however the park turns its back on this intersection.
- There are three grass playing greens, however the third green located to the south west of the pavilion has subsidence issues as a result of being constructed on an old tip site.
- The club house footings need to be looked at as a result of the issues with the flooring in the main social space.
- The existing fencing around the bowling club site is in poor condition.

Former Croquet Club House and Croquet Green

- The total area of the former Croquet Club house and croquet green is approximately 3220 m². This is a substantial area of the park which is currently not being utilised for new recreational purposes.
- The former Croquet Club House and the storage shed to the south of the disused croquet green is a major impediment to the useability of this north western section of the park.
- Whilst the Greater Dandenong Band currently has a short-term lease to use the croquet building for rehearsals, both the croquet building and shed are no longer required building assets for Council to retain.
- The disused croquet green is approximately 30 x 50 metres in size and lies immediately east of the bowling greens.
- The disused croquet green is a major impediment to expanding the open space opportunities within the reserve, as well as improving the connection between the bowling club and the central park area and addressing the need for more car parking.

Buildings

- The public toilet is a recently constructed facility and is compliant with all current requirements and should be retained for the foreseeable term. However, there is demand pressure on the use of the facility due to it only having three cubicles.
- The former Marching Girls Pavilion on the embankment south east of the playground is used only for storage purposes. The building creates a visual and physical barrier between the playground precinct and the retarding basin area.
- The small grounds storage shed to the west of the tennis courts can be removed and replaced with recreation uses to strengthen the relationship between the club and the park.

2.5.1 Burden Park Springvale South Master Plan (Cont.)

Informal Recreation

- The park has a strong community focus however there are limited facilities available to cater for the growth in demand for informal active recreational pursuits. There is an opportunity to expand on the informal recreational offering within the park.
- The recently constructed (2018) multi-purpose court with basketball rings and futsal goals which was a project planned as a future stage of the district playground expansion will assist in accommodating these community needs.
- The lack of park infrastructure across the reserve limits the opportunity for larger family or community groups to use the reserve for social gatherings. Examples of such infrastructure requirements include seats, shelters, drinking fountains and barbecues.
- There are limited social recreational opportunities for older children and teenagers.
- There is currently no dog off leash space.

Landscape

- Landscaping, especially tree canopy coverage across the reserve is very limited across the central core of the reserve. There is an opportunity to enhance the open landscape and informal grassed areas through additional tree planting to provide shade, character and identity, and to contribute to the park's biodiversity.

Flooding and Hydrology – Retarding Basin

- The existing grass retarding basin in the north east corner has a poor presentation to the park, due to there being ten or so drainage outflows, pits and protective gratings that are visually exposed. While they provide an important functional drainage role for the catchment, the retarding basin's amenity can be improved.

Festivals and Events

- The Lions Club annual three-day summer community festival in February has been held at Burden Park for the last 22 years.
- The festival attracts over 12,000 spectators.
- The central lawn area is the main focus for the festival and is the location for the entertainment which includes carnival rides, food stalls, stages and fireworks.
- The central lawn area requires access from Heatherton Road for large delivery trucks which locate on the grass, as well as infrastructure and bump in requirements associated with the rides, tents, stages, seating etc.
- Overflow public car parking occurs along the southern section of the park, under the large established trees and within the south western section of the park during this festival.

2.5.1 Burden Park Springvale South Master Plan (Cont.)

Community Consultation Stages and Summary of Submissions

Stage 1

Consultation with Sports Clubs

On Tuesday 12th December 2017 consultation occurred with the Sports Clubs, this being with representatives from the Burden Park Tennis Club and Burden Park Bowling Club. This initial consultation was used to gain as much stakeholder input early in the master plan process to provide guidance on the development of the draft master plan. Refer to Attachment 1 – Burden Park Master Plan Report 2018, Appendix 3 for a detailed analysis of the community and stakeholder engagement findings.

A summary of the key comments from each club is outlined below.

Burden Park Tennis Club

- The tennis club currently has 150 members. Membership has been stable over the last ten years fluctuating between 145-160 members.
- The tennis club is used by a range of community groups including schools, a Cambodian group and Vietnamese group who hold tournaments at the courts.
- The six courts are adequate for current use and are used every day apart from Thursday. Due to the demand on Wednesday nights, the club hires a court from another club.
- The Club does not have a strong need for additional courts.
- The Club made the observation that membership is in decline at Springvale South Tennis Club and that there may be some benefit for the clubs to merge.
- During the consultation process the club suggested some issues, observation and ideas for improvements including:
 - A desire to replace the courts with a synthetic surface, requiring less maintenance and water than the current surface.
 - Car parking is an issue as they compete with the local church across the road, particularly on a Sunday.
 - A circuit path in the park is desirable.
 - More shelters and picnic tables to cater for the larger number of park users across the weekends.
 - Consider fencing between the playground and the carpark and roads.
 - More lighting and CCTV cameras
 - Not supportive of dog off-leash in the reserve
 - Safety concerns for pedestrians and children regarding cars parking along the former croquet roadway on a Saturday.

Burden Park Bowling Club

- The Burden Park Bowling Club was formed in 1959.

2.5.1 Burden Park Springvale South Master Plan (Cont.)

- Membership numbers at the bowling club have been in decline over the last three years. Recorded membership numbers range from; 2015 – 87 playing members, 25-30 social members, 2016 – 85 playing members, 25-30 social members and 2017 - 80 playing members, 25-30 social members.
- The Club identified the ageing population and the cultural demographics of the area as contributing factors to the declining membership.
- The Club acknowledge that to reduce their operating costs and partake in capital improvements they need to increase revenue and membership numbers.
- The Club has three high grade turf grass greens, which are used all year round for competition and social bowls. One of the greens is under lights for night bowls.
- The courts are used for competition on Tuesday and Saturday with occasional tournaments on Thursdays and Sundays.
- The bowling club identified that two greens are adequate for their needs. The third green to the south is rarely used however it has provided flexibility when either of the two northern greens requires maintenance works.
- The Club noted that one of the greens has subsidence issues as it was constructed over the previous tip site on Burden Park.
- The bowling club reported that seven years ago there was discussion with Council regarding a possible merger with the Keysborough Bowling Club who are a similar size and in a similar position regarding declining membership. The club is not opposed to a merger and recognise it is likely the only way the clubs will survive. However they cautioned that it is likely that 25% of members are unlikely to join the new entity.
- The suggestion was put forward that Council consider the development of a regional bowls club servicing the whole municipality which would comprise two indoor synthetic greens and a licenced club house.
- The clubhouse is hired for functions and events, significantly contributing to the financial viability of the club.
- In relation to the Burden Park Master Plan, the club advised that the overflow car parking is used mostly on bowling days. A suggestion was made that a roadway be installed between Olympic Avenue and the Bowling Club carpark so that it could be used by the Tennis Club and others.

Consultation with Community Groups

City of Greater Dandenong Band

- The City of Greater Dandenong Band which was formed in 1957 is one of Melbourne's premier brass bands. The band leases the former Burden Park Croquet Club House for rehearsals.
- Representatives from the Dandenong Band identified that the building is not servicing their needs, as the main room used for rehearsals is too small to accommodate all the band members. Hence, only sections of the brass band rehearse at the former Croquet club house, with other rehearsals scheduled at Walker Street.
- The band identified that the building does not have separate rooms to allow for the rehearsing of different sections of the band or for the storage of equipment and music.
- The amenities within the building do not cater for the band's requirements.

2.5.1 Burden Park Springvale South Master Plan (Cont.)

- During the master plan process, the Dandenong Band undertook discussions with the Community Services Directorate regarding these ongoing issues regarding the building not meeting the requirements of the band. The discussions have identified an alternative location within the municipality for the Greater Dandenong Band to rehearse that caters for the band's long term practice and supporting infrastructure requirements.

Stage 1 Future of Parks Consultation

The *Future of Parks* community consultation was undertaken as part of Stage 1 and occurred between 14 December 2017 and 15 January 2018. This consultation was a general consultation regarding the future of parks in the municipality, not a specific park. Using the "Our Say" online engagement platform, the consultation was built around two questions, 'How [do] you currently use parks?' and 'What would make you want to visit them more?'

The consultation was promoted on Council's website, inviting the community to participate in the Our Say online engagement forum. An article, titled 'Future plans for local parks' (pg 18) was also placed in The City Magazine – Dec 2017-Jan 2018 Edition. The article informed the community that the first stage of the master plan process would focus on researching how the parks are currently used and the community's aspirations for the future and the opportunity for face to face consultation in February 2018.

Our Say online engagement platform

Total people engaged	Number of ideas	Number of comments	Number of votes on an idea	Ideas viewed
38	32	8	60	438

Total people engaged = number of unique engaged user accounts and represents individual persons

Ideas viewed = the number of times the page was loaded and includes the repeated number of views by individuals

Comment = a person's response to an idea

Vote = a vote is in response to an idea

There was 1 email submission:

- Friends of Somerfield Social Club highlighted a wide range of improvements to parks, which are represented in the themes below.

The key themes from the Stage 1 Our Say engagement platform is summarised as follows:

- Improved playgrounds (22 combined ideas, votes, and comments)
- Cafes in parks (18 combined ideas, votes, and comments)
- More trees (18 combined ideas, votes, and comments)

2.5.1 Burden Park Springvale South Master Plan (Cont.)

- Fitness stations / toilets (11 combined ideas, votes, and comments each)
- Tables / seating (5 combined ideas, votes, and comments)
- Passive recreation, shade, paths (4 combined ideas, votes, and comments each)
- Map of parks, artwork, visitor book, parking, wild areas and possum nesting boxes (2 combined ideas, votes, and comments each)

Stage 2

Burden Park Community Engagement

Stage 2 of the community consultation was undertaken between 22 January 2018 and 18 March 2018. This consultation was specific to Burden Park. The Stage 2 consultation was used to gain as much community input early in the master plan process to provide guidance on the development of the draft master plan.

The consultation also included an article in The City February 2018, the distribution of a postcard within 1km radius of the park; four posters displayed in the park; the sports club buildings; Council’s libraries and customer service counters. A drop in community consultation session in the park was held on Saturday 17 February 9-12pm to enable community members to have a face to face conversation in the park. The drop in morning occurred on the day of the Lions Club Annual Summer Festival, which also allowed the consultants to speak to representatives from the Lions Club and to observe how the park is used for community festivals.

The consultation on the “Our Say” online engagement platform was built around the same two questions as stage 1; ‘How [do] you currently use parks?’ and ‘What would make you want to visit them more?’ This consultation invited the community to provide comments on Our Say, or provide an email response to Council’s ‘futureofparks’ email or phone a Council officer.

The key themes from the Stage 2 community consultation is summarised as follows:

Our Say online engagement platform

Total people engaged	Number of ideas	Number of comments	Number of votes on an idea	Ideas viewed
38	14	3	46	297

Stage 2 Consultation Engagement Type	Summary of Submissions	Officer Response / recommendation
Stage 2 “Our Say” engagement platform	Creation of a music hub (22 combined comments and votes)	Discussions have occurred with the Greater Dandenong Band regarding finding an alternative suitable Council building with supporting infrastructure within the

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Burden Park Springvale South Master Plan (Cont.)

		<p>municipality for the band to call their 'rehearsal venue and home location'.</p> <p>For the above reason, the creation of a music hub and retention of the former Croquet Club building has not been recommended for inclusion in the development of the draft master plan.</p>
	<p>Interest in developing a Dog off Leash Area</p> <p>(7 combined comments and votes)</p>	<p>Recommend for inclusion in development of the draft masterplan</p>
	<p>Walking and bike paths</p> <p>(7 combined comments and votes)</p>	<p>Recommend for inclusion in development of the draft masterplan</p>
	<p>Food trucks</p> <p>(7 combined comments and votes)</p>	<p>The provision of food trucks is presently associated with the Lions Club Festival. The provision of food trucks is outside the scope of this master plan project, however the infrastructure and spatial requirements for events is considered in the development of the draft master plan to accommodate the festival requirements.</p>
	<p>Activities for older children</p> <p>(6 combined comments and votes)</p>	<p>Recommend for inclusion in development of the draft masterplan</p>
	<p>Opportunity for more festivals and events</p> <p>(6 combined comments and votes)</p>	<p>The opportunity for more festivals and events is outside the scope of this master plan project, however the infrastructure and spatial requirements for events is</p>

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Burden Park Springvale South Master Plan (Cont.)

		considered in the development of the draft master plan to accommodate the festival requirements.
	Installing fitness stations (5 combined comments and votes)	Recommend for inclusion in development of the draft masterplan
	More shade over the playground areas. (4 combined comments and votes)	Recommend for inclusion in development of the draft masterplan The Burden Park district playground master plan project includes tree planting within the playground area.
	Introducing soccer goals (4 combined comments and votes)	Recommend for inclusion in development of the draft masterplan. Futsal goals have been installed as part of the recently constructed multi-purpose court next to the district playground.
	Upgrading the sporting facilities at the tennis club. (2 combined comments and votes)	Recommend for inclusion in development of the draft masterplan
	Upgrading the sporting facilities at the bowling club. (2 combined comments and votes)	Recommend for consideration in development of the draft masterplan
	Planting more trees across the park (2 combined comments and votes)	Recommend for inclusion in development of the draft masterplan

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Burden Park Springvale South Master Plan (Cont.)

	Improving the tennis club car park (1 comment)	Recommend for inclusion in development of the draft masterplan
	Providing a tennis rebound wall (1 comment)	Recommend for inclusion in development of the draft masterplan
	Creating a friends of Burden Park group (1 comment)	This is not considered in the draft master plan.
	Providing a café (1 comment)	<p>No new pavilion for the purposes of a cafe has been included in the development of the draft master plan.</p> <p>However, there is nothing in the draft master plan that would preclude the investigation of a future kiosk or café at a future stage in the park's development. This would be subject to a business case being developed.</p> <p>Outside of this master plan, what might be considered as an early response to meet some community needs without requiring a financial outlay by Council is to arrange for a trial of a mobile coffee/ sandwich van at Burden Park on weekends and obtain feedback/ data on the community's use.</p>
Email Submissions	8 emails were received. Summary of the email submissions	

2.5.1 Burden Park Springvale South Master Plan (Cont.)

<p>Burden Park Bowling Club Board of Management</p>	<ul style="list-style-type: none"> • Burden Park is a great community park for sport and leisure activities and is used by a diversity of community groups. Avoid over development of the park. • Parking is a major issue on weekends and during events. • Access to and from Heatherton Road car park can create major traffic problems. • Safety improvements – lighting, signage, CCTV, fencing. • Extra car parking along northern end of the bowling club. • Option for access left in/left out onto Springvale Road in car park design review. • Improvements to the Bowling Club building and grounds. <p>Regional bowling facility in CGD</p>	<p>Recommend for consideration in development of the draft masterplan.</p> <p>The regional bowling facility is not considered in the draft master plan.</p>
<p>Community members</p>	<ul style="list-style-type: none"> • Tennis wall • Shade over playground • Dog off-leash area • Improvements to the Burden Park Tennis Club courts, building, car parking and shade • Exercise fitness stations • More trees • Retain the Burden Park Bowling Club 	<p>Recommend for inclusion in development of the draft masterplan</p>
<p>Drop In Community Consultation in the park Saturday 17 February 2018</p>	<p>22 groups had their say on the options and ideas.</p> <p>Summary of the Drop In Comments</p>	

2.5.1 Burden Park Springvale South Master Plan (Cont.)

President of the Lions Club	<ul style="list-style-type: none"> • Lions Club puts money back into the community. • Likes the play space and the activity when you drive past. • Performance spaces. One of the few open areas that is easily accessed. • Multi-cultural area with strong Asian influence. • Large open gathering spaces. • Carpark not large enough at peak times. • Would not like a soccer pitch. Ross Reserve is close by and has a soccer pitch. • 21st year of the Lions Club's 3 day festival. Wouldn't like too much more infrastructure. • Presentation of the north-west corner of the park and concerned safety, especially children running across the road as it is a busy intersection. • Possibly more shelters i.e. even on week nights the barbecues are being used. • Additional rubbish bins with additional shelters. 	Recommend for all of the comments below to be considered in development of the draft masterplan
Member of Lions Club	<p>Enjoys the festival. The park is well used during the week, especially by children and families.</p> <p>The park is well maintained.</p>	Comment only.
Member of Bowling Club	Query as to whether bowling club relocating.	The Burden Park Bowling Club has been retained in the development of the draft master plan.

2.5.1 Burden Park Springvale South Master Plan (Cont.)

19 Community members	Shade near the play space (6 comments) Like the playground (5 comments) Exercise stations (5 comments) More barbeques, shelters and shade trees (5 comments) A circuit walking path (2 comments)	Recommend for all of the comments below to be included in development of the draft masterplan
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In summary, the stages 1 and 2 community and stakeholder consultation feedback identified the following;

- Park-users currently view many aspects of the park positively, and wish to retain the informal community open space and natural spaces. Potential exists for more trees being planted within and around the park edges and open grass area and along the pathways.
- The district playground is extremely popular and users wish to further enhance the area with more picnic shelters, bbqs and seating to cater for the large groups that use the park.
- Significant support exists for improving the overall park amenity through upgrades and additions to general park infrastructure within other areas of the park to spread the usage of the park across a broader area.
- Respondents also requested improved, diversified informal sport, fitness and non-sport spaces.
- Participants would like to see improvements to the park’s path network, as well as additions to amenities such as drinking fountains and seating.
- The north west corner of the park which incorporates the bowling club and disused croquet club has significant opportunity to redefine the functional layout to make more efficient use of the park for additional car parking, a multi-purpose activity court, bowling club improvements and a gateway element for the park.
- Users suggested that the addition of activities and multi-purpose court facilities that catered for youth and utilisation of the park for social/cultural activities would further activate the reserve and diversify uses for the community. Suggestions included a rebound wall, fitness exercise stations, soccer goals and other informal sports.
- The bowling and tennis clubs requested various improvements to the facilities, sports grounds / courts and supporting infrastructure.

Stage 3 – Development of Draft Master Plan

After two rounds of consultation and the functional analysis of the park and facility requirements, a draft master plan was developed over the months of March to May 2018. Refer to figure 2.

2.5.1 Burden Park Springvale South Master Plan (Cont.)



Figure 2 – Exhibited Draft Master Plan

The key directions of the publicly exhibited draft master plan, seen in figure 2 were:

North West Area – “Active” Zone

- There is the opportunity to consolidate the north-west area of Burden Park as a sports focus by retaining the Burden Park Bowling Club and the northern two bowling greens and introducing a multi-purpose activity court for informal active recreation on the former croquet green.
- Increasing car parking by adding a new car park with approximately 75 spaces to the Heatherton Road interface to respond to the substantial need for additional car parking;
- Formalising and consolidating the car parking arrangements and vehicle access to the immediate south of the Burden Park Bowls Club.
- Converting the southern lawn bowls green to a car park, with potential for future left in, left out entry onto Springvale Road.
- Establishing a ‘park gateway element’ at the corner of Springvale and Heatherton Roads through tree planting and a new park entrance.

Southern Area – “Environment” Zone

There is the opportunity to enhance the southern area of the reserve as an environmental focus through new tree planting and the rejuvenation and reclamation of the informal car parking area to grassed parkland to allow for a new circuit walking path and fitness exercise stations that connect to the broader park area.

2.5.1 Burden Park Springvale South Master Plan (Cont.)

Central and North East Area – “Community Zone”

There is the opportunity to develop the central area of the reserve as a community parkland focus through the enhancement and development of spaces such as the district playground; a youth activity area; enhanced social and picnic areas and open events / performance lawn.

- Extending and enhancing the existing pedestrian paths and creating trail loops and exercise stations;
- Increasing the provision of shade trees.
- Enhancing the visual appearance of the retarding basin where the drainage outflows, pits and grates have created a very unappealing environment.

South East Area – “Active” Zone

There is the opportunity to develop the south east area of the reserve as an active recreation area where the tennis club integrates more strongly with the park. There is opportunity to develop spaces next to the tennis courts such as a tennis rebound wall with basketball hoop and fitness station area that connects into the walking path circuit.

- Upgrading the existing tennis club pavilion and creating a pedestrian entrance to the north side of the park and access to the proposed enlarged picnic and barbeque area.

Stage 3 Consultation: Summary of Key response themes to exhibited draft master plan

The Stage 3 public exhibition of the draft master plan occurred from 11 July 2018 – 17 August 2018. This final stage of consultation was used to present the key directions proposed for Burden Park that was in response to the feedback received during stages 1 and 2 of the process. This consultation provided the community with further opportunity to provide feedback that would inform the completion of the master plan.

The consultation occurred on the “Our Say” online platform. All submitters to the Burden Park Master Plan stage 2 consultation processes were notified by email of the draft master plan consultation. In addition, posters of the draft master plan were displayed in the park, on the sports club buildings and within Council’s libraries and customer service counters. Email and phone submissions were also received.

The outcome of the stage 3 consultation was an assessment of all stakeholder and community submissions leading to the final master plan for Burden Park. Refer to Attachment 1 – Burden Park Master Plan Report 2018, Appendix 3 for a detailed analysis of the community and stakeholder engagement findings.

The key themes from the Stage 3 community consultation is summarised as follows:

Our Say online engagement platform

Number of engaged	Number of ideas	Number of comments	Number of votes	Ideas viewed
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2.5.1 Burden Park Springvale South Master Plan (Cont.)

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The key themes from the Stage 3 consultation is summarised as follows:

Stage 3 Consultation Engagement Type	Summary of Submissions	Officer Response / recommendation
Stage 3 Our Say engagement platform	Support for the Dandenong Brass Band (20 combined comments and votes)	Discussions have occurred with the Greater Dandenong Band regarding finding an alternative suitable Council building with supporting infrastructure within the municipality for the band to call their 'rehearsal venue and home location'. For the above reason, the retention of the former Croquet Club building has not been retained in the development of the final master plan to enable the facilitation of a multi-purpose court activity area.
	Futsal field (2 combined comments and votes)	Supported by recommendations in the exhibited draft masterplan. The multi-purpose basketball and futsal court has recently been constructed next to the district playground.
	Retain trees on north side of the tennis court	This concern will be included in the development of the final master plan.
	Volleyball and badminton court	This idea will be considered in the development of the final master plan.

2.5.1 Burden Park Springvale South Master Plan (Cont.)

	Dog off leash area	This idea will be included in the development of the final master plan.
	Access to the bowling club car park	Supported by recommendations in the exhibited draft masterplan.
	Look after the park	Supported by recommendations in the exhibited draft masterplan.
Email Submissions	<p>Burden Park Bowling Club Board of Management</p> <p>Letter submission with request for consideration of:</p> <ul style="list-style-type: none"> • Review of the proposed car park layout and location and traffic management solutions. • Interface of the Bowling Club with the multi-activity area. • Maintenance access from the access road and car park into the bowling club. • New public toilets to service the multi-purpose area • Relocate the multi-purpose court to further south in reserve. • Inclusion of the bowling club's rainwater tanks in the master plan. • Removal of the proposed northern access road on to Springvale Road. 	<p>The feedback provided by the Burden Park Bowling Club has been considered and assessed on the merit and feasibility of each item.</p> <p>The implementation of the recommendations in the exhibited draft masterplan regarding traffic management, car parking and access, the rainwater tanks and maintenance access to the bowling club will require further detailed design and analysis and consultation as part of a future stage.</p> <p>The multi-purpose activity court area is retained in the location as per the draft master plan due to the need to establish strong recreational synergies between the central area of the park and the north western section of the park. The southern area of the park needs to be maintained as both an enlarged grass area, whilst providing for overflow car parking during events. The implementation of the</p>

2.5.1 Burden Park Springvale South Master Plan (Cont.)

		multi-purpose activity area is subject to detailed design and analysis.
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Proposal

The Burden Park Master Plan is the exhibited Master Plan with the inclusion of design changes in response to the community engagement outcomes from stage 3. The key master plan directions are outlined below.

Objectives of the Master Plan

The Burden Park Master Plan provides a clear direction on how the proposed land uses should be developed, infrastructure, movement and access objectives, built form and environmental initiatives can be developed and implemented to support and balance existing and future park infrastructure and park improvements. Refer to figure 3 – Burden Park Master Plan.

The Burden Park Master Plan has been developed to balance the following objectives:

- Increasing community participation by developing facilities that will support population growth, future recreational trends and the health and wellbeing of the community.
- Introducing more informal passive and active recreational options for play, exercise and social gatherings, including a dog off-leash area, that appeals to a broader cross section of the community.
- Strengthening the environmental focus, landscape character and tree canopy coverage across the reserve.
- Rationalising the Burden Park Bowls Club greens and re-purposing the former croquet lawn area as a multi activity court space.
- Asset improvements to the sports clubs' grounds and building facilities that benefit the established sports clubs.
- Increasing sports development and participation levels across all age groups and genders
- Enhance the path network for bicycle and pedestrian circulation that can be used by people of all abilities.
- Rationalise vehicle access and increase the provision of car parking to respond to the functional requirements of the reserve for recreational and sports club usage.
- Activating and enhancing the underutilised areas of the park.

2.5.1 Burden Park Springvale South Master Plan (Cont.)



Figure 3 – Burden Park Master Plan

Overall Master Plan

The overall master plan provides detailed direction in relation to the following elements as well as an implementation plan to guide the capital works program. (Refer to Attachment 1 – Burden Park Master Plan Report 2018). The Master Plan recommendations are aligned with the different activity areas within the park.

North West Area – “Active” Zone

Burden Park Bowling Club

- Consolidate the sporting activities within the north-west area by retaining the Burden Park Bowling Club building and the northern two bowling greens.
- Consolidate the car parking arrangements for the bowls club with the conversion of the southern lawn bowls green to a car park with approximately 21 spaces. There is the potential for future left in, left out entry onto Springvale Road.
- Provide a sealed car park and access road to both the new car park and formalise the car park spaces at the bowling club entrance.
- Assess and investigate the existing bowling club building to determine what level of an upgrade is suitable.

2.5.1 Burden Park Springvale South Master Plan (Cont.)

Multi-purpose activity court

- Provide for youth oriented social sport to enhance the diversity of the recreation provision within the reserve.
- Demolish the former Croquet Club building and shed to accommodate the new recreation and gathering area.
- Construction of a multi-purpose hard court for social recreation on the former croquet green to accommodate various sports courts, such as basketball, volleyball and Chinlone / Sepak Takraw.
- Provision of integrated seating, drinking stations, shade and shelter.
- Provision of new fitness exercise stations.
- Construct new paths and terrace connections to provide access to the central “community zone” and to connect to the new park path circuit.

Park Gateway

Establish a ‘park gateway element’ at the corner of Springvale and Heatherton Roads through tree planting and a new entrance into the park.

Car parking and access

- Construct a new car park with approximately 75 spaces to the Heatherton Road interface to respond to the substantial need for additional car parking.
- Retain the existing Heatherton Road car park.
- Modify the Heatherton Road car park entrance with traffic and design management improvements.
- Extend the off-road shared user path to the Springvale Road and Heatherton Road intersection.
- Remove the overflow car parking area that ‘bleeds’ into the underutilised south western grassed area. Provide fencing alongside the new access road to the bowling club to protect this area. The south western grass area would provide for overflow car parking during the Lions Club festival and potential future events.

Southern Area – “Environment” Zone

- Rejuvenate the large grassed area with the creation of new circuit shared paths that encourage greater use of this south-western section of the park.
- Enhance the southern area of the reserve as an environmental focus through new tree planting.

Central and North East Area – “Community Zone”

Community lawn area and walking paths

- Create an enhanced central open lawn space suitable for social sports and community events (e.g. Lions Club Summer Festival).
- Construct new paths to provide structure and access to the lawn space and to connect to the new park path circuit.
- Plant new trees to visually define the grass space and increase the provision of shade;
- Provide fitness stations / exercise equipment around the path network.

2.5.1 Burden Park Springvale South Master Plan (Cont.)

- Increase the provision of shade trees around the perimeter of the open grass area.

Playground Space, Picnic and Social Gathering Areas

- Provide new formal shade structures and picnic tables and seating within the district playground precinct.
- Introduce more youth focused activities such as table tennis tables.
- The construction of the multi-purpose court with basketball and futsal goals occurred in late 2018 in accordance with the playground master plan.
- Increase the number of public toilets from three to six cubicles.
- Demolish the former marching girls building to open up the park and strengthen the connection between the retarding basin area and the “community” area.
- Enlarge the existing barbeque and picnic area between the Burden Park Tennis Club and the retarding basin with the introduction of additional picnic tables and a shelter. This enhanced community space will assist in distributing the demand on the playground barbecues and shelters and activate the eastern section of the park.

Retarding Basin

- Enhance the visual appearance of the retarding basin where the drainage outflows, pits and grates have created a very unappealing environment with landscaping improvements. Retaining its floodwater storage capacity volume is retained however the retarding basin area can have appropriate tufting plants and grass to make the area more appealing for the community to use when the area is dry.

Dog Off-Leash Area

- Provide a new dog off-leash area within the grass retarding basin.
- Provision of amenities for dog owners including dual drinking fountain, seating and a bin.

South East Area – “Active” Zone

Burden Park Tennis Club and Car Parking

- Retain the existing club house and provide upgrades to circulation and access.
- Investigate future upgrade to the club house to meet DDA and female friendly requirements, whilst also providing additional storage space.
- Construct a pedestrian entrance with a gate to provide access from the north side of the pavilion into the park and the enlarged picnic and barbeque area.
- Lengthen the six en-tous-cas tennis courts to make them compliant with Australian Standards for their north – south dimension. To be compliant the tennis court footprint needs to extend 0.5 metres to the north and 1.2 metres to the south to meet the standard 34.77 metre length for tennis courts.
- Construct a new chain wire tennis court fence.
- Construct additional indented angled off street car parking along Olympic Avenue, north of the club.

2.5.1 Burden Park Springvale South Master Plan (Cont.)

Informal Recreational Activities

- Introduce informal active recreational facilities to the immediate west of the tennis club courts to diversify the park's play options. This includes a tennis hit up wall, basketball hoop and line markings such as basketball goal square and a cricket wicket.
- Provision of fitness stations / exercise equipment adjacent to the open grass area, rebound wall / court and path network.

General Landscape Improvements

- Protecting the existing trees and significantly increasing the tree canopy cover across the park will create a more diverse landscape park experience as well as providing shade.
- Provision of additional trees and low level planting to enhance the habitat and landscape character across Burden Park.
- Provision of clusters of picnic shelters / barbecues suitable for larger social / family groups with group seating.
- Provision of more park furniture across the reserve, particularly seating.

Implementation Plan

- The Implementation Plan provides the guidance on both the design and construction sequence that will need to be undertaken to implement the master plan.
- The implementation of the master plan is subject to the support and funding of capital works bids as part of Council's annual budget process.

Community Plan 'Imagine 2030' and Council Plan 2017-21 – Strategic Objectives, Strategies and Plans

After consultation with the Greater Dandenong community on what kind of future they wanted to see for themselves and the City in 2030, the result was the Greater Dandenong Community Plan 'Imagine 2030'. This report is consistent with the following community visions:

Community Plan 'Imagine 2030'

People

- *Pride* – Best place best people
- *Cultural Diversity* – Model multicultural community
- *Outdoor Activity and Sports* – Recreation for everyone
- *Lifecycle and Social Support* – The generations supported

Place

- *Sense of Place* – One city many neighbourhoods
- *Safety in Streets and Places* – Feeling and being safe
- *Appearance of Places* – Places and buildings

2.5.1 Burden Park Springvale South Master Plan (Cont.)

- *Travel and Transport* – Easy to get around

Opportunity

- *Education, Learning and Information* – Knowledge
- *Jobs and Business Opportunities* – Prosperous and affordable
- *Tourism and visitors* – Diverse and interesting experiences
- *Leadership by the Council* – The leading Council

Council Plan 2017-21

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. This report is consistent with the following goals:

People

- A vibrant, connected and safe community
- A creative city that respects and embraces diversity

Place

- A healthy, liveable and sustainable city
- A city planned for the future

Opportunity

- A diverse and growing economy
- An open and effective Council

The strategies and plans that contribute to these outcomes are as follows:

- Open Space Strategy 2009
- Playground Strategy and Action Plan 2013-2023
- Sport and Recreation Participation Study 2015
- Sports Facility Plan – Implementation Plan 2018
- Tennis Plan 2015
- Sport and Recreation Participation Study 2015
- Cycling Strategy 2017-24
- Walking Strategy 2015-23
- Activate - Sport and Recreation Strategy 2014-19
- Dog Off Leash Strategy 2011
- Football Soccer Development Plan 2015
- CGD Gateways Strategy 2011
- Sustainability Strategy 2016-30

2.5.1 Burden Park Springvale South Master Plan (Cont.)

- Youth Strategy 2016-19
- Community Wellbeing Plan 2017-21 and Annual Action Plan

Related Council Policies

The related council policies that are relevant to this process are:

- Asset Management Policy
- Diversity Access and Equity Policy
- Financial Management Policy
- Multipurpose Use of Community Facilities Policy
- Sports Pavilion Management Policy 2017
- Sports Ground Floodlighting Policy 2015

Victorian Charter of Human Rights and Responsibilities

All matters relevant to the Victorian Human Rights Charter have been considered in the preparation of this report and are consistent with the standards set by the Charter.

Financial Implications

The resource requirements associated with this report are \$100,000 compared to the annual budget allocation of \$100,000 for this purpose.

The following funding has been allocated to Burden Park this financial year in the 2018/19 in the City Improvement Program (CIP);

- \$100,000 has been allocated to implement stage 1 of the Master Plan implementation strategy. The projects being undertaken with this funding are;
 - a site feature and level survey
 - the design and construction documentation of the north west car park extension and associated traffic management requirements. The project scope also includes the gateway corner, landscape design and path network improvements to this north western precinct.
 - The above works will allow for construction to occur in the next financial year, subject to capital funding being received for 2019/20.

Future implementation and staging will be dependent on the inclusion of the master plan in Council's long term financial plan. Further, the implementation of the master plan will be subject to the support and funding of capital works bids and opportunities to actively pursue external funding in the following years as part of the budget process.

The staging of the Burden Park Master Plan will be developed and guided by the master plan's implementation strategy, which identifies short, medium and long term projects. (Refer to Attachment 1 – Burden Park Master Plan Report 2018). The Implementation Plan provides the guidance on both

2.5.1 Burden Park Springvale South Master Plan (Cont.)

the design and construction sequence that will need to be undertaken to implement the master plan over a ten year plus time frame. The implementation strategy outlines indicative costs to guide the capital infrastructure project works. The funding to implement the projects is subject to the support and funding of capital works bids as part of Council's annual budget process.

The redevelopment of Burden Park will represent a significant commitment by Council over the long term. To facilitate the development of the master plan the staged implementation plan outlines the sequential staging of projects and associated cost estimates as a funding guide. A headline figure of approximately \$4.66 million dollars has been estimated to implement all aspects of the proposed master plan.

The building projects in the master plan are intended to be funded out of the Building Facility renewal program steered and directed by the Sports Facility Plan and Asset Renewal Program. The upgrade of the playground would be funded through the Playground Strategy Implementation Program.

Consultation

Extensive community consultation was undertaken at key milestones during the project. This is summarised in the earlier background section of this report. A Project Control Group was established at the commencement of the project and included members from the Executive, Ward Councillors and Council Officers.

The consultation process was undertaken in accordance with Council's *Community Engagement Policy* as well as its *Community Engagement Planning Framework*.

The consultation process was structured to inform Councillor and officer views and priorities across Departments before the views of user groups, stakeholders and the wider community were canvassed. This ensured that all viewpoints could be assessed and responded to in light of an understanding of wider Council policies, priorities and preferred directions. A summary of the consultation engagement process is outlined in the table below.

The final consultation and engagement that occurred during stage 3, as summarised in the background section of this report was an extensive and detailed process. The outcome was an assessment of all stakeholder and community submissions leading to the final master plan for Burden Park.

Community Engagement Process	Timeframe
Stage 1	
Children's Forum Workshop	23 August 2017
Ward Councillor Briefing 1 <ul style="list-style-type: none">To brief Ward Councillors that the master plan for Burden Park was commencing, present initial opportunities and constraints regarding Burden Park and the community consultation process.	4 December 2017

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Burden Park Springvale South Master Plan (Cont.)

The City Magazine article – Dec 2017-Jan 2018 Edition	December 2017-January 2018
Stakeholder Consultation with sports clubs	12 December 2017
Our Say Stage 1 (Future of Parks) (generic)	14 December 2017 -15 January 2018
The City Magazine article – Feb 2018 Edition	February 2018
Stage 2	
Our Say Stage 2 (Burden Park) – (specific) <ul style="list-style-type: none"> • Our Say online forum • Email submissions or phone • Postcard drop to properties within 1km of park • Generic postcard for all four parks used in Council's libraries and community service centres and Australia Day Festival. • A1 posters displayed in the park • A3 size posters displayed in Council's libraries and community service centres 	22 January 2018 – 18 March
Drop In Community consultation in the park (Saturday morning)	17 February 2018 (9.00am -12.00pm)
Stage 3	
Development of Draft Master Plan	March 2018 – June 2018
Councillor Briefing 2 - Draft Master Plan <ul style="list-style-type: none"> • Ward and all Councillors invited to attend this briefing session on the draft Master Plan prior to it being publicly exhibited for consultation 	5 June 2018
Stage 3 Public Exhibition of Draft Master Plan – <ul style="list-style-type: none"> • Our Say online Forum • Email submissions or phone • A1 posters displayed in the park • A3 size posters put up in the sports clubs at Burden Park. • A3 size posters displayed in Council's libraries and community service centres • Email notification to all Stage 2 submitters 	11 July 2018 – 17 August 2018

2.5.1 Burden Park Springvale South Master Plan (Cont.)

PCG – Assessment of community engagement submissions received after the publicly exhibited draft master plan	August - September 2018
Finalisation of Master Plan	September – October 2018
Infosum to Councillors on the Master Plan	13 February 2019
Council Meeting – Final Master Plan	25 February 2019

Conclusion

The Burden Park Master Plan will enable the transformation of this district park as a community destination for active and passive recreational pursuits with the introduction of multi-purpose sports facilities, supporting paths and park infrastructure. The planting of trees across the park will enable an urban forest canopy to be developed as well as establishing a strong landscape character that is used to frame the central grassed area, define the walking paths and gathering areas for people to enjoy.

The Master Plan will strengthen and reinforce Burden Park's role as a district multi-purpose park with a strong community focus. The master plan supports the two sports clubs as well as providing new and improved park infrastructure that facilitates the community's recreational pursuits, that is well utilised and meets the recreational and social needs of the diverse Springvale South community.

The master plan has considered the long term future of the reserve by ensuring that the sporting infrastructure caters for existing and future trends in sport and recreation. The inclusion of passive recreational facilities that are integrated with an enhanced landscaped environment will enrich the lives of the community. The Burden Park Master Plan successfully balances the recreational, social, economic and environmental objectives for the community.

Recommendation

That Council:

1. **notes the Burden Park Master Plan has undergone a rigorous process of community and stakeholder engagement. The Burden Park Master Plan will respond to the long term future requirements of the community and supports the established growth and development of the reserve for sport and passive recreational pursuits and environmental improvements. It is therefore recommended; and**
2. **adopts the Burden Park Springvale South Master Plan Report and the staged implementation plan.**

2.5.1 Burden Park Springvale South Master Plan (Cont.)

POLICY AND STRATEGY

BURDEN PARK SPRINGVALE SOUTH – MASTER PLAN


ATTACHMENT 1

**BURDEN PARK MASTER PLAN – FINAL
REPORT JANUARY 2019**

PAGES 99 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5235.

2.5.1 Burden Park Springvale South Master Plan (Cont.)



BURDEN PARK MASTERPLAN
REPORT | JANUARY 2019
Prepared for Greater Dandenong City Council

GREATER DANDENONG
City of Opportunity

MICHAEL SMITH & ASSOCIATES
LANDSCAPE ARCHITECTURE AND URBAN DESIGN

2.5.1 Burden Park Springvale South Master Plan (Cont.)

**Burden Park Master Plan
Springvale South – Final Report
January 2019**

Prepared for:
The City of Greater Dandenong

Prepared by Project Consultant

**Michael Smith and Associates
Landscape Architecture and Urban Design**

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Report Issue: FINAL REPORT, JANUARY 2019

In conjunction with the following sub consultants:

CMF Consulting
Open Space and Community Facility Planning

Trafix Group
Transport Planning and Traffic Engineering

Dale Cohen Architects
Architecture and Built Form Visualisations

Wilde and Woollard
Quantity Surveying

Storm Consulting
Stormwater Management and WSUD Solutions

C&R Ryder Consulting
Consulting Arborist

Martin Butcher Lighting Design
Lighting Design

2.5.1 Burden Park Springvale South Master Plan (Cont.)

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2.5.1 Burden Park Springvale South Master Plan (Cont.)

BURDEN PARK
MASTER PLAN REPORT
GREATER DANDENONG CITY COUNCIL

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2.5.1 Burden Park Springvale South Master Plan (Cont.)

BURDEN PARK MASTER PLAN - FINAL REPORT
THE CITY OF GREATER DANDENONG

1 Introduction

In September 2017 the City of Greater Dandenong engaged the consultant team led by Michael Smith and Associates to prepare a Master Plan for Burden Park, Springvale South. One of the key aims of the master planning process was;

To develop a Master Plan that will retain Burden Park's role as a district multi-purpose park that provides for a broad range of sports and recreational pursuits, that is well utilised and meets the recreational, growing population and social needs of the diverse Springvale South community.

1.1 Key Issues

Council identified the following key issues to be addressed in the preparation of the Master Plan. These are:

- Large areas of the park are underutilised and require a complete review of the spatial planning and functional layout of the reserve.
- Balancing passive and informal recreation versus opportunities for new active recreation facilities or grounds.
- How can the Master Plan assist in developing recreation options for the future requirements of sports and leisure and increasing demand for female and junior sport?
- The options for the Burden Park Bowling Club and the Burden Park Tennis Club in terms of competition and social sports uses and the club infrastructure within the reserve.
- Car parking – very poor and ad hoc layout associated with former uses.
- Vehicle access has limitations in its current location and relationship to the existing car parking arrangements.
- Existing provision and future requirements of on-site car parking and the vehicle circulation within the reserve.
- Identified corner gateway – park currently does not engage with the precinct.
- The required supporting infrastructure to support future provision of facilities.
- Integrating the multipurpose courts into the broader park layout.
- The capacity of the Burden Park Tennis Club and options for expansion and / or provision of multi-use court facilities.
- The role and future options for the existing building infrastructure.
- Completing the final stages of the playground upgrade.
- The retarding basin - existing drainage and retarding issues and further opportunities for environmentally sustainable design opportunities.
- Provision of open space that meets the future demands of population growth and changes in demographics and cultural groups.
- Strengthening integration of existing uses.
- Provision of amenities –picnic and BBQ areas etc. is very limited.
- Canopy tree coverage is poor across the reserve.
- Removing obsolete infrastructure

2.5.1 Burden Park Springvale South Master Plan (Cont.)

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1.2 Master Plan Objectives

Objective 1 - General Master Plan

- The design vision should integrate the recreation, sports, facilities, leisure, environmental, economic, cultural, and community activities.
- Retain its role as a district multi-purpose park that provides for a broad range of passive and active recreational pursuits.
- The vision should be rigorous but shall also provide sufficient flexibility to cater for a range of actions and uses depending on circumstances and opportunities as they arise.
- Development of a park that respects the 'qualities' of the reserve but provides nodes that work hard to provide a higher level of activity and multi-purpose facilities to service the diverse community needs and growing population.
- It will be recognised as a high quality park with an emphasis on design excellence in terms of landscape, sports provision, informal recreation and integrated environmental design solutions.
- Reflects the local community ideas and aspirations, as an outcome of the community consultation process.
- To promote youth friendly design catering for emerging children's and teenage activities, as well as the needs of diverse age groups.
- To design solutions using "Crime Prevention Through Environmental Design Principles" (CPTED) to improve public safety and visibility.

Objective 2 - Sports Clubs and Grounds, Buildings and Community Facilities

- Review and provide recommendations for the Burden Park Tennis Club and Burden Park Bowling Club and interfaces with the park etc.
- Prepare a summary of the existing reserve building uses, their role and a high level assessment of the building's suitability for demolition, refurbishment or integration in association with the Master Plan strategy.
- To provide for integrated amenities and services such as a public amenities block (including disabled and baby change).
- Provide recommendations on suitable locations for supporting infrastructure, i.e. power supply and water.
- Undertake a capacity analysis of Burden Park to introduce a new sports facility or sporting code(s) / activities which have an identified demand.
- Provide recommendations on options for sports ground lighting to enable use for night time competition and training.
- Areas for smaller scale community or cultural sports / games, informal passive recreational areas.
- Provide recommendations on boundary fencing, rationalising infrastructure such as signage and bollards.

2.5.1 Burden Park Springvale South Master Plan (Cont.)

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Objective 3 - Passive Recreation, Community Events and Other Facilities

- Areas suitable for larger community gatherings such as BBQ and picnic areas and their integration with playground and other activity node opportunities.
- Opportunities for the circuit walking path, such as fitness stations and distance markers etc.

Objective 4 - Movement, Access and Car Parking

- To identify the key issues and develop options relating to vehicle movement and access and parking to and from the reserve.
- To develop a car park precinct(s) design for Burden Park that considers both existing and future development options and future demand.
- To provide for an integrated pedestrian and shared bicycle path network.

Objective 5 - Flooding and Drainage

- Strongly consider the retarding basin and its role in flood retardation and where practical how can the park incorporate and take advantage of natural / drainage features in the development of the Master Plan.

Objective 6 - Environment, Landscape Design and Sustainability

- To protect and enhance any existing natural values within the site.
- To identify and highlight existing mature trees and significant vegetation that should be retained where possible.
- To substantially increase the tree canopy cover across the park.

Objective 7 - Implementation Plan

- To develop an implementation strategy, with opinion of probable costs which allows for the park to be upgraded or redeveloped in coordinated stages over the next 15 years.
- To provide initiatives which are achievable in the short, medium and longer term.
- To ensure that the Master Plan is comprehensive and able to be easily used for funding submissions from external authorities.
- To develop a park design that is sensitive to the limited ongoing resources of Council's capital, operations and park maintenance budgets.

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2.5.1 Burden Park Springvale South Master Plan (Cont.)

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1.3 Study Process

The table below outlines the steps involved in the development of the Burden Park Master Plan.

<p>Sep. – Dec. 2017</p>	<p><u>Research and Analysis</u> Site investigation and analysis. Background / demographic and leisure trends, research and analysis. Michael Smith (MSA) and Martin Butcher attended a night time inspection of both reserves.</p>
<p>Dec.2017 – Mar. 2018</p>	<p><u>Consultation with Key Stakeholders</u> Meetings with Greater Dandenong Council officers, the Ward Councillors, the Project Control Group established for the Master Plan and other key stakeholders. Meeting with the Burden Park Sports Clubs including Burden Park Bowling Club and the Burden Park Tennis Club. Notification to the sports clubs regarding the community consultation process in February 2018.</p>
<p>Dec.2017 – Mar. 2018</p>	<p><u>Community Consultation (Stage 1 and Stage 2)</u> "Our Say" online engagement platform - Stage 1 (Future of Parks - Generic) "Our Say" online engagement platform - Stage 2 (Burden Park) Drop-in session held on Sat. 17 Feb.18; 9am-12pm</p>

<p>Apr. 2018</p>	<p><u>Assessment of Merit</u> An Assessment of Merit was developed to provide direction on the development of the preliminary concept layouts, particularly regarding infrastructure, the future provision of additional sporting facilities, improvements to existing sporting facilities in regards to existing and future demands, the multi-activity space, new basketball courts and increasing public toilet facilities.</p>
<p>May 2018</p>	<p><u>Preliminary Concept Layout Plan</u> Preparation of preliminary concept layouts, exploring sport allocation, community uses, infrastructure and asset improvements to buildings and sporting grounds, desirable uses and their functional arrangements on the site.</p>
<p>June 2018</p>	<p><u>Draft Master Plan</u> The Draft Master Plan was prepared following review and comment on the Preliminary Concept Layout Plan.</p>
<p>Jul. – Aug. 2018</p>	<p><u>Stage 3 - Public Exhibition of Draft Master Plan</u> The Draft Master Plan was exhibited for the period 11 July – 17 August, seeking comment from reserve user clubs and groups, the local community, agencies and authorities and other key stakeholders.</p>

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<p>Sep. – Dec. 2018</p>	<p><u>Refinement of the Draft Master Plan</u> Refinement of the Draft Master Plan into a staged Final Master Plan based upon feedback received during and after the exhibition of the draft Master Plan.</p>
<p>Dec. 2018 – Jan 2019</p>	<p><u>Final Master Plan</u> Final Master Plan and report completed.</p>

2.5.1 Burden Park Springvale South Master Plan (Cont.)

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2 Site Context

Burden Park is located in a prominent position on the south eastern corner of Springvale and Heatherton Roads. The busy Springvale Activity Centre and civic precinct is approximately one kilometre to the north. Burden Park is identified by the City of Greater Dandenong as a gateway location within Council's Gateway Strategy, however the current layout does not respond to the opportunities expected in the Gateway Strategy.

Burden Park is approximately 7.7 Hectares in area and is classified in the City of Greater Dandenong's Open Space Strategy (2009) as a District Level Park, in providing multi-use sports and community facilities that will meet the long term requirements of the broader community. The recently upgraded large district level playground is a major attraction for families as a destination visit, often extending their visitation time to enjoy the picnic and barbecue facilities adjacent to the district playground.

Burden Park currently provides a balance between sports and community uses, with family groups being large users of the park. The Burden Park Tennis Club, the district playground and picnic area and the Burden Park Bowling Club are the main attractors. There is also a large central grass kick-about area.



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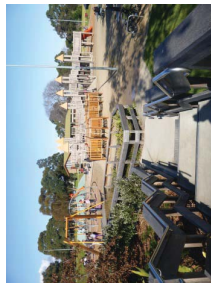
2.5.1 Burden Park Springvale South Master Plan (Cont.)

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There are some scattered mature trees around the perimeter of the park and there are some groups of mature trees along the southern perimeter and the northeast corner of the park. Burden Park has a number of existing mature gum trees, in this case Mahogany Gums. However the canopy coverage for the overall areas of the park is generally low.



Existing seating near the playground



Existing playground



Existing playground

The district playground is a feature of the Heatherton Road frontage to Burden Park with its timber structure and orange turrets. The original timber playground was inspired by the community in 1994. From 2013-16 Council has upgraded and enlarged the playground with new play facilities. There is a toilet block located to the east of the playground.



Burden Park Bowling Club



Fencing to the west of the park

The Burden Park Bowling Club is located on the north-west corner of the site. Currently, the fence lines and building have a high visual exposure to the Springvale Road and Heatherton Road intersection. The disused croquet green abuts the bowling club.



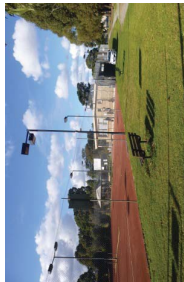
Car parking adjacent to the Bowls Club



Car parking adjacent to the Bowls Club

2.5.1 Burden Park Springvale South Master Plan (Cont.)

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Existing tennis courts and pavilion



Existing tennis courts and pavilion

contributing advanced programs and processes to engage with the multi-cultural community.

The Burden Park Tennis Club has been identified as a facility to review in terms of potential provision of multi-purpose facilities. We noted a car parked close to the club house even though there is no formal carpark for the tennis club within the park. The Master Plan has identified the opportunity for vehicle access and car parking near the club house.

There is angled car parking on Olympic Avenue however there is no specific car parking for tennis club members within the reserve. There are several clusters of established Manna Gums associated with the tennis club area. The retarding basin at the north-east corner of the reserve has litter and barrier traps at the inflow and outflow ends.

Council established a comprehensive community and stakeholder consultation and engagement process with major planning and organizational input from Council's communications team,

2.5.1 Burden Park Springvale South Master Plan (Cont.)

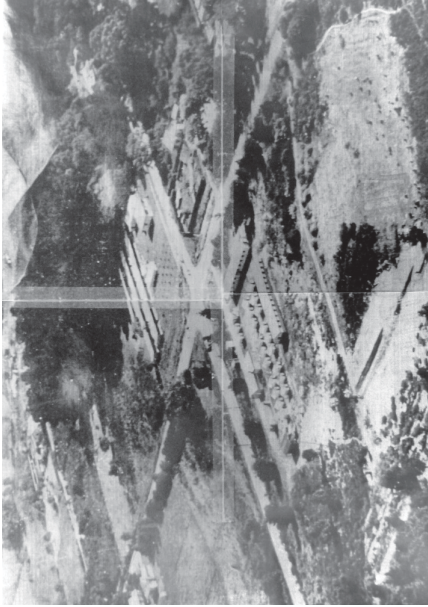
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3 History of Burden Park

The park consisted of coastal woodland and prior to the first World War, was privately owned. Rates were unpaid for many years and around 1937 or 1938 the Springvale Progress Association recommended the then Council, Shire of Dandenong, take on ownership and develop it for public use. At the time, Councillor George Burden advised that Council could not legally take over the land. The alternative was to sell the land to assist in paying over twenty years of unpaid rates, at the risk that potential purchasers would outbid the Shire of Dandenong.

The Progress Association was about to make a Deputation to the appropriate Minister when Mr Colless, a local glass merchant and builder paid the rate arrears and claimed of adverse possession. A counter claim was made to Council and Judge Winneke (father of Sir Henry Winneke, State Southern General and Governor) made the decision that the owner of the land, a German merchant navy sea captain retain his ownership rights for a further twenty years, and if not claimed by 1958, the title would be transferred to the Shire of Dandenong. No claim was ever made by the registered owner however, during the twenty year period it was universally assumed and accepted that the land belonged to the Council.

The assumption was reinforced by Council allowing the State Rivers and Water Commission permission to construct dormitory facilities for Ukrainian workers engaged in the draining of the Carrum swamps. A future district hospital was mooted for the north



The Ukrainian workers camp, north-west corner of Burden Park, circa late 1940s Source: Springvale and District Historical Society

east corner of the park where the retarding basin is located. Between 1953 and 1955, Council ran out of tip sites and the semi cleared area of Burden Park became a tipping site¹. Trenches were dug to tip rubbish which affected the construction of tennis courts and the bowling club rooms.

By 1958 Council held title of the land, however Council had limited funds to establish recreation and community facilities. Council

¹ Hibbins, G.M. A History of the City of Springvale, (Lothian Publishing Pty Ltd, Port Melbourne 3207, 1936) 212

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granted a thirty year term improvement lease to clubs or organisations, which were prepared to develop the land for community benefit.

In 1959, a bowling club was formed and funds from various private sources enabled two bowling greens to be constructed. A tennis club was also formed and six tennis courts were constructed to the Springvale Road frontage², however due to subsidence of garbage filled trenches, the courts had to be relocated to the Olympic Avenue side of the park.

Burden Park Playground

The Burden Park playground was strongly driven by the community. It was constructed in 1994 with a "Space and Exploration" Theme. It offers a unique adventure play experience in the Municipality and is one of the few playgrounds not dominated by off-the-shelf, standardised play equipment. The playground is predominantly an expansive timber structure with a high number of facilities built into the experience.

In August 1994, after 18 months of planning and \$100,000 of fundraising, over 1200 volunteers, including council workers and army reservists, spent five consecutive days building the massive wooden structure which resembles a children's castle. The construction of the playground was based on the Leathers

² Hibbins, G.M. *A History of the City of Springvale*, (Lothian Publishing Pty Ltd, Port Melbourne 3207, 1936) 213

playground concept. The playground is a great achievement and it also represents something that is special and quite unique to Springvale.

During 2012, Council prepared a concept plan to guide the future redevelopment of the Burden Park playground. To harness the energy that went into creating the original playground, Council sought to include the community in the process of re-visioning the Burden Park play space which will enable the playground to continue to be a great facility for children of varied ages and abilities and the community to use.

Burden Park Playground's existing playground is loved and treasured by the community for the following reasons:

- The range of play activities available
- The size and scale of the playground
- It's unique castle structure – creates a "fantasy world"
- It was a community driven project and has a strong legacy
- It is a social hub and gathering space for the community.

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4 Reserve Analysis

4.1 Sports Spaces and Facilities

The two major sporting clubs; the Burden Park Bowling Club and the Burden Park Tennis Club are located at opposite corners of the park. The Tennis Club is located in the south east corner of the park and contains 6 en-tout-cas courts with an existing pavilion situated between the courts. The current courts are not compliant with Australian Standards in their north – south dimension and are enclosed by a chain wire fence that is in poor condition. There are opportunities to enhance the tennis courts, upgrade the existing pavilion and provide a better connection to the northern passive recreation area of the park.

Existing angled car parking along the west side of Olympic Avenue currently services the Tennis Club and vehicles are sometimes parked closer to the pavilion, on the grassed area south of the courts. There are a number of significant large Manna Gums in the area south of the courts which may restrict formal car parking arrangements in this area.

The Burden Park Bowling Club building is located in the western area of the park and is serviced by an asphalt car park that has room for approximately 20 cars. The Bowling Club has three bowling greens and the presentation of the club in relation to the Heatherton Road and Springvale Road intersection is poor as the building and fence lines are mostly exposed.

A disused croquet green approximately 30 x 50 metres in size currently lies east of the bowling greens. There is a sealed access road that runs parallel to the boundary of the croquet green, leading to the Bowling Club building and sealed carpark.

Implications for the Master Plan:

- *Removal of the disused croquet green will provide additional parkland space for additional carparking to meet current demands or provide space for additional sporting facilities.*
- *The Master Plan needs to consider the increase in car parking demand if any additional sporting fields are proposed.*
- *Increase car parking spaces to service the Tennis Club and upgraded pavilion and courts.*

4.2 Landscape Character

Burden Park has a number of zones of existing mature gum trees such as Mahogany Gums and Manna Gums which add character to the park. Although there are a number of scattered 'pockets' of mature gum trees the canopy coverage for the overall areas of the park is generally low. There is a large English Oak located south of the former marching girls building which has the opportunity to be integrated into the playground area. There is a retarding basin in the north east corner of the park which contains a number of pits and outlets that are an eyesore.

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2.5.1 Burden Park Springvale South Master Plan (Cont.)

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Implications for the Master Plan:

- Substantially increase the tree canopy cover across the park by planting suitable evergreen and deciduous trees.
- The English Oak provides opportunities to create a seating area and associated with the playground.
- Provide infill planting of tufting plants to the retarding basin area, particularly around the drainage outlets to enhance the landscape character of the park.

4.3 Existing Buildings

There are five main buildings and one minor building that currently exist in Burden Park. They are:

- Tennis Club Pavilion
- Bowling Club Building
- Toilet Block
- Dandenong Band Room
- Former Marching Girls Pavilion
- Grounds Storage Shed

4.3.1. Tennis Club Pavilion

The Tennis Pavilion is at the end of its service life and requires an upgrade. The fencing is in poor condition which decreases the safety to both the courts and pavilion. The facility is under lease to the Burden Park Tennis Club. It has one regular hirer, a group from the Cambodian community conducting a computer course. This is in addition to other casual hirers, including family groups and schools.

4.3.2. Bowling Club Building

The Bowling Club Building, situated on the west side of the park needs to be assessed and investigated whether a new building is required or an upgrade is suitable.

4.3.3. Toilet Block

There is an existing public toilet amenity containing 3 cubicles located to the east of the existing playground.

4.3.4. Croquet Club Building

The Dandenong Band currently lease the Croquet Club building which is located to the east of the existing Bowling Club. The Croquet Club building is a small cream brick building that aside from the use by the band is now a defunct building. There is a separate storage shed to the west, which is also no longer required as a building asset.

4.3.5. Former Marching Girls Pavilion

This building formerly used as the Marching Girls Pavilion is located on top of an embankment to the south east of the existing playground. There is a timber switchback ramp leading up to the building. It is currently being used as storage.

Implications for the Master Plan:

- The upgrade or development of a new Tennis Club pavilion will meet present day standards and better integrate the tennis club into the surrounding park land.
- The toilet block needs to be expanded to meet demands

2.5.1 Burden Park Springvale South Master Plan (Cont.)

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- *Removal of the small grounds storage shed to the west of the tennis courts will provide space for the development of further active recreation opportunities within the park.*
- *The Marching Girls Building, if removed will provide space for the existing playground to expand as well as provide an opportunity to develop a picnic and seating area with views overlooking the playground to the west.*

4.4 Playground

The existing district level playground is a feature of the Heatherton Road frontage to Burden Park. The initial playground was inspired by the community in 1994 and since then it has been upgraded with regional scale play facilities. It is lacking in the provision of shade and there is an opportunity to provide additional shade, shelter and picnic facilities close to the playground.

Implications for the Master Plan:

- *The amenity of the playground may be increased through the provision of additional shade, shelter and picnic facilities in close proximity to the playground.*
- *There are opportunities to integrate the playground area with the site of the Marching Girls Pavilion and increase play opportunities near the embankment to the east of the playground.*
- *Increase tree coverage to the playground to provide shade, particular near any proposed picnic facilities.*

4.5 Movement and Access

4.5.1. Vehicle Circulation and Parking

There is an existing sealed car park on the Heatherton Road frontage of the reserve that services the playground, catering for approximately 37 car spaces. There is another sealed car park located south of the Bowling Club that caters for approximately 20 cars. Bowling Club patrons currently access this car park from the Heatherton Road entrance via a sealed north – south access road. There are also a few sealed car spaces adjacent to the Bowling Club. Parking for the Tennis Club is provided on Olympic Avenue as on-street angled parking spaces.

4.5.2. Pedestrian Cycle Movement

There are multiple path networks within the park. A lilydale topping circuit path meanders through the southern portion of the park, in between large established gum trees. From the eastern entrance, the path splits into two paths near the tennis pavilion and continues west as two separate path ways until merging at the western entrance point to the park. A concrete path network links portions of the eastern half of the reserve together. Overall, the pedestrian path network can be improved through the provision of 'path linkages' between the existing pathway network, particularly to provide safe access to the bowls club. There is a major opportunity to provide an accessible link from the existing croquet green, particularly if the space is developed to provide passive and active recreation opportunities, to the grassed open area. Opportunities exist to enhance the walking experience by the provision of fitness equipment around a circuit path.

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Implications for the Master Plan:

- *The introduction of informal active recreational facilities such as fitness equipment is an important consideration.*
- *Improving access within and around the park will support greater participation in informal recreation and community participation. The provision of pathway linkages and circuit path systems that caters for all ages and abilities is a major consideration in the development of the Master Plan.*
- *The tennis club will benefit from a DDA compliant access path that links to the existing east – west concrete path to the north of the courts.*
- *Improvement to access between the grassed open area in the centre of the park to the east portion of the reserve, particularly if it is developed into a passive and active recreation zone.*
- *The draft Master Plan must plan for the increased demand in car parking to the park following development of additional sporting and active recreational facilities.*

Implications for the Master Plan:

- *The Master Plan will need to investigate the potential for incorporating WSUD opportunities into new works to treat stormwater run-off from impervious surfaces (i.e. rain gardens, tree pits, 'smart soakers' and permeable pavement).*
- *Any impact of earthworks done on site must be managed to ensure it does not affect the current drainage function of the retarding basin to the north east corner of the park.*

4.7 Existing Park Infrastructure

4.7.1. Park Lighting

Inspection of the lighting at night revealed that the south pathway is lit generally around 50 metre spacing. The existing greens are partly lit at night (eastern green is lit.) There are opportunities for providing lighting to the path arching around the tennis club to the north side.

4.7.2. Informal Recreation Facilities

The park has a lack of fitness equipment and there are opportunities to increase the passive recreation / social gathering areas within the reserve. It was noted in previous consultation undertaken by Council that there is demand for a full size basketball court to be located within the reserve. The reserve is large enough to provide for several new areas dedicated to informal recreation.

4.6 Drainage Infrastructure

There is a large retarding basin located in the north east corner of the reserve. There are several large pits and outlets located on the Olympic Avenue frontage which are visible from the footpath.

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5 Policy Context

5.1 Open Space in the City of Greater Dandenong

The City of Greater Dandenong has over 100 parks, sports reserves and playgrounds, as well as four bushland areas and open space corridors, totalling over 600 hectares. Owned and managed by Council, these open spaces offer a wide range of activities and things to see and do, including bushwalking, playgrounds, cycling, recreational areas, picnic and BBQ areas, local flora and fauna and more.

The City has several areas of significant ecological value including wetlands and remnant woodland communities. There are also significant areas of privately owned open space located in the region, such as the Springvale South Botanical Cemetery.

There are five main waterways in Greater Dandenong: Dandenong Creek (15.5 km), Mile Creek (9 km), Eumemmerring Creek (13.5 km), Mordialloc Creek (5 km) and Patterson River (4 km). Water quality issues in these creeks are common as with many of Melbourne's urban streams.

Significant areas of public open space include the Dandenong Creek and its tributaries; Greaves Reserve; Spring Valley Reserve;

Ross Reserve; Burden Park and Tattersson Park, all being larger than 7 hectares in area.

Burden Park is an important district park, highlighted by the timber adventure playground which has a rich community history. Council has recently upgraded the playground with new equipment and activities. Burden Park also provides sheltered BBQ and picnic facilities, tennis and lawn bowls clubs. However, Burden Park is currently not designated as a sports ground.

5.2 Reference Documents

There are a number of important strategies, plans and policies as well as reference documents that are pertinent to Burden Park and have informed the development of the Master Plan.

The key external and internal documents and relevant details on how they have helped inform the development of the Master Plan are outlined below.

5.2.1. VPA Metropolitan Open Space Network

The Victorian Planning Authority has identified a series of fundamental network planning principles to guide assessment of open space provision across the metropolitan region, and to assist in identifying and prioritising potential interventions. The principles / pillars rest on the foundation objective of optimising access to, and use of, all practically available publicly owned land (inclusive of Restricted Public Land) for net community benefit.

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The principles are based on the contention that no one element or factor in isolation can deliver a high quality open space network. Instead there are a range of universal "ingredients" that can be mixed and matched and used in different proportions to underpin spatial planning solutions that are responsive to local or regional circumstances.

The principles have been crafted to:

- Provide direction and strategic planning for the metropolitan open space network as a whole.
- Provide a framework for local governments as they review and revise their existing open space strategies.

The overarching goal of the network planning principles is to achieve an integrated and accessible open space network that facilitates high quality and affordable communities, maximises the community benefit of all available public land and underpins and strengthens Melbourne's liveability, resilience and biodiversity.

The six principles (or the '6 Pillars') are as follows.

Equitable Distribution

Deliver a network of open spaces that are located to ensure community access within a safe 5-minute walk (approximately 400m) of 95% of residents.

Access and Connectivity

Create a network of open spaces that are accessible to all, free of charge and connected by safe pedestrian and cycle links, public transport options and where practicable co-located with community infrastructure.

Quality

Design, build and maintain open spaces to optimise their capacity and resilience and to enhance community appreciation.

Quantity

Provide an appropriate amount of open space to cater for a range of community uses.

Diversity

Deliver a network of open space types (pocket, neighbourhood, community, district, municipal and regional parks) that provide for a range of uses, functions and differing levels of amenity.

Sustainability

Create a network that is planned and managed to support biodiversity and city amenity which is also fit for purpose, fiscally responsible and resource efficient.

Below is a summary of the key Council documents that have guided the development of the Burden Park Master Plan.

2.5.1 Burden Park Springvale South Master Plan (Cont.)

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5.2.2. Open Space Strategy 2009

The objectives of the Open Space Strategy are to achieve a quality public park and reserve network, to meet the recreational and social needs of the existing and future Greater Dandenong community, over the next 20 years.

The goals of the strategy are to provide:

- A range of public parks and reserves within walking distance from most residents that are attractive, interesting, safe, readily accessible and comfortable places to be.
- A comprehensive open space network that delivers environmental, social, health and well-being, and economic benefits to the community.

The Open Space Strategy outlines broad principles for the open space network, goals for open space provision, park development standards, strengths and issues regarding open space within the municipality.

Council's Open Space Strategy has identified Burden Park as a key priority area for detailed Master Plan development.

5.2.3. Playground Strategy and Action Plan 2013-2023

The Playground Strategy and Action Plan 2013-23 provide a balanced approach with an emphasis on play value as well as maintenance and asset upgrading. It provides clear design guidelines to improve design standards, around play value, accessibility, integration within the park, artwork integration, community safety and environmental considerations.

The Playground Development Action Plan outlines the priority number for each playground's upgrade. Burden Park's district playground was identified as priority number 1 in the Action Plan. The playground was updated and expanded from 2013-16 after the completion of a master plan for the district playground in 2012.

5.2.4. Sport and Recreation Participation Study 2015

Sport and active recreation is recognised by the City of Greater Dandenong for its vital role in improving health and wellbeing, encouraging social interaction and creating healthier and more inclusive communities.

The 2015 Sport and Active Recreation Participation Study has been developed to provide a comprehensive understanding of participation trends in Greater Dandenong, to help Council and key stakeholders develop strategies to minimise barriers and increase participation in sport and recreation activities.

The consultation outcomes report provides a comprehensive analysis of the top ten most popular sport and active recreation activities in Greater Dandenong. Children's top ten organised sport and active recreation activities (outside of school hours) are also outlined.

- This study builds on the previous 2011 participation study by re-examining sport and recreation preferences and barriers to participation, in addition to seeking information about physical activity levels of residents, walking frequency and children's participation trends.

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- The Study involved a total of 669 respondents and revealed the following key findings about sport and recreation participation in Greater Dandenong:
 - ✓ Half of Greater Dandenong residents do not engage in the recommended levels of physical activity (being 30 minutes of moderate intensity activity on most, preferably all days of the week);
 - ✓ Over half (54%) of residents spend less than 2.5 hours participating in physical activity per week.
 - ✓ Males have higher levels of physical activity than females, whilst lower levels of physical activity were noted amongst people with a disability and people aged 25 to 34 and 45 to 54 years.

The key implications for Burden Park include:

- *The development of a suitable path network throughout the park to cater for those who use the park for walking.*
- *Walking (including walking the dog) is the most popular activity, undertaken by 61% of survey respondents. Females were more likely to participate in this activity than males.*
- *Walking is the most popular activity across all cohorts, with the exception of young people aged 15- 17 years.*

5.2.5. Sports Facilities Plan – Implementation Plan 2018

The Sports Facilities Plan - Implementation Plan 2018 guides the planning and strategic delivery of new and improved sporting facilities throughout the City of Greater Dandenong.

- Sport provides significant benefits for individuals and communities both directly and indirectly. The benefits include:
 - ✓ Individual health and well-being;
 - ✓ Satisfaction and engagement in community life;
 - ✓ Community pride in volunteering;
 - ✓ Efficient use of economic and government resources with reduced poor health, absenteeism and anti-social behaviour.
- The City of Greater Dandenong currently provides 25 sporting reserves throughout the municipality, and supports the community use of five (5) school sites.
- The extensive range of facilities within Greater Dandenong requires ongoing improvements to address ageing infrastructure, compliance with modern standards and to enable multi-purpose and maximum use
- New facilities are also required to cater for the growing population and respond to increasing participation levels and community demand.

Since the development of the previous Sports Facilities Plan, Council has invested over \$6 million towards the implementation of priority capital projects to improve the provision of outdoor sporting facilities in Greater Dandenong.

Six out of the nine selected sports for inclusion in the Sports Facilities Plan have shown strong growth:

- ✓ Rugby league - New club
- ✓ Baseball – 70.1%

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- ✓ Netball - 27.3%
- ✓ Cricket - 23.7%
- ✓ Softball – 18.1%
- ✓ Soccer - 4.2% (Soccer participation numbers are based on FFV player registrations and do not include social / casual participation)

Implementation Priorities

Implementation Priorities identified in the strategy are:

- Tennis pavilion upgrade – high
 - Replacement of the clay tennis courts with synthetic – high
 - Lighting upgrade for tennis (competition) – medium
- These priorities will be tested in the Master Plan process.

5.2.6. Tennis Plan 2015

The Tennis Plan 2015 provides a snapshot of the existing situation with respect to tennis in the City of Greater Dandenong (CGD) and provides future direction for how Council will develop and manage facilities in the future to ensure facilities are sustainable in the long term.

Directions Key directions of this plan include:

- Continue to improve facilities, especially courts, lighting and fencing.
- Significantly promote the public access facilities in the area with web, brochures and park signage, and through cultural and community groups and schools.
- Promote club tennis facilities frequently and highlight facility and service offerings.

- Through consultation and engagement with clubs and Tennis Victoria's 'Opening up Tennis' program or similar, investigate the concept of online booking, payment and code access to courts.
- Continue to engage with local schools and offer opportunities for them to play regular tennis.
- Assist clubs to become as self-sufficient as possible and to plan for the future funding of asset replacement.
- Promote the bringing together of ideas from all tennis clubs in the City and Tennis Victoria in order to promote the sport within the region.
- Encourage additional use of clubrooms and courts through a review of occupancy agreements, in conjunction with marketing efforts.
- Enhance asset management – upgrading of lights, fences, court surfaces and clubrooms, including lights and fences on public access facilities.

The Tennis Plan provides a detailed analysis of the Burden Park Tennis Club, including membership numbers, projected demand for tennis, infrastructure improvements and investigation of other uses for courts.

In relation to Burden Park, the Tennis strategy reports that the total membership numbers have increased at the Burden Park Tennis Club which is located within the reserve. It was reported that there are 10 less junior members in 2015 compared to 2008 and 19 more senior members in 2015 compared to 2008. The total number of members is 140.

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The Tennis Plan identified that the Burden Park Tennis Club has severe fencing issues that affect the game of tennis as well as the security of the courts and clubroom. Burden Park clubhouse facilities require men's toilet upgrade in the short to medium term to improve their operation, functionality and social sustainability into the future

Identified in the report is that the Burden Park Tennis Club's priority capital works and facility maintenance are:

- Fencing repair and replacement , particularly the northern fence line – High

The Tennis Plan references the *Multi-Purpose Use of Community Facilities Policy* in the future planning of infrastructure.

5.2.7. Football Soccer Development Plan 2015

The overall purpose of the Football Soccer Development Plan is to provide a strategic direction for the future provision of soccer in the CGD.

More specific objectives for the CGD include:

- Provide strategic direction on the likely future facility and infrastructure requirements to service soccer needs within the municipality.
- Provide direction on possible locations for the provision of synthetic surfaces to service the needs of the soccer community.

- Identify issues, needs and roles in supporting the development and operation of sustainable clubs in the municipality.
- Provide opportunities for bringing together more community cohesion through involvement people in this popular and growing sport.

5.2.8. Active Sport and Active Recreation Strategy 2014-19

Vision: Council's vision is to build active, healthy and successful communities in the City of Greater Dandenong through increased participation in sport and recreation and the provision of well planned, accessible, affordable and sustainable facilities. This can be summarised as: more people – more active – more often.

Key themes

In order to achieve this vision, a number of strategic actions have been developed that have been grouped under the following key themes that are relevant for the Burden Park Master Plan:

- Creating active and engaged communities.
- Providing improved access to indoor recreation facilities.
- Maintaining access to outdoor sporting facilities.
- Providing informal recreation opportunities.
- Supporting structured sporting opportunities and club viability.

Included in the Action Plan are the following relevant actions:
Objective 3 – Maintaining the distribution and access to quality outdoor structured sporting facilities.

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- 3.34 - Encourage clubs to affiliate with Tennis Victoria. Support CGD clubs to be more active in implementing Tennis Victoria programs and services.
- 3.36 - Work with tennis clubs to encourage more open days, casual / social play opportunities to increase tennis participation and membership.

5.2.9. Cycling Strategy 2017-24

When considering cycling infrastructure, Council seeks to ensure that provision is made for the various types of cyclists using the municipality and improve the cycling experience for these users. Leisure and recreational cyclists are the largest area of growth in terms of cycling within the municipality and infrastructure for these cyclists continues to be delivered. An example of new cycling infrastructure within the municipality is the new 17 kilometre Caulfield to Dandenong shared bike path, which provides connections to many open spaces and other regional cycling trails within the municipality.

5.2.10. Multi-Purpose Use of Community Facilities Policy

This policy outlines Council's commitment to the development and/or operation of community facilities on a multi-purpose use basis. In relation to proposed community facilities at Burden Park, this policy will provide clear guidance for Council in making decisions about:

- Service planning for new facilities;
- Investment in community infrastructure;
- Allocation; and/or
- Use and consolidation of community facilities.

5.2.11. Sports Ground Floodlighting Policy 2015

The following informs the level of sports ground floodlighting to be considered in the development of sports lighting for Burden Park Reserve.

- *Council Policy 7.1 Floodlighting* - Council will provide and maintain sports lighting infrastructure at sports reserves to the appropriate standard and in line with the priorities for the provision of floodlighting as practically possible within financial budgeting and within the constraints of the existing infrastructure.
- *Council Policy 7.5 Floodlighting Suitable for Competition* – The cost of providing sports ground floodlighting suitable for competition purposes is much higher than the cost of training lights. Preference is given to the provision of training lights in order to benefit the largest possible number of local sports participants. Council recognises that it is necessary to have some selected facilities that are suitable for use at higher levels of competition. These will be informed by the priorities and recommendations contained within the Sports Facilities Plan.

5.2.12. Sports Pavilion Management Policy 2017

The aim of the Sports Pavilion Management Policy is to:

- Maximise shared use of pavilions to ensure minimum unnecessary wear and damage to pavilions and to ensure the pavilions are presented in the best possible condition.
- Provide a framework for the allocation of sports pavilions to ensure that maximum utilisation of Council infrastructure can

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- be facilitated. This will ensure that sports clubs will be allocated adequately depending on the composition and needs of the club participants (senior, junior and female teams).
- Clarify the responsibility of maintenance and improvement works to ensure facilities are maintained to Council's standards.

The implications of the Sports Pavilion Management Policy does not affect Burden Park directly as the Tennis Club and Bowls Club located within the reserve are under separate lease agreements outside of this policy.

5.2.13. Dog Off-Leash Strategy 2010

Dog Off-leash areas were first introduced in the City of Greater Dandenong in 2001. Since their inception, they have proved extremely popular with dog owners as they provide a great outlet for dogs to get regular exercise and increase their socialisation skills.

The key outcomes of this Strategy include:

- A Dog Off-Leash Network Development Plan which will facilitate the expansion of the dog off leash network from seven parks to thirteen parks;
- The closure of the Police Paddocks Dog Off-leash area;
- The introduction of Dog Off-Leash Development Standards to guide the provision of ancillary infrastructure (such as bins, signage and fencing) in Off-Leash areas;
- A Dog Off-Leash Promotion and Education Program to promote responsible dog ownership and advise residents and park users of changes to the Off-Leash network;

- Incorporating the monitoring of Dog Off-Leash areas and the periodic review of the Dog Off-Leash Strategy into Council's Domestic Animal Management Plan planning process; and
- Provision for adequate ongoing capital funding for the establishment and ongoing operation of Dog Off-Leash areas.

The key implications for Burden Park include:

- *Dog's Off-Leash must not be within 20 metres of a playground at any time.*
- *Burden Park has not been identified as one of the 6 additional parks for a proposed Dog Off-Leash area in the Dog Off-Leash Strategy however there is space available within the reserve, particularly in the existing retarding basin area.*
- *The closest area with a proposed Dog Off-Leash area is Spring Valley Reserve which is approximately 1 kilometre south of Burden Park.*

5.2.14. Sustainability Strategy 2016-2030

Vision – Making The City of Greater Dandenong is one of the most sustainable cities in Australia by 2030. This Strategy will help integrate sustainability into Council's operations, its programs and its services, at both a corporate and community level.

The table below outlines the ten specific themes and their goals which will be implemented through various Council strategies, plans and policies relating to each of the ten themes. Reporting of Council's and the community's progress towards the objectives and

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targets identified in this strategy will form the basis of future Annual Sustainability Reports.

<p><u>Themes:</u></p> <ul style="list-style-type: none"> Biodiversity and Open Space Water and Stormwater Waste and Resources Transport and Movement Climate and Energy Buildings and Places Environmental Pollution Local and Sustainable Food Local Community and Culture Local Business and Economy 	<p><u>Our Goals:</u></p> <ul style="list-style-type: none"> A Greener City A Water Sensitive City A Waste Wise City A Well Connected City A Low Carbon City A City Planned for the Future A Clean and Healthy City A City Connected by Food A Liveable City A City of Opportunity
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The key implications for Burden Park include:

- The Sustainability Strategy will continue to achieve its vision through the implementation of Council strategies relevant to the Burden Park Master Plan. For example, an objective of the Master Plan is to substantially increase the tree canopy cover across the park, enhancing ecological value.
- The already established use of the park for walking, exercising and informal recreation reinforces the values of maintaining and enhancing the park for the benefit of the local community.

5.2.15. Council Plan 2017 – 2021 (Revised 2018)

The City of Greater Dandenong undertook an extensive consultation program for the Council Plan 2017-21 from July 2016 until June 2017. The program included a number of activities with the community, key stakeholders, Councillors and staff which have influenced the final priorities set for the next four years.

The key priorities which were highlighted through the consultation activities included:

- Streetscapes and public places
- Trees and our natural environment
- Roads, traffic and transport
- Arts and cultural heritage
- Attracting business
- Sustainability
- Physical activity
- Community participation
- Safety
- Parks and reserves
- Community hubs
- Youth unemployment and education
- Urban planning
- Marketing and promotion of businesses
- Jobs and innovation

5.2.16. Imagine 2030 Community Plan

In 2009 the outcomes of the consultation project were used to create the new Community Plan – Imagine 2030.

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In 2017 a review of the plan was undertaken as part of the development of the new Council Plan. This review confirmed that the key themes expressed by the Greater Dandenong community in 2009 are still of high importance along with an additional priority focused on tourism and attracting visitors to the city.

The top shared community priorities identified in the 2030 Community Plan are:

- Livelihood – Employment, business opportunities and pathways to each.
- Travel and transport – Local travel choices and travel to outside Greater Dandenong.
- Feeling and being safe – Safety in streets and public places and improving perceptions of safety.
- Education and information – Pathways to jobs, information for personal and community well-being and for literacy.
- Friendly and helpful people.

The key implications for Burden Park include:

The strategy identified priorities among young people as “reaching one’s potential” and “outdoor activity and sports”. The following goals in the strategy support these priorities and are important factors to consider in the development of the Burden Park Master Plan:

- Sport and recreation opportunities will be affordable, diverse and accessible to all, especially for young people, families and those less well off than others. There will be opportunities for people of all backgrounds and ages to take part.

- Local sports and recreation clubs will be thriving centres of social activity and gathering across all cultures and generations.

- Everyone in Greater Dandenong will have access to parks and open spaces in their localities to enjoy and recreate in.

5.2.17. Municipal Early Years Plan 2010 - 2014

Victorian local government has a key legislated leadership role in working with local stakeholders to plan for their municipality. Its planning role in the early years is of particular importance, and is recognised by state and federal government. Local Municipal Early Years Plans (MEYPs) are one of a range of plans that a council develops in partnership with its community to support enhancement of the well-being of its community.

The early childhood literature provides substantial evidence that the early years are crucial in setting the stage for later life. Young children develop through their relationships with others. Children’s development is shaped by the balance between risk and protective factors.

Supporting families effectively requires a comprehensive, coordinated family-centred service system. Addressing disadvantage in the early years can end generations of disengagement for families and whole communities, and provide children with the opportunity of breaking the cycle of disadvantage

The key implications for Burden Park include:

- Enhancements to the existing playground, new informal sporting opportunities and proposed seating areas would

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create opportunities for play, learning and development of social skills in a family friendly environment.

5.2.18. Youth Strategy 2016-2019

The Strategy has been developed within the context of the Council Plan and Community Well-being Plan, and aligns with the directions of these strategic documents. Its priority areas are:

- Leading collaborative service provision for young people;
- Opportunities to work, learn and engage;
- Support health and well-being of young people;
- Recognising the strengths of young people as engaged citizens.

Young people are those aged between 12-25 years who live, work, and study, socialise or are significantly attached to the municipality. This is in accord with the national and state definitions of young people.

The key implications for Burden Park include:

- *An objective in the Burden Park Master Plan is to promote youth friendly design catering for emerging children's and teenage activities, as well as the needs of diverse age groups.*
- *This has been brought out in the proposed full-size basketball court, multi-activity surface and as well as other facilities for passive and active recreation.*

5.2.19. CGD Municipal Strategic Statement (MSS)

The Greater Dandenong Municipal Strategic Statement (MSS) is a concise statement of the Greater Dandenong Council's objectives and strategies in regard to land use and development.

The objectives and strategies are set out under four themes:

- Land Use;
- Built Form;
- Open Space and Natural Environment;
- Infrastructure and Transportation.

The four key themes will provide broad guidance for future development at Burden Park.

5.2.20. Springvale Activity Centre Structure Plan 2017

The Springvale Activity Centre is a popular and vibrant multi-cultural retail and commercial centre in Melbourne's south-east. It is well serviced with food, groceries and produce, restaurants and bakeries and has a growing health service precinct.

The purpose of the Structure Plan is to outline a 20 year vision and plan for the renewal and revitalisation of the Springvale Activity Centre. The Structure Plan aims to:

- Manage land use and encourage economic activity;
- Achieve excellence in built form and urban design for new developments;
- Encourage and promote alternative transport and movement options to the car;
- Improve and increase its open space and public realm provisions.

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This Structure Plan's vision recommends that:

- Springvale will build on its current unique cultural and Asian food retailing strengths to become a place of business growth and local employment opportunities.
- Springvale will have greater housing choices and safer and more attractive streets.
- Springvale will ensure the design of new buildings is site responsive, innovative and achieves environmentally sustainable design outcomes.
- Springvale will have a high degree of connectivity and accessibility for pedestrians and cyclists.
- Springvale will have distinctive and safe green open spaces for residents and visitors to enjoy.

The key implications for Burden Park include:

- The enhancement and provision of a diverse range of recreation experiences.
- Although Burden Park is outside of the study zone of the Structure Plan, the development of the Master Plan should support common objectives in terms of:
 - ✓ Promoting places and activities for young people to engage them with community space.
 - ✓ Enhancing open space, recreation and leisure opportunities for residents, workers and visitors.
 - ✓ Promoting sustainable building practices.
 - ✓ Improving efficiency of movement and increase opportunities for pedestrian and cyclist activity.

5.2.21. Community Well-being Plan 2017-21

The Community Well-being Plan has been developed in parallel with the Council Plan 2013-17, to ensure the alignment of principles and actions to promote a healthy, active and safe community. The Community Well-being Plan acknowledges the importance of physical activity, leisure and recreational opportunities in improving health and well-being, encouraging social interaction and creating healthier and a more inclusive community.

The Community Well-being Plan 2017-21 draws on research and evidence of social and health outcomes, as well as consultation with children and young people, service agencies, organisations and Council staff. The four main priorities identified as part of the Community Well-being Plan. They are:

- Community, infrastructure, transport and environment;
- Learning and employment;
- Mental and physical health;
- Engagement, social cohesion and safety.

The key implications of the Community Well-being Plan for the Burden Park Master Plan are the emphasis on place, people and opportunity, in particular adhering to the following key objectives:

- Create places for people to enjoy and actively participate in their local community, including open spaces and recreational opportunities.
- Increase engagement in and strengthen the benefits of education and employment for residents.
- Improve the health and well-being of all residents through collaborative planning and enhancing health promoting services and opportunities.

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- *Improve levels of social cohesion and actual and perceived levels of safety for all residents.*

5.2.22. Community Safety Plan 2015-2022

The vision identified in the Community Safety Plan is that "The City of Greater Dandenong is a diverse, safe and harmonious community where all people feel included and respected."

The Community Safety Plan for Greater Dandenong 2015-22 aims to improve community perceptions of safety and reduce the risk of crime and anti-social behaviour. The plan will work toward these aims by:

- Enabling all residents to enjoy and contribute to well-designed and accessible public spaces.
- Supporting respectful relationships and positive interactions between communities and individuals, so that all residents are safe in public and within their homes.
- Designing and maintaining public and private transport infrastructure for the safe movement of all residents.
- Addressing the causes and impacts of alcohol and other drugs through community education, regulation and designing harm minimising environments.
- Encouraging on-line safety while maximising the benefits of web based communications.

The Community Safety Plan addresses the following six priority areas:

- Supporting Diversity and Promoting Harmony;
- Preventing Family Violence;
- Creating Safer Public Places;

- Safety for Road Users, Pedestrians and Commuters;
- Addressing Alcohol and Other Drug Harms;
- Emerging Technology and Safety.

The key implications of the Community Safety Plan for the Burden Park Master Plan are the emphasis on creating safer public spaces, particularly the design, maintenance and activation to improve safety and perceptions of safety, safety for road users, pedestrians and commuters and supporting diversity and promoting harmony.

5.2.23. City of Greater Dandenong Gateway Strategy 2013

The Gateway Strategy aims to produce a strategic framework for gateways that will:

- Change and/or improve perceptions of Greater Dandenong and its activity centres; and
- Engage, challenge and inspire the community.

Gateways should strengthen cultural identity, enhance the urban environment, and contribute to the quality of public and private open spaces in the City of Greater Dandenong.

The objectives of the strategy are to:

- Position gateways as an important urban design tool for increasing cultural identity and diversity, enhancing the urban environment, improving pedestrian access and contributing to the quality of public and private open spaces in the City;
- Develop gateways that engage, challenge and inspire the community;
- Change and/or improve perceptions of Greater Dandenong and its activity centres;

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- Provide certainty as to how gateway locations will look, feel and function into the future;
- Construct a process for finding the most appropriate gateway types and consider possible sites;
- Provide Council with a strategic basis for assessing development applications within gateway sites; and
- Support internal Council proposals for capital works bids.

Gateway 11 is a linear gateway that centres on Springvale Road between Burden Park and the Springvale Major Activity Centre boundary located to the north of Heather Grove.

The objectives for this gateway are:

- To provide a positive gateway experience into the Springvale Major Activity Centre on approach from the south.
- To strengthen existing landscape themes along Springvale Road
- To facilitate the development of high-quality built form that contributes to the sense of arrival

5.2.24. Greater Dandenong Walking Strategy 2015 - 2023

As one of Council's most used parks, Burden Park is used for walking by a significant number of residents and visitors. Burden Park has been labelled as an 'idea spot' in the Walking Strategy with suggestions for walking groups and wayfinding signage by the community.

The Vision:

Greater Dandenong is a safe, lively, attractive city that has a culture of walking for both recreation and transport purposes.

Aim:

Greater Dandenong aims to increase the number of people walking by offering more opportunities to do so, better access to places and spaces that encourage the health, social and community benefits of walking.

The key implications for Burden Park include:

As mentioned in 5.2.4, the development of a suitable path network throughout the park is important to cater for those who use the park for walking.

5.2.25. Lawn Bowls/Croquet Plan 2015

The following items have been identified for Burden Park within the Action and Implementation Plan which are the same as those identified in the Activate - Sport and Active Recreation Strategy 2014-19

Playing surface: Investigate either the replacement of Burden Park Bowling Club's number 2 green with synthetic or drought tolerant grass, or closure of the green. High-priority

Fencing: Address fencing on croquet club side of facility, which causes issues with facility security. Medium-priority

Irrigation: Burden Park Bowling Club to consider replacement of irrigation system. High-priority

Site subsurface: Monitor ground movement associated with Club's location on former tip site. Medium-priority

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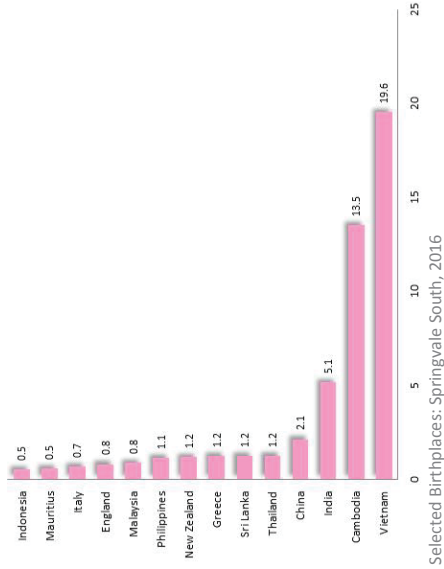
6 The Demographics of the Springvale South Community and their impact on Recreation Demand

6.1 The Demographics of the Springvale South Community

In 2016, Springvale South had a population of 12,800 residents. These residents have similar levels of cultural diversity and rates of migrant settlement to Greater Dandenong, coupled with lower levels of early school leaving and incomes than Greater Dandenong and a high proportion of Buddhist residents. There is a lesser proportion of flats in Springvale South than for Greater Dandenong and higher levels of home ownership.

The 2016 Census found that 64% of Springvale South residents were born overseas, the same as for Greater Dandenong and substantially more than the metropolitan level of 40.5%. Among the 82 birthplaces of its residents were Vietnam (19.6%), Cambodia (13.5%), India (5.1%) and China (2.1%).

A selection of birthplaces is illustrated in the accompanying diagram.



Selected Birthplaces: Springvale South, 2016

Rates of migrant settlement are relatively low, with 2.4% of residents having arrived in Australia within the previous 18 months – less than the corresponding figure for Greater Dandenong, of 3.9%.

Languages other than English are spoken by 77% of residents – compared with 70% for Greater Dandenong. Twenty-five per cent of Springvale South residents have limited fluency in the use of spoken English, more than the municipal level of 18% and over four times the metropolitan level, of 6%.

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Among the major religious faiths, aside from Christianity, are Buddhism, adhered to by 36% of residents, Islam (3%) and Hinduism (2%).

Seven per cent of young adults (20-24 years) had left school before completing year 11 – lower than either the municipal average of 13% and the metropolitan level of 8.3%

Median individual gross incomes of \$449 p.w., recorded in the 2016 Census, are lower than the Greater Dandenong figure of \$476 and about two-thirds (67%) of metropolitan levels.

Of the 4,100 homes in Springvale South, just 3% are flats, less than the Greater Dandenong level of 11.4%, and metropolitan level of 16%. Nearly three-quarters (73%) of homes in the suburb are owned or being purchased by their occupants – higher than the metropolitan proportion of 57%.

	Springvale South	Greater Dandenong	Metropolitan Melbourne
% Born overseas	63.6	61.7	40.5
% Speak languages other than English at home	76.8	70.2	38.4
% Population with limited English fluency	25.1	17.8	6
% 20-24 year-olds who completed year 10 or less	7.4	13.0	8.3
Median weekly individual income	\$449	\$476	\$673
% Private dwellings that are flats	2.9	11.4	16.3

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6.2 General Leisure Trends Impacting on Sport and Recreation Participation and Facilities

6.2.1. General Leisure Trends

The following section highlights the range of general sport and recreation trends that are likely to impact on the development and future sport and recreation provision for Greater Dandenong Council.

- **A gradual ageing of the population.** As life expectancy increases, birth rates stay low and the "baby boomers" of the 1950s and 1960s grow older. This is placing a new demand on providing specific older persons programs.
- **Flexibility in the times when people recreate.** As demands on people's time increases and work practices change, people are seeking to take their sport and recreation at different times, over a broad spread of hours and at facilities that offer a lot of activities under the one roof.
- **Increased variety in sport and recreation options.** People's sport and recreation options are changing towards newer more varied activities offered over a greater range of timeframes compared to previous decades where limited variety in activities and scheduling occurred. This has supported the trend to more multi-use facilities to attract a broader range of users as well as multiple programs to meet different needs at the one centre.

- **Constraints to sport and recreation participation.** Lack of time, lack of facilities close by, family and work constraints, health problems and cost of service or use of facilities are the main constraints to many Victorians sport and recreation participation.
- **Changing employment structures, trading and work hours.** These trends often make participation in traditional sport and recreation activities difficult and therefore people are looking for facilities that are open longer hours and have a lot of activity options at the one site. This makes opportunities such as indoor pools and health and fitness centres and indoor sports courts attractive as their long opening hours and days open per year means usage can be made in a wide range of social, training, competition and educational settings.
- **Different people want different activities.** The different cultural, age, gender of the population sees the need for facilities to offer potential users a much more varied range of programs and services than previously offered. All year round available indoor and outdoor sport and recreation facilities also provide the greatest diversity of activities throughout the different seasons impacted by Victoria's weather.
- **Provision of high standards and quality of facilities and services.** People are looking for high standard, high quality facilities and services to meet their sport and recreation needs. This has also seen the trend for indoor facilities becoming very popular as they allow activity in safe and secure spaces in all weather and environmental conditions.

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- **Desire for activities to be affordable.** The development of multi-purpose aquatic, fitness and indoor sport centres has enabled the high operating cost activities, such as aquatics, to be cross-subsidised by more profitable activity areas such as health and fitness, food and beverage and entertainment areas. This has enabled many facilities to keep general entry fees low to encourage use whilst seeking users who want special services to contribute at a greater level to the cost of such activities. In general, there is a greater reliance on locally accessed and lower cost opportunities by those without the resources to travel and pay for more expensive activities.
 - **Recognition of strong links between physical activity and health.** Preventative health care and active lifestyles are very important to many Victorians and aquatic and health and fitness and indoor and outdoor sport activities are becoming a large part of people's activity choices. There is increased recognition of the strong links between involvement in recreational activity and good health, and the development of appropriate activities and services, which support this.
 - **Expectations of equity and access.** Today's society expects people with special needs to be catered for in public facilities. This has seen improved design features to increase accessibility to and within such facilities. Added to this is the growing array of programs and activities offered to people of all different abilities, physical condition and skill levels.
 - **Sustainable Development.** In addition to the trends above there are specific trends relating to leisure and sporting facility development such as sport facility planners and operators need to respond to community demand for more sustainable and eco-friendlier infrastructure.
 - **Multi-use Facilities** are replacing single purpose buildings particularly in the area of pavilion and community centre development to maximise the use of Council resources and to provide more opportunities to the community within existing facility provision.
- 6.2.2. Impact on the Sports Participation and Facilities**
All sports and recreation providers are operating in an environment of change. There are many challenges that will need to be dealt with including:
- **Consumer Expectations:** As a result of consumers being exposed to high quality programs, events and services through the media and other leisure industry providers they are expecting more and more from their sport and recreation programs. This includes quality of facilities, support amenity, player and spectator comfort, quality of service, coaching and expecting the service to be provided when they want it. However this has meant that significantly less program space can be achieved per investment dollar.
 - **Changing population demographics:** Australia's population is ageing. The percentage of population of 5 to 14 year olds will continue to decrease with the greatest growth in the 55+ age group. This will create a demand for programs and services in sport that go well beyond a focus on junior sport.

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2.5.1 Burden Park Springvale South Master Plan (Cont.)**BURDEN PARK MASTER PLAN - FINAL REPORT**
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- Competition for participants:** All Australia's sporting codes have recognised the need to recruit young players into their sport at an early age. Many of the sports face competition from large, well-funded junior programs and high profile sports as well as other forms of entertainment competing for the time and interest of young people. A key challenge for many sports and recreational activities is the retention of those recruits beyond their mid-teen years.

Facilities: Maintaining and developing new facilities is a major challenge for the sport and recreation industry. The future may require sporting and recreation providers to partner in multi-sport/recreational developments either in local government or commercially built complexes.

Well-trained personnel: volunteers predominantly service most sports. Recruiting and retaining paid staff and volunteers are critical to operations. In an increasingly regulated world, volunteers need and demand access to training and education in a flexible delivery model that responds to their busy lives. Coaches, officials and administrators must be supported to ensure the delivery of quality programs and competitions. Supporting and recognising volunteers is a task not to be underestimated.

The 2009 Crawford Report on the Future of Sport in Australia identified a range of challenges for all sports including stating that:

 - The infrastructure of community sport, made up of both people and facilities, is under threat. The supply of volunteers, often the
 - lifeblood of any club or association is under pressure. There is no coherent approach to building community sports and the physical facilities they need.
 - If participation levels are to grow or even be sustained, policy makers and sports administrators must find new ways to encourage and support volunteerism. Governments at all levels will have to increase their investment in community facilities if grass roots sport is to flourish.
 - The tradition of volunteering is a competitive advantage for Australia, and is not replicated in many other countries. But sports organisations report increasing difficulties in securing enough volunteers. Modern lifestyles and flexible working hours do not fit easily into the schedules for community sport.
- 6.2.3. Sport Participation Rates 2016**
- This report provides the results of an analysis of participation in Victorian club-based sport across the lifespan. It combines data from Victorian State Sporting Associations (SSAs) for 12 major sports: Australian Football League, Basketball, Bowls, Cricket, Football (Soccer), Golf, Gymnastics, Hockey, Netball, Sailing, Swimming, and Tennis.
- This report shows that the local government area of Greater Dandenong has a participation rate of 6.2 player registrations per 100 residents. This is the second lowest figure across the state after the City of Melbourne with 6.05. By comparison the Shire of Buloke had the highest levels of participation per head of population with 39.94 registrations per 100 residents.

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Key Findings

The key findings for 2016 were the same as those for 2015:

- The rate of overall participation in organised community sport increased from 2015 to 2016. This was driven by increases in male and female participation rates, with male growth much higher than female growth.
- Sport participation is highest among young children (aged 5–14 years).
- Sport participation rates drop significantly during adolescence.
- Sport participation rates among females (11%) are almost half of those among males (21%).
- Sport participation rates are higher in regional Victoria compared to metropolitan Melbourne.

6.3 Burden Park Sports Club Participation

This section outlines the participation trends of the sporting clubs based at Burden Park.

Burden Park Bowling Club

- Membership over the last three years has been in decline with the following membership recorded.
- 2015 – 87 playing members, 25-30 social members
- 2016 – 85 playing members, 25-30 social members
- 2017 - 80 playing members, 25-30 social members
- The club identified the ageing population and the cultural demographics of the area as contributing factors to declining membership.

Burden Park Tennis Club

- Membership is currently 150 and has been stable over the last ten years fluctuating between 145-160 members. There are approximately 40 junior members and 35+ senior members.

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7 Community Consultation and Engagement

Council and the Consultant Team undertook a range of mediums to engage with as many local users as possible. The detailed consultation process and outcomes are documented within the separate report "Burden Park Master Plan Community and Stakeholder Engagement Report" (refer to Appendix 3).

A summary of the stages of engagement and the key outcomes from the community and stakeholder engagement is presented below.

7.1 Stage 1 – Future of Park (Generic) Consultation

The Future of Parks community consultation was undertaken as part of Stage 1 and occurred between 14 December 2017 and 15 January 2018. This consultation was a general consultation regarding the future of parks in the municipality, not a specific park. Using the "Our Say" online engagement platform, the consultation was built around two questions, 'How [do] you currently use parks?' and 'What would make you want to visit them more?'

The consultation was promoted on Council's website, inviting the community to participate in the Our Say online engagement forum. An article, titled 'Future plans for local parks' was also placed in The City Magazine – Dec 2017-Jan 2018 Edition. The article informed the community that the first stage of the Master Plan process would

focus on researching how the parks are currently used and the community's aspirations for the future and the opportunity for face to face consultation in February 2018.

Thirty eight members of the community responded to the 'Our Say'- Stage 1 online engagement survey with the majority of respondents requesting play spaces, cafes in parks, additional trees, adult fitness stations, provision of public toilets, seating and tables, shade and paths.

7.2 User Group Consultation with Existing Sport Clubs

7.2.1. Burden Park Bowling Club

At a meeting with the Burden Park Bowling Club, the club acknowledged that two greens are adequate for their needs. The third green has provided flexibility when either of the greens requires renovation or works and is rarely used. Membership has declined over the past several years. The courts are used for competition on Tuesday and Saturday with occasional tournaments on Thursdays and Sundays. The clubhouse is hired for functions and events, significantly contributing to the financial viability to the club.

In relation to the Burden Park Master Plan, the club advised:

- The overflow car parking is used mostly on bowling days
- A suggestion was made that a roadway be installed between Olympic Avenue and the Bowling Club carpark so that it could be used by the Tennis Club and others.

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The Tennis Club comprises a clubhouse and six en-tout-cas tennis courts. The membership number is currently at 150 members and has remained stable over the last ten years. The facilities are used by a range of community groups including schools, a Cambodian group and Vietnamese group who hold tournaments at the courts.

The six courts are adequate for current use and are used every day apart from Thursday. Due to the demand on Wednesday nights, the club hires a court from another club. The club does not have a strong need for additional courts. During the consultation process the club suggested some issues, observation and ideas for improvements including:

- A desire to replace the courts with a synthetic surface, requiring less maintenance and water than the current surface;
- Car parking is an issue as the club competes with the local church across the road, particularly on a Sunday;
- A circuit path in the park is desirable;
- More shelters and picnic tables;
- Consider fencing between the playground and carpark and roads;
- More lighting and CCTV cameras;
- Not supportive of dog off-leash in the reserve;
- Safety concerns for pedestrians and children regarding cars parking along the former croquet roadway on a Saturday.

7.3 Stage 2 – Burden Park Community Consultation

Stage 2 of the community consultation was undertaken between 22 January 2018 and 18 March 2018. This consultation was specific to Burden Park. The Stage 2 consultation was used to gain as much community input early in the Master Plan process to provide guidance on the development of the draft Master Plan.

The consultation also included an article in The City February 2018, the distribution of a postcard (11,630 in number) within 1km radius of the park; three posters displayed in the park; the sports club buildings; Council's libraries and customer service counters. A drop-in community consultation session in the park was held on Saturday 17th February 9am-12pm to enable residents to have a face to face conversation in the park.

The consultation on the "Our Say" online engagement platform was built around the same two questions as stage 1: 'How [do] you currently use parks?' and 'What would make you want to visit them more?' This consultation invited the community to provide comments on Our Say, or provide an email response to Council's 'futureofparks' email or phone a Council officer.

The key themes derived from the 'Our Say' – Stage 2 consultation was develop a music hub, create a dog off-leash area, food trucks and provision of walking and bike paths.

On the 17th of February 2018, a three hour Drop-in Session was held at the reserve by the Consultant Team and attended by two Council officers and a Ward Councillor. The Drop-in Session

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happened to coincide with the Lions Club's annual Summer Festival. Three sports / social club members and 19 residents made comments. The key themes from respondents attending the Drop-in session were:

- Provide shade near the playground;
- Provide exercise stations;
- More barbeques and more shelters;
- A circuit path.

7.4 Stage 3 – Consultation and Engagement on the Draft Master Plan (Exhibited Version)

The draft Master Plan was presented to the Ward Councillors on the 7th June prior to undertaking the public exhibition of the draft Master Plan from 11th July 2018 – 17th August 2018.

The consultation was built around the questions; 'Tell us if you support the plan? If not, why not?'; and 'if you do, what are your three top priorities from the ideas listed on the plan?' This consultation invited the community to provide comments on the Our Say engagement platform, or provide an email response to Council's 'futureofparks' email or phone a Council officer. In addition, an email notification with the link to the Our Say Stage 3 survey and 'futureofparks' email was sent to all respondents who had participated in stages 1 and 2 of the process.

The Draft Master Plan poster was displayed at the reserve Council's customer office counters and libraries.

During the Stage 3 'Our Say' engagement forum -, twenty people were engaged and raised 6 ideas (of which 4 of them were the same person), 2 comments and 18 votes. During the consultation period, 2 emails were received, including one from the Bowling Club.

The key themes derived from the 'Our Say' – Stage 3 consultation was a high level of support for the brass band which had a total of 20 combined comments and votes. 2 people commenting requested to include a futsal field while 1 comment each was made in relation to retaining the trees to the north side of the tennis courts, the impact of the additional car park proposed to the south of the tennis courts in regards to the existing mature trees, the inclusion of volleyball and badminton courts within the multi-purpose area, including a Dog Off-Leash area and improved access to the Bowling Club's car park.

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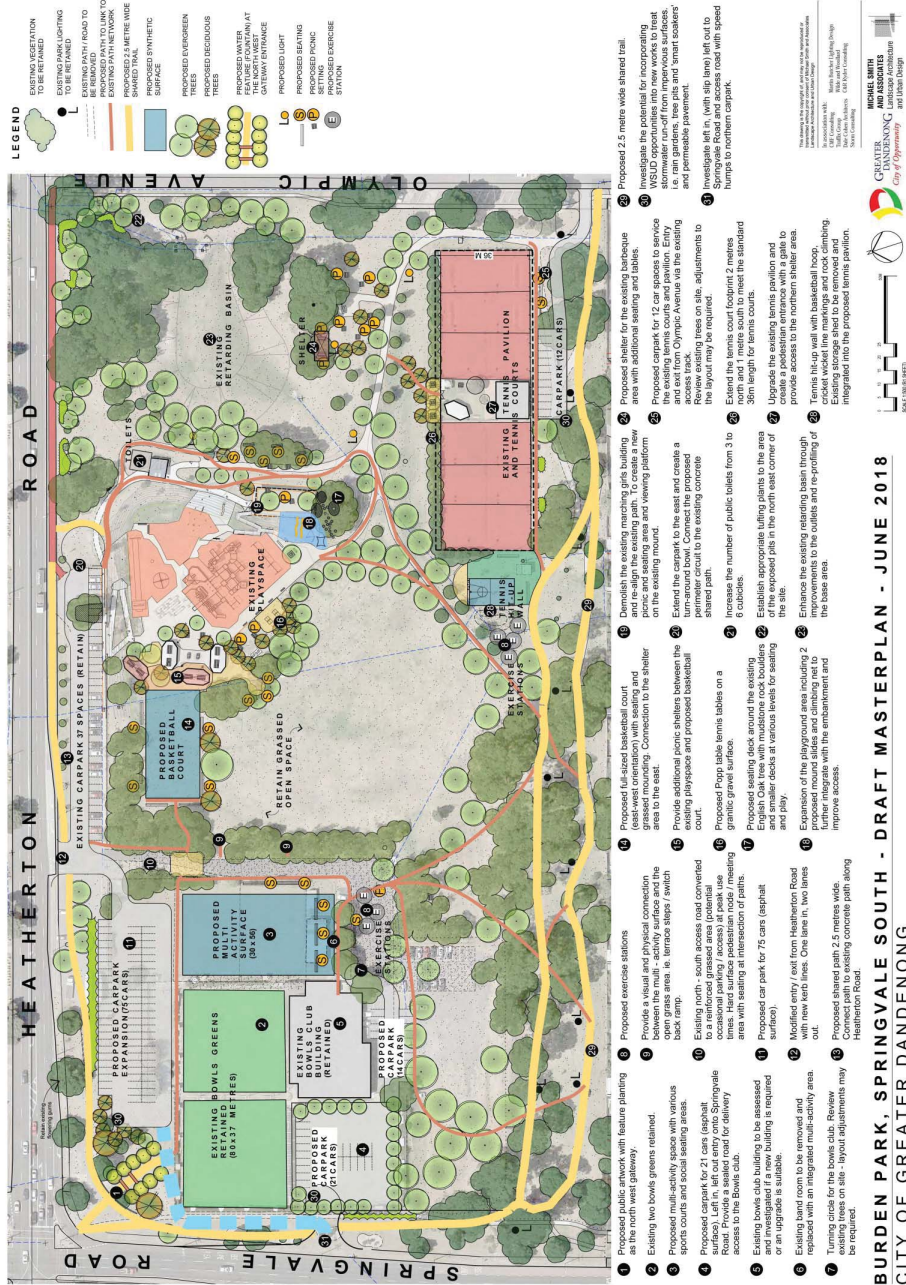
8 Development of the Draft Master Plan

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BURDEN PARK, SPRINGVALE SOUTH - DRAFT MASTERPLAN - JUNE 2018
 CITY OF GREATER DANDENONG

CREATING
 DANDENONG
 City of Opportunity

MICHAEL SMITHS
 LANDSCAPE ARCHITECTURE
 and Urban Design

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8.1 Key Directions of the Draft Master Plan (Exhibited Version)

Following the three stages of community and stakeholder consultation and engagement, the following key directions were prepared for the Draft Master Plan (Exhibited Version):

8.1.1. *Artwork / Gateway Entrance*

- Provide public artwork and feature tree and shrub planting at the northwest gateway at the corner of Springvale and Heatherton Roads.
- The intersection carries a substantial volume of traffic throughout weekdays and weekends. The corner of the reserve is highly visible from the intersection and apart from several Flowering Gum trees, is barren and devoid of interest. The corner fence line of the bowls club presents poorly and exacerbates the poor quality amenity to this section of the park which is in contrast to the high amenity of the remaining park.

8.1.2. *Bowling Greens & Former Croquet Green*

- Retain two of the three bowls greens, with the southern green converted to a car park adjacent to the bowls club's social rooms. The car park is to be accessed from both Springvale Road and from the northern carpark linking vehicle access to and from Heatherton Road.
- The bowls club membership has gradually declined and the need for the third bowling green has diminished. There is

high demand for additional car parking within the reserve to address parking capacity during events and festivals.

- Construct a multi-activity space with various sports courts and social seating areas to the site of the former croquet green and band room to the east side of the bowls club social rooms.
- Construct a turning loop to allow for deliveries to the bowls club. The turning loop for the bowls club will require the review of existing trees on site – layout adjustments may be required.
- Council's Open Space Strategy (2009) recommends additional active recreation activities are required in many of the municipal parks and reserves managed by Council. Burden Park is listed as under-utilised and the establishment of usable all year round surface and multi-purpose surface will assist in meeting council's strategic objectives.
- The existing bowls club building is to be retained for the purpose of this Master Plan.

8.1.3. *Fitness Exercise Stations*

- Provide exercise stations at several sections of the reserve.
- During the consultation and engagement process in the preparation of the Master Plan, locals valued the opportunity to exercise in the reserve and envisaged that exercise stations would be of benefit to them.

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- Provide a visual and physical connection between the proposed multi-activity surface and the existing open grassed area presently used as a kick-about area (i.e. terrace steps / switch back ramp).
- Establishment of an easily accessed east-west cross connection between the multi-purpose activity surface, the proposed basketball court and grass is critical to the integration and function of the facilities.
- Construct a reinforced 2.5m wide coloured concrete shared pathway parallel to both Heatherton Road and Springvale Road and along the south side of the park.
- Throughout the community consultation and engagement process conducted for the Master Plan there was strong demand to provide exercise opportunities for locals and to enhance the pathway systems, particularly the connection from the recently constructed coloured concrete path on Heatherton Road to a path parallel to Springvale Road, then linking the existing paths to the southern side of the park.

8.1.5. Car Parking and Vehicle Access

- There is high demand for vehicle parking throughout the park. Through the provision of access and vehicle parking areas to the north east quarter of the park there is significant net gain of formalised sealed surface carpark spaces.
- Revert the existing north-south sealed access road east of the proposed multi-activity space to a reinforced grassed

- surface comprising of layers of scoria and quality topsoil planted with warm and cool season grasses to allow occasional overflow car parking at times of high demand.
- Realignment and expansion of the existing carpark area north of the former croquet green (75 cars).
- A sealed access link will connect to the proposed carpark to the south west of the bowls club and connect to Springvale Road.
- A modified entry and exit on Heatherton Road as one lane in and two lanes out will be required.
- The current entrance point is confusing, given the high traffic volume along Heatherton Road and particularly for first time visitors to the park.
- With the intended increased parking capacity and the link to the proposed car park on the third bowling green, considerable additional vehicle movements on Heatherton Road will occur. Making the intersection more legible and accessible is important.
- Extend the existing car park to the east parallel to Heatherton Road and create a turn-around bowl. The carpark is generally used by visitors to the regional play space and facilities.
- Investigate left in, (with slip lane) left out to Springvale Road and access road with speed humps to the northern carpark.
- There is demand for a vehicle entry point to the proposed western entrance of Burden Park. The access road provides access between the northern and western car parks.

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8.1.6. Basketball Court

- Construct a full-sized basketball court (east – west orientation) with futsal and basketball goals and line markings to the west of the existing picnic area with seating, grassed mounding and integration (reshaping) to the existing embankment to the west.
- Council had the proposal for construction of a full-sized basketball court prior to the Master Plan process. This extension is part of the Burden Park District Playground Design commenced in 2012 for design and staged development and implementation. The basketball court project was funded in the 2017/18 Council CIP Budget. And at the time of writing this report it has been constructed.
- Provide additional picnic shelters and associated seating close to the existing picnic shelters and proposed basketball court.
- Burden Park is classified as a District Level Park and has a district level playground. The existing two shelters and several barbecue units and long table seating are in high demand and cannot cope with even moderate intensity of use of the park. Additional shelters, tables, seats and barbecue units are required to meet the demand.

8.1.7. Table Tennis Tables

- Provide two table tennis tables near the picnic area.
- Popp table tennis tables have become a popular leisure item in contemporary parks. Their location is close to the existing

picnic facilities and the playground and the tennis tables will provide further recreation diversity in meeting Council's objectives of the Open Space Strategy (2009).

8.1.8. Playground

- Provide seating underneath the large English Oak tree and several small timber decks for seating and play. The multi-level timber decks, inclusion of possible sculpture works such as carved timber animals and appropriate play apparatus (to the theme) will stimulate imaginative play activity for children as a logical extension of the district play space.
- The large English Oak tree is a major feature immediately south of the former marching girls building. The deciduous nature of the tree allows for solar access in winter and in summer, shade.
- Extend the existing district playground with additional equipment such as two mound slides and a climbing net to the eastern edge of the regional play space.

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The existing district playground

and visually link the retarding basin to the east with the district playground activities including the new play elements around the English Oak tree and the mounded slides as an extension of the playground.

8.1.10. Public Toilets

- Increase the number of public toilets from three to six cubicles.
- During the consultant team visits to Burden Park at peak use periods, the queue of people waiting to use the public toilets was evident and additional toilets should be provided next to the existing facility that is located to the east of the regional playground.

- The existing district playground is of flat terrain with sloping embankment sides to the east and north edges. The west facing slope lends itself to the installation of slides. This opportunity integrates to the proposed seating and decking for play activity at the large English Oak tree and mounded slides.

8.1.9. Former Marching Girls Building

- Demolish the former marching girls building and re-align the path.
- The former marching-girls building is only used for storage of various items of equipment, but is not used to capacity. Council will investigate an alternative suitable location and in the future, depending on feasibility the removal of the building will provide a wonderful opportunity to physically



Existing toilet facilities with dis-used marching girls' building (rear of photo)

2.5.1 Burden Park Springvale South Master Plan (Cont.)

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8.1.11. Retarding Basin

- Provide appropriate planting to the north east corner of the storm water retarding basin and re-profile the grassed base area to make the grassed area a more usable informal activity space. The floodwater storage capacity volume must remain.
- The north east corner presents poorly. While ten or so drainage outflows, pits and protective gratings are functional and the reason for the retarding basin's existence, they could be partly hidden through appropriate tufting plants such as; Lomandra and Dianella.
- The concrete spillways can be replaced with rockwork with vegetation to reduce the imperviousness and improve the aesthetics. Dog walking is a popular activity within Burden Park and a designated Dog-Off-Leash area would benefit the community.



Barbecue facilities and shelter

8.1.12. Tennis Courts and Pavilion

- Upgrade the existing tennis pavilion and create a pedestrian entrance with a gate to provide access to the north side of the pavilion into the park. Access to the north fence line will assist in activating this section of the park, linking to the existing pathways and proposed picnic shelter.
- The tennis club requested their pavilion be upgraded and extended, to include a storage room.
- Construct a shelter and provide additional seating and picnic tables to the existing barbecue site immediately north of the tennis courts.
- Construction of a shelter and additional picnic tables will assist in distributing the demand on the barbecues and shelters close to the district play space.
- Subject to the retention of existing mature trees, investigate the option of car park to the south side of the tennis courts to service the tennis courts and pavilion. Entry and Exit is from Olympic Avenue via the existing access track.
- The tennis club is an active contributor to the park's social and recreational dynamics and there is demand for formalising access to a small car parking area accessed from Olympic Avenue. Great care must be taken in the formation of the parking area not to damage root systems of the groups of large Manna Gum trees nearby.

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Tennis courts and pathway

- Extend the tennis court footprint 0.5 metres north and 1.2 metres south to meet the 34.77m length for tennis courts to comply with current run off standards.
- Some of the run off distances are below the standard for competition tennis level. The existing fencing and some vegetation may need to be removed and fencing realigned. This will necessitate the erection of new fencing and support poles.

8.1.13. Hit-up Wall

- To the west side of the tennis courts, construct a masonry tennis hit-up wall, basketball hoop, cricket wicket line markings and rock climbing. The existing storage shed is to be demolished with storage to be relocated to the upgraded tennis pavilion.

- During the community and stakeholder consultation and engagement process there was strong support for the provision of a tennis hit-up wall/ rebound wall, inclusive with a basketball ring and key, cricket wicket line markings and climbing grips to the wall. This facility requires further design refinement.

8.1.14. Water Sensitive Urban Design

- As a guiding principle, incorporate Water Sensitive Urban Design solutions into all the new works within the park.
- The extent of new carpark surfaces, the existing and new pathways lend themselves to the formation of rain garden and passive irrigation to the immediate adjoining grassed areas, garden beds and trees.



Retarding basin

2.5.1 Burden Park Springvale South Master Plan (Cont.)

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Inflow drainage pit - retarding basin



Overflow parking



Bowls Club parking area



Former Croquet Clubrooms

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9 Development of the Draft Master Plan Post Stage 3 Community Engagement

9.1 Council's and Design Team Response

The Burden Park Master Plan was revised following feedback received as part of the Stage 3 Community Consultation period.

The letter received from The Burden Park Bowling Club was reviewed and assessed by Council and the Consultant team. In summary, Council advised there were a number of issues associated with the BPBC's suggested alternative location of the basketball and multi-purpose courts from the point of view of:

- 1) Unsafe perception/ lack of visibility from Heatherton Road/ lack of casual surveillance,
- 2) Building a stronger connection to the existing location of the playground, and
- 3) Keeping the existing mature trees around the southern side of the park.

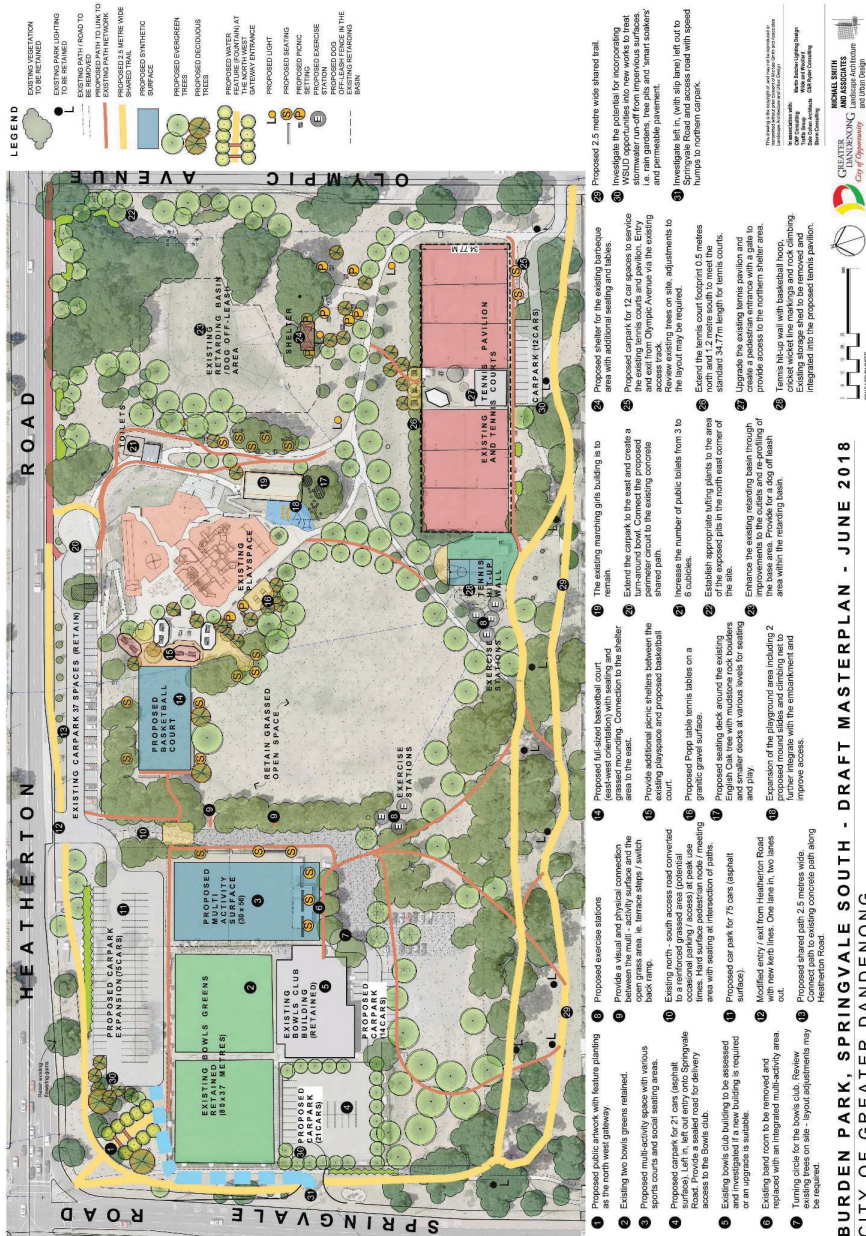
The suggestion by BPBC to improve the link between the northern and the southern carparks was considered. The Master Plan was updated in order to allow easier maintenance access to the club until the new Springvale Road access becomes viable or can be constructed.

Following the Stage 3 Community Consultation period the following revisions to the Burden Park Master Plan were addressed:

- Provide for a Dog Off-Leash area within the retarding basin area.
- Relocation of the proposed exercise station (8), seating, picnic facility (7) and tree planting in order to allow an easier vehicular connection/ maintenance access between the northern and the southern car parks.

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10 Final Master Plan

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10.1 Objectives of the Master Plan

The Burden Park Master Plan has been developed to balance five key themes:

- Increasing community participation by developing multi-purpose facilities and active recreation opportunities that will support population growth, future recreational trends and the health and wellbeing of the community.
- Asset improvements to the sports, leisure and building facilities.
- Increasing sports development and participation levels across all age groups and genders.
- Informal passive recreational use that appeals to a broader cross section of the community.
- Environmental improvements.

The Master Plan provides a clear direction on how the proposed land uses should be developed, infrastructure, movement and access objectives, built form and environmental initiatives can be developed and implemented to support and balance existing and future park infrastructure and park improvements.

Incorporation of the following objectives was considered an important outcome of the Final Master Plan:

- Support and increase the provision of sports facilities including areas for community & cultural sports activities.
- Increase the broader community uses for passive recreation and social activities.

- Provide a shared path network for bicycle and pedestrian circulation that can be used by people of all abilities.
- Increase the informal recreational options for play, exercise and social gatherings.
- Rationalise vehicle access and parking to maximise the available space for open space purposes.
- Enhance the environmental attributes through increased tree canopy coverage.
- Improve the park infrastructure and address the flood mitigation within the reserve.

10.2 Master Plan Features

The overall Master Plan provides detailed direction in relation to the following elements as well as an implementation plan to guide the capital works program. For the purposes of this report the key elements have been summarised to demonstrate the Master Plan intent.

10.2.1. The Tennis Courts, Basketball Court and Multi-Activity Surface

- Extension of the existing six tennis court's footprint by 0.5 metres north and 1.2 metres south to meet the standard 34.77 metre length for tennis courts. The extension of the courts will ensure they are compliant to Australian Standards.
- A full size basketball court 20 x 40 metres is provided to the north of the park. Its integration into the shelter area west of

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2.5.1 Burden Park Springvale South Master Plan (Cont.)

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the play space enhances the social gathering space through the provision of seating, grassed mounding and two additional picnic shelters. (Already constructed.)

- A multi-activity space with various sports courts and social seating areas to the site of the former croquet green. The multi-purpose space is large enough to include two Chinlone / Sepak Takraw courts (13.4 x 6.1 metres) and a circular practice area. Note that the existing Dandenong Band room to the east side of the bowls club social rooms will be retained until a suitable replacement location is found.

10.2.2. Buildings and Facilities

- Upgrade of the Tennis Club pavilion and creation of a pedestrian entrance and gate to the north. This enhances the interface with the park, providing a passive recreation area in association with the new pavilion.
- The existing Bowls Club building is to be assessed and investigated if a new building is required or an upgrade is suitable.
- The existing Dandenong Band room located east of the Bowls Club pavilion is to be retained until a suitable replacement location is found. Removing this building in the future will increase the space available for active recreation in the Multi-Activity Zone.
- Demolition of the Marching Girls Pavilion. This will facilitate the expansion of the play space area and create a new picnic, seating and viewing platform area on top of the existing mound.

- Increase the number of public toilets east of the play space from 3 to 6 cubicles.

10.2.3. Vehicle Circulation and Parking

- Retain overflow car parking for times of high demand (along the grassed north – south access track.
- Realignment and expansion of the existing car park area north of the former croquet green to provide 75 car spaces.
- Extend the existing northern car park to the east and create a turn-around circle.
- Provision of access from Springvale Road to the northern carpark via a sealed access road with speed humps.
- Investigate left in (with slip lane), left out to Springvale Road.
- One lane in, two lanes out modified entrance with new kerb lines to Heatherston Road.
- Increased car parking opportunities to the south (14 cars) and west (21 cars) of the Bowls Club. A turn around circle will service delivery vehicles to the bowls club. The existing carpark south of the Bowls Club Building will be reverted back to grass to enhance the path area
- Extend the on-street car parking on the west side of Olympic Avenue by approximately 40 metres to the north, creating an additional 13 car spaces.

10.2.4. Infrastructure – Pedestrian and Cycle Paths

- A new shared 2.5 metre wide flat concrete walking / cycling track to allow children and adults of all abilities to exercise around a path circuit within the park.

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- Terraced steps and / or switchback ramps between the multi-activity surface and the open grass area will provide a visual and physical connection between the two spaces.
- 10.2.5. Informal Recreation and Landscape Spaces**
- Expansion of the playground to include two mound slides and climbing net which is integrated into the embankment.
 - Provide a hit up wall with a basketball hoop, cricket wicket line markings and rock climbing to support its popularity and provide opportunities for non-organised sport.
 - An area dedicated to outdoor table tennis featuring two table tennis tables on a granitic gravel surface.
 - New fitness stations around the circuit path to increase active participation and promote physical that is free for the community to use.
 - New picnic and barbeque areas and informal park seating.
 - A new shelter with additional picnic tables will enhance the existing barbeque and picnic area north of the existing tennis courts, providing opportunities for passive recreation in a quiet area of the park.
 - A new seating deck around the existing English Oak tree and the installation of mudstone rock boulders and smaller decks at various heights caters for informal play and passive recreation.
- A dedicated fenced Dog Off-Leash area will be provided in the retarding basin.
- 10.2.6. Artwork / Gateway Entrance / Cultural Heritage Interpretation**
- A public artwork with feature planting will enhance park's north western gateway. There are opportunities to consult and engage with local artists and the Springvale South community in the design of the gateway entrance.
- 10.2.7. Landscape Character and Environmental Improvements**
- Protecting the existing trees and increasing the tree canopy cover across the reserve will create a more diverse landscape park experience as well as providing shade.
 - Enhancing the existing retarding basin area, particularly near the north east corner of the site near the exposed pits by planting appropriate tufting species.

2.5.1 Burden Park Springvale South Master Plan (Cont.)

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11 Implementation

(To be confirmed through Council programming and budgets)

The Implementation Plan provides the guidance on both the design and construction sequence that will need to be undertaken to implement the Master Plan. The implementation of the Master Plan is subject to the support and funding of capital works bids as part of Council's annual budget process.

The actions outlined below are numbered according to the sequential order required to implement the Master Plan.

Opinion of Probable Costs and Proposed Burden Park Master Plan Implementation (January 2019)

An Opinion of Probable Costs was prepared by Wilde and Woollard and Michael Smith and Associates Landscape Architecture and Urban Design with the input from Council.

Year 1 2018/19:

Project Title	Supporting Strategy/ Service Plan	Category	Cost
Implementation of initial recommendations of Master Plan at Burden Reserve	Master Plan	Upgrade	\$100,000
		Total	\$100,000

Year 2:

Project Title	Supporting Strategy/ Service Plan	Category	Cost
Construction North West Carpark	Master Plan	Upgrade	\$400,000
General Landscape Improvements	Master Plan	Upgrade	\$30,000
		Total	\$430,000

Year 3:

Project Title	Supporting Strategy/ Service Plan	Category	Cost
Tennis Club Lights, Fencing and Resurface (6 courts) upgrade - design	Master Plan, Sports Facilities Plan 2018	Upgrade	\$20,000
General Landscape Improvements	Master Plan	Upgrade	\$30,000
Disposal Central Building (Lions)	Master Plan, Building Disposal Program	Disposal	\$80,000
		Total	\$130,000

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Burden Park Springvale South Master Plan (Cont.)

BURDEN PARK MASTER PLAN - FINAL REPORT
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Year 4:

Project Title	Supporting Strategy/ Service Plan	Category	Cost
Tennis Club Lights, Fencing and Resurface (3 courts) upgrade – Construction (Stage 1)	Master Plan, Sports Facilities Plan 2018	Upgrade	\$500,000
General Landscape Improvements	Master Plan	Upgrade	\$30,000
Eastern Carpark Design	Master Plan	Upgrade	\$30,000
Decommissioning of Green and removal of Structures	Master Plan	Disposal	\$25,000
Supply and install exercise stations and two table tennis tables	Master Plan	Upgrade	\$150,000
Tennis Book a Court Installation and Trenching	Master Plan	New	\$30,000
	Total		\$765,000

Year 5:

Project Title	Supporting Strategy/ Service Plan	Category	Cost
Eastern Carpark Construction	Master Plan	Renewal	\$330,000
Retarding basin improvements	Master Plan	Renewal	\$150,000
Precinct Design for Bowls area	Master Plan	Upgrade	\$60,000
Tennis Club Lights, Fencing and Resurface (3 courts) upgrade – Construction (Stage 2)	Master Plan, Sports Facilities Plan 2018	Upgrade	\$500,000
Construct a tennis hit up wall and basketball hoop in west side of the existing tennis courts	Master Plan	Update	\$20,000
General Landscape Improvements	Master Plan	Upgrade	\$30,000
	Total		\$1.09M

Year 6:

Project Title	Supporting Strategy/ Service Plan	Category	Cost
Bowls Club Precinct Redevelopment - Construction	Master Plan	Upgrade	\$1.2M
General Landscape Improvements	Master Plan	Upgrade	\$30,000
	Total		\$1.23M

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Burden Park Springvale South Master Plan (Cont.)

BURDEN PARK MASTER PLAN - FINAL REPORT
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<u>Year 7:</u>			
Project Title	Supporting Strategy/ Service Plan	Category	Cost
Springvale Road Accessway	Master Plan	Upgrade	\$400,000
General Landscape Improvements	Master Plan	Upgrade	\$30,000
		Total	\$430,000
<u>Year 8:</u>			
Project Title	Supporting Strategy/ Service Plan	Category	Cost
General Landscape Improvements	Master Plan	Upgrade	\$30,000
		Total	\$30,000
<u>Year 9:</u>			
Project Title	Supporting Strategy/ Service Plan	Category	Cost
General Landscape Improvements	Master Plan	Upgrade	\$30,000
		Total	\$30,000
TOTAL COST			
		Subtotal Excluding GST	\$4,235,000
		Contingency Sum 10%	\$423,500
		Total (Excluding GST)	\$4,658,500

2.5.1 Burden Park Springvale South Master Plan (Cont.)

BURDEN PARK MASTER PLAN - FINAL REPORT
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12 Appendices

- **Appendix 1** - Lighting Notes prepared by Martin Butcher Lighting Design
- **Appendix 2** - Sport Code Requirements
- **Appendix 3** – Burden Park Master Plan Community and Stakeholder Engagement Report

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2.5.1 Burden Park Springvale South Master Plan (Cont.)

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13 Appendix 1- Lighting Notes

Prepared by Martin Butcher Lighting Design

Notes: of Nighttime Inspection Tuesday 28th November 2017

13.1 General Observation

- Mentioned there may be the prospect of the bowls club relocating.
- Only the eastern green is lit.
- The eastern green has high levels of glare associated with side lighting via floodlighting of one green between clubrooms and Heatherton Road. Elevation is out 15 m for every 1.5m down – high elevation well > 65def hence high amount of spill and noted as causing disability glare on approach to the bowls club in line with lights i.e. traversing park. Extent is border line for issue to traffic on Springvale Road and is spilling large amounts of light into the surrounding areas.
- To the right of bowls greens is a disused croquet green. Possibility this may become used as a carpark.
- No plans to establish ovals or other formal play areas.
- Public toilets lit with local 2 x 18W fluorescent luminaires but only on the playground side. Recommend entire perimeter be lit as dark area behind which adjacent to night lit playground is a concern.
- Existing bowling club obtains supply off aerial line in off Springvale Road to Pole 34012 which transfers underground to a lead-in Pole (Supply No 1)

- There appears to be United Energy (UE), fed separate pathway poles mainly urban residential development (URD) style 80 Watt Mercury Vapour at 5-5.5 m in form lighting the path remote from roadway along the Springvale Road Frontage.
- There is a supply pillar with the public lighting photocell controls in the form of a 'Current Industries' supply pillar right at the SW corner of property. This is fed via a service pit in footpath and is adjacent to the residential property line. (Supply No 2). Location is not close to any centre of load and likely a response to a scheme to install public lighting at the cut through along the residential fence line.
- South path between Springvale Road and Olympic Avenue is lit generally around 50 metre spacing and likely lit to P5 or even P4.
- Bowls club carpark is also lit using Mercury Vapour (MV), equivalent to 'Sylvania B2224' bowl style refractor luminaires typical of minor road lighting. This is not adequate to light the carpark.
- Bowls club building has separate on building floodlights clearly prompted by a need to more brightly light the adjacent carpark.
- The tennis club is supplied off Olympic Avenue via a meter panel and MSB service UE pole mounted (Pole No 9865127 (Supply No 3))
- MSLA to obtain property titles to confirm basis for having multiple supplies to the site in future.
- Path arcing around the tennis club to the north side is unlit. Path to the west of the marching girls hall is also unlit.

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Burden Park Springvale South Master Plan (Cont.)**BURDEN PARK MASTER PLAN - FINAL REPORT**
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- The playground is a major feature. It is also floodlit at night with 3 No Poles. Each with 1 No 250W, estimated, metal halide floodlight and with poles having capacity via a straight cross arm to accommodate a 2nd floodlight per pole.
- The marching girls hall appears to have separate supply (Supply No 4) in from Heatherton Road and looks to come from a pole on the opposite side of road. This would need to be confirmed a part of any future design.
- The playground adjacent shelters are unlit and appeared uncomfortably dark by comparison with the nearby lit playground.
- The adjacent toilet block to the east of the playground is lit.
- The road between the bowls club to Heatherton Road has no roadway lighting and appeared manifestly dark.
- Heatherton Road and Springvale Road are each lit as major roads and use 250W High Pressure Sodium (HPS) typically.
- The MV path lighting is a mix of B2224 and 'Sylvania Urban' style luminaires.
- The tennis club has all courts lit using 6 No 1000W MH 'Shoe-Box' style lights per court which are expected to be to 'Club & Commercial' Tennis Level per AS2560.2.1.
- The unlit section north of the courts contains a BBQ Shelter.
- No reported security related issues.
- The poles have a series of 'M' numbers on them indicating they are likely Municipal.
- Poles but maintenance arrangements may occur through UE. In any case quite a variance in light outputs from luminaires along paths was noted at inspection.
- Noted that several luminaires fronting Springvale Road were out.
- Important to obtain titles to confirm right to retain separate supplies and reduce exposure to site electrical consolidation costs.

13.2 Supplementary Note – Property Titles

- Further to the above inspection, Council forwarded details of titles. The information contained in email advice 14 December 2017 shows the reserve exists across a single title described as Lot 1 = Crown Allotment A (PT) Section 23.
- On this basis United Energy can be expected to require the existing multiple electricity supplies be consolidated back to one (or 2) supplies, as part of any future electrical supply upgrading requests.
- The basis under which any United Energy unmetered public lighting supply may continue to service public lighting within the park also needs to be questioned. The existing supply arrangement is likely a legacy of previous utility permitted arrangements.
- Future plans should instead anticipate the need to assume all future public lighting within the park will be supplied instead as Council metered public lighting i.e. off Council's own electrical supply.

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2.5.1 Burden Park Springvale South Master Plan (Cont.)

14 Appendix 2 – Sports Code Requirements

14.1 Tennis Court Technical Specifications

The following technical specifications for tennis have been taken from the following website on 21st November 2018
[https://www.tennis.com.au/wp-content/uploads/2012/04/Court-and-](https://www.tennis.com.au/wp-content/uploads/2012/04/Court-and-Enclosure-Dimensions-2012.pdf)

[Enclosure-Dimensions-2012.pdf](https://www.sportscourtdimensions.com/cricket/) and from <https://www.sportscourtdimensions.com/cricket/>

The dimensions of a tennis court are defined in the Rules of Tennis by the International Tennis Federation (ITF). Rule 1 defines the dimensions of a singles tennis court. Rule 34 defines the dimensions of the doubles tennis court.

- For practical purposes the vast majority of tennis courts are built to doubles dimensions, which allows for both singles and doubles.
- The ITF Rules also define that the width of all lines on the tennis court shall be a minimum of 2.5cm and a maximum of 5cm except the baseline, which may be 10cm, and the centre service lines and centre mark, which shall be 5cm.

- Courts should be oriented so that the sun inconveniences players as little as possible, with a north-south orientation preferred.
- For international standard tournaments the overall area required is defined, dependent upon the event. However, at club or recreational level, some suggested dimensions are given. As a guide the recommended minimum distances should be: the space behind each baseline 5.48 metres (18ft) and the space at the sides 3.05 metres (10ft).

Service lines on both halves of the courts should be drawn 21 feet (6.40 metres) from the net. These lines should be parallel with the net. Getting the midpoint of the service line, a line is drawn across the net until it reaches the service line midpoint on the other side of the court, and this line signifies the centre service lines

- Each baseline is divided into two and marked by a centre mark, a 4-inches (10-centimetre) long line drawn from the baseline. Its width should be 2 inches (5 centimetre)
- The other lines of the court shall be between 1 inch (2.5 cm) and 2 inches (5 cm) wide, except that the baselines may be up to 4 inches (10 cm) wide.
- All court measurements should be made outside of the lines

2.5.1 Burden Park Springvale South Master Plan (Cont.)

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Court Dimensions	Club / Recreation	ITF (e.g. Pro Tour, Davis/Fed Cup Zonal ties)*	Stadium Court (e.g. Davis/Fed Cup World Group ties)*
Total Area	34.77m x 17.07m	36.6m x 18.3m	40.23m x 20.11m
Run-off at back of court	5.48m	6.4m	8.23m
Run off at side of court to fence	3.05m	3.66m	4.57m
Minimum distance between two courts (unfenced)	3.66m	5.48m	n/a
Recommended distance between two courts	4.27m	n/a	n/a

2.5.1 Burden Park Springvale South Master Plan (Cont.)

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15 Appendix 3 – Community and Stakeholders Engagement Report

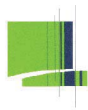
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2.5.1 Burden Park Springvale South Master Plan (Cont.)



BURDEN PARK MASTER PLAN COMMUNITY AND STAKEHOLDER ENGAGEMENT REPORT

The City of Greater Dandenong Council
Final Report- December 2018



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Final Report—December 2018

2.5.1 Burden Park Springvale South Master Plan (Cont.)

*BURDEN PARK MASTER PLAN
COMMUNITY ENGAGEMENT REPORT*

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2.5.1 Burden Park Springvale South Master Plan (Cont.)

BURDEN PARK MASTER PLAN COMMUNITY ENGAGEMENT REPORT

1 INTRODUCTION

This report provides a detailed summary of the community engagement process undertaken and the community feedback in the preparation of the draft Burden Park Master Plan. The consultation process was informed by Council's Community Engagement Policy and Framework.

Council has a park master plan programme which is a rolling program where master plans are prepared for identified parks and reserves across the municipality. In 2017/2018 four master plans are being developed of which the Burden Park master plan is one. The master plans guide the future development of the reserve over at least a 10 year period and inform Council's capital works and maintenance programs. Genuine and effective community engagement is a critical component in the preparation of the master plans to ensure the development and priorities identified through the master plans are reflective of the community needs and desires.

A range of methods were used to engage the community in the future planning of Burden Park. The engagement process and outcomes are outlined in Section 4 this report.

2 SITE DESCRIPTION

Burden Park is approximately 77,990m² and located at 880 - 924 Heatherton Road, Springvale South. The park is located in a prominent position on the south eastern corner of Springvale Road and Heatherton Road. It is referred to as the southern boundary to gateway 11, Springvale Activity Centre (southern boundary) with CGD's Gateways Strategy. The land use that surrounds the immediate reserve is predominantly Residential (GRZ1), with commercial uses on the south western and north eastern corners of the Springvale Road and Heatherton Road intersection. Burden Park is approximately 700 metres south of the Springvale Activity Centre Civic precinct.

The City of Greater Dandenong's Open Space Strategy 2009 identifies Burden Park as a district park that provides multi use sports and community facilities that will meet the long-term requirements of the broader community. District Parks are large sized open spaces, individually designed, which provide opportunities for a range of activities, comprising both passive and active recreation, and organised and informal play. The park is currently not classified as a Sports Reserve.

Burden Park currently provides a balance between sports and community uses, with family groups being large users of the park. The Springvale Tennis Club, the district playground and picnic area and the bowling club are the main attractors. There is also a large central grass kick-about area. There are some scattered mature trees around the perimeter of the park. And there are some groups of mature trees along the southern perimeter and the northeast corner of the park. However the canopy coverage for the overall areas of the park is generally low.

3 MASTER PLAN OBJECTIVES

The preparation of the master plan had the following objectives which have been taken from the project brief.

3.1. General Master Plan Objectives

- The design vision should integrate the recreation, sports, facilities, leisure, environmental, economic, cultural, and community activities.

2.5.1 Burden Park Springvale South Master Plan (Cont.)

BURDEN PARK MASTER PLAN COMMUNITY ENGAGEMENT REPORT

- Retain its role as a district multi-purpose park that provides for a broad range of passive and active recreational pursuits.
- The vision should be rigorous but shall also provide sufficient flexibility to cater for a range of actions and uses depending on circumstances and opportunities as they arise.
- Development of a park that respects the 'qualities' of the reserve but provides nodes that work hard to provide a higher level of activity and multi-purpose facilities to service the diverse community needs and growing population.
- It will be recognised as a high quality park with an emphasis on design excellence in terms of landscape, sports provision, informal recreation and integrated environmental design solutions.
- Reflects the local community ideas and aspirations, as an outcome of the community consultation process.
- To promote youth friendly design catering for emerging children's and teenage activities, as well as the needs of diverse age groups.
- To design solutions using "Crime Prevention Through Environmental Design Principles" (CPTED) to improve public safety and visibility.

3.2. Sports Clubs and Grounds, Buildings and Community Facilities

- Review and provide recommendations for the Springvale South Tennis Club, the Burden Park Bowling Club and interfaces with the park etc.
- Prepare a summary of the existing reserve building uses, their role and a high-level assessment of the building's suitability for demolition, refurbishment or integration in association with the master plan strategy.
- To provide for integrated amenities and services such as public amenities block (including disabled and baby change).
- Provide recommendations on suitable locations for supporting infrastructure, i.e. power supply and water.
- Undertake a capacity analysis of Burden Park to introduce a new sports facility or sporting code(s) / activities which have an identified demand.
- Provide recommendations on options for sports ground lighting to enable use for night time competition and training.
- Areas for smaller scale community or cultural sports/ games, informal passive recreational areas.
- Provide recommendations on boundary fencing, rationalising infrastructure such as signage and bollards.

3.3. Passive Recreation, Community Events and Other Facilities

- Areas suitable for larger community gatherings such as BBQ and picnic areas and their integration with playground and other activity node opportunities.
- Opportunities for the circuit walking path, such as fitness stations, distance markers etc.

3.4. Movement, Access and Car Parking

- To identify the key issues and develop options relating to vehicle movement, access and parking to and from the reserve.
- To develop a car park precinct(s) design for Burden Park that considers both existing and future development options and future demand.
- To provide for an integrated pedestrian and shared bicycle path network.

2.5.1 Burden Park Springvale South Master Plan (Cont.)

BURDEN PARK MASTER PLAN COMMUNITY ENGAGEMENT REPORT

3.5. Flooding and Drainage

- Strongly consider the retarding basin and its role in flood retardation and where practical how can the park incorporate and take advantage of natural / drainage features in the development of the masterplan.

3.6. Environment, Landscape Design and Sustainability

- To protect and enhance any existing natural values within the site.
- To identify and highlight existing mature trees and significant vegetation that should be retained where possible.
- To substantially increase the tree canopy cover across the park.

3.7. Implementation Plan

- To develop an implementation strategy, with opinion of probable costs which allows for the park to be upgraded or redeveloped in coordinated stages over the next 15 years.
- To provide initiatives which are achievable in the short, medium and longer term.
- To ensure that the master plan is comprehensive and able to be easily used for funding submissions from external authorities.
- To develop a park design that is sensitive to the limited ongoing resources of Council's capital, operations and park maintenance budgets.

4 COMMUNITY ENGAGEMENT PROCESS AND OUTCOMES

A range of methods were used to engage with the community in relation to the future development of Burden Park including:

- The City Magazine Article (Dec2017 – Jan2018 Edition)
- OurSay Online Engagement Platform – Stage 1 and Email submission
- Engagement with the Sporting Clubs
- Postcards and Posters (prior to the draft masterplan)
- OurSay Online Engagement Platform – Stage 2 and Email submission
- The City Magazine Article (Feb 2018 Edition)
- The Drop-in Session at the park – Saturday 17/02/2018; 9am-12pm
- Posters and Display of the Draft Masterplan
- OurSay Online Engagement Platform– Stage3 and Email submission
- Consultation with Bicycle Organisation

4.1. The City Magazine Article (Dec 2017- Jan 2018 Edition) and Social Media

The promotion of this project started with a general article explaining about how Council valued the importance of parks and open spaces and why Council was about to undertake the park masterplan project. This article was featured in The City magazine (Dec 17-Jan18 edition) that went out to all residents in the municipality with 'watch the space' message for the upcoming park masterplan consultation. This was also followed by Council's social media posts.

2.5.1 Burden Park Springvale South Master Plan (Cont.)

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 COMMUNITY ENGAGEMENT REPORT*

4.2. Our Say Online Engagement Platform – Stage 1

Council provided an opportunity for the community to comment on the parks and open space in the City of Greater Dandenong (CGD) in general through the online forum; Our Say – Stage1 that was open for general public comments during 15 Dec 2017 until 15 Jan 2018.

The OurSay online engagement forum – Stage 1 was built around two main general questions including “How you currently use our park?” and “What would make you want to visit them more?” This was deliberately targeted to a broader audience to provide a broad database that could be used to establish a general design and ideas framework when commencing consultation on each of the four park master plans.

Number of responses

The table below identifies the number of people engaged, the number of ideas presented and the number of comments and votes for the ideas people presented through this OurSay online engagement forum– Stage 1.

Number of engaged	Number of ideas	Number of comments	Number of votes	Idea views
38	32	8	60	438

Email submission	1 email
------------------	---------

As can be seen, 38 people engaged in the consultation, with 32 ideas put forward with 8 comments and 60 votes received on those ideas. The ideas were viewed 438 times . During this period of time 1 person submit an email submission.

Our Say Online Engagement Forum– Stage 1 key theme

The key themes coming from the broad consultation undertaken through OurSay online engagement forum- Stage 1 are summarised in the table below:

Theme	No of combined comments and or votes
Playgrounds – including all ages, sensory, adventure	22
Café in parks	18
More trees	18
Adult Fitness Station	11
Provision of toilets	11
Tables/seating	5
Passive recreation	4
Shade	4
Paths	4
Map of parks	2
Artwork	2
Visitor book	2
Update velodrome	2
Parking	2
Wild areas	2
Possum nesting boxes	2

2.5.1 Burden Park Springvale South Master Plan (Cont.)

BURDEN PARK MASTER PLAN COMMUNITY ENGAGEMENT REPORT

As can be seen the quality and diversity of playground experiences were the area commented on most with combined 22 comments and votes received about this. The next most combined commented on themes were having cafés in parks and more trees each with 18, fitness stations and toilets each with 11, tables/seating with 5, passive recreation, shade and paths each with 4 with all other themes receiving combined 2 comments or votes.

As this consultation was broad, only the general comments applicable or related to Burden Park have been included into Appendix 1.

4.3. User Group Consultation with the existing Sport Clubs

A consultation meeting was held on Tuesday 12 December 2017 with representatives from the Burden Park Bowling Club and Burden Park Tennis Club.

Burden Park Bowling Club (BPBC)

Burden Park Bowling Club has a large clubroom and three natural turf greens.

Membership

Membership over the last three years has been in decline with the following membership recorded.

- 2015 – 87 playing members, 25-30 social members
- 2016 – 85 playing members, 25-30 social members
- 2017 - 80 playing members, 25-30 social members

The club identified the ageing population and the cultural demographics of the area as contributing factors to declining membership.

Facilities Use

- The facility is used for competition on Tuesday and Saturday with occasional tournaments on Thursdays and Sundays.
- The club acknowledged that two greens are adequate for their needs. The third green has provided flexibility when either of the other greens requires renovation or works, however the third is rarely used
- The clubhouse is hired for functions and events which contribute substantially to the financial viability of the club. A Ballroom Dancing group use the facility every Monday night.
- The club employ a greens keeper to maintain the three greens. One of the greens has subsidence issues as it was constructed over a previous tip site.

Future of the Club

- Seven years ago, there was discussion re a possible merger with Keysborough Bowling Club who are a similar size and in a similar position regarding declining membership. The club are not opposed to a merger and recognise it is likely the only way the clubs will survive, however caution that it is likely that 25% of members are unlikely to join the new entity.
- The suggestion was put forward that Council consider the development of a regional bowls club servicing the whole municipality which would comprise two indoor synthetic greens and a licenced club house.

2.5.1 Burden Park Springvale South Master Plan (Cont.)

BURDEN PARK MASTER PLAN COMMUNITY ENGAGEMENT REPORT

Other comments from the Bowling Club

- The overflow car parking is used mostly on bowling days. The suggestion was made that a roadway was installed between Olympic Street and the Bowling Club carpark so that it could be used by the tennis club and others.

Burden Park Tennis Club

The Burden Park Tennis Club comprises a clubhouse and six en-tout-cas (clay) tennis courts.

Membership

- Membership is currently 150 and has been stable over the last ten years fluctuating between 145-160 members. There are approximately 40 junior members and 35+ senior members.
- Comment was made that membership is in decline at Springvale South Tennis Club and that there may be some benefit for the clubs to merge.

Facility Use

- The Asian community supports the club. A Cambodian group regularly hires the courts and a Vietnamese group holds tournaments and championships at the courts.
- The courts are used for competition (social and interclub) every day except Thursday. Schools also hire the courts. Casual court hire is also available.
- The current six courts are adequate for current use with the exception of Wednesday's demand where the club hire a court from another club. The club do not have a strong need for additional courts.

Facility Issues

- The courts were laid in 1961 and had major repairs 15 years ago. There is a desire to replace the courts with a synthetic surface which requires less maintenance and water than the current surface.
- Car parking is an issue. They compete with the church across the road, particularly on a Sunday.

Other comments from the Tennis Club

- A circuit path in the park would be good.
- The park is heavily used particularly on weekends. More shelters and picnic tables are needed.
- Consider fencing between the playground and carparks and roads.
- On Saturday people park along the former croquet club roadway making it very difficult for the bowlers to get in and out. Safety concerns re pedestrians and children moving in this area.
- More lighting and CCTV cameras.
- Not supportive of dog off leash reserve.

4.4. Postcards and Posters (prior to the draft masterplan)

Council prepared generic and specific consultation posters and postcards inviting people to attend the Drop-in Session and/ or to have their say about the four district parks subject to this master planning process. If the community could not attend the drop in session, then their comments could also be provided through OurSay – Stage2 survey, email or phone. These generic and specific posters and postcards were promoted to the public and residents during late Jan- mid March 2018.

2.5.1 Burden Park Springvale South Master Plan (Cont.)

***BURDEN PARK MASTER PLAN
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The generic postcards were placed or made available at the following event/ locations:

- Australia Day event on 26 Jan 2018 at the Dandenong Park.
- Posters and postcards were placed at the Dandenong Library and Dandenong Civic Centre.

The specific Burden Park poster and postcard were promoted via the following means or made available at the following locations:

- Letter drop box to properties within the 1km catchment of the corresponding park occurred during late Jan- early Feb 2018 (2 weeks prior to the Drop-in Session)
- The Burden Park poster and postcard were placed at the Springvale library and Council’s customer office counter and Burden Park’s sport club rooms (Tennis and Bowling Club’s pavilion)
- 3x A1 sized posters displayed at multiple entry points of the park.

4.5 OurSay Online Engagement Forum – Stage 2 and Email submission

The OurSay online engagement forum – Stage 2 forum was on Council’s website from 22 January – 18 March 2018. Like in the OurSay online engagement forum– Stage 1, the consultation was built around the same two broad questions like Stage 1 including “How you currently use our park?” and “What would make you want to visit them more?” However, this time it was asked in the context that related to the specific attributes of Burden Park for which the masterplan was being prepared.

Number of responses

The table below identifies the number of people engaged, the number of ideas presented and the number of comments and votes received for those ideas presented through this OurSay – Stage 2 forum as well as the number of email submission received through the ‘futureofparks’ email inbox during the same period of time.

Number of engaged	Number of ideas	Number of comments	Number of votes	Idea views
38	14	3	46	297
Email submission		8 emails including 2 emails from members of the Bowling Club		

As can be seen, 38 people engaged in the consultation, with 14 ideas put forward with 3 people put a further comment on those ideas and 46 votes received on those ideas. The forum pages were viewed 297 times. During this period of time 8 groups submitted an email submission.

OurSay Online Engagement Forum – Stage2 key themes

The key themes coming from the consultation undertaken in Our Say - Stage 2 are summarised in the table below with the full comments in Appendix 2.

Theme	No of combined comments and votes
Music hub	22
Dog Off Leash area	7
Food Trucks	7
Walking and Bike Paths	7
Activities for older kids	6
Festival and community events	6
Fitness Stations	5

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Shade	4
Soccer goals	4
Improve tennis facilities	2
Improve Bowling Club	2
More trees	2
Tennis car park	1
Tennis rebound wall	1
Friends of Burden Park	1
Café shop	1

Of the ideas, comments and votes that were received during OurSay online engagement forum - Stage 2 and Email submission,

- 22 combined comments and votes expressing an interest in creating a music hub,
- 7 combined comments and votes each for an interest in developing a dog off-leash area, food trucks, walking and bike paths,
- 6 combined comments and votes each for the provision of activities for older kids, and having more festivals/ events,
- 5 combined comments and votes for installing fitness stations,
- 4 combined comments and votes each for creating more shade over the playground areas, and soccer goals,
- 2 combined comments and votes each for upgrading of the sporting facilities both tennis and bowling club, and for planting more trees, and
- 1 comment for improving the tennis club carpark, providing a tennis rebound wall, creating a Friends of Burden Park group and providing a café shop.

4.6. The City Magazine Article (Feb 2018 Edition) and Social Media

The second article in the City magazine was featured in the February edition to promote the OurSay online engagement forum – Stage 2 survey as well as to invite people to the Drop-in sessions at the park. This was also followed by Council's social media posts.

4.7. The Drop-in Session at the park

The drop-in session was held on Saturday 17 February 2018 between 9.00am-12pm at Burden Park to provide an opportunity for any residents to comment and guide the future development of the master plan. This drop-in session happened to coincide with the Lions Club's annual Summer Festival. 3 sports/ social club members and 19 residents made comments.

Detailed Themes during the Drop-in Session

President of the Lions Club

- Lions Club puts money back into the community.
- Likes the play space. Likes the activity when you drive past. Performance spaces. One of the few open areas and easily accessed. Multi-cultural area. Asian influence, large open gathering spaces. Carpark not large enough at peak times. Would not like a soccer pitch. Ross Reserve is close by and has a soccer pitch.
- 21st year of the Lions Club's 3 day festival. Wouldn't like too much more infrastructure.
- Presentation of the north west corner, what about safety? Concerned about children running across the road, busy road corner.
- Possibly more shelters i.e. Even on week nights the barbecues are being used
- Additional rubbish bins with additional shelters.

2.5.1 Burden Park Springvale South Master Plan (Cont.)

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Lions Club member

- Enjoys festival activity. He sees people using the park during the week, it presents well. Open space is precious. Children use the open space to enjoy. Council has done a good job in maintenance and development.

Bowling Club Member

- Wondering if the bowls club is relocating? 50 members currently.

Resident 1

- Exercise stations would be good.

Resident 2

- Has lived in Olympic Avenue 47 years, knows the park well.
- Suggested exercise stations to the jogging track and
- Provide dog poo bags as many people don't bring dog bags with them.
- The play space is too near to the retarding basin, children may wander into the water. Some occasions the water doesn't fully drain away, therefore there is a danger.
- He runs a dance at the bowling club, people get wet feet getting from cars to the bowling club as the bowling club car park is poorly maintained with uneven surface and potholes.
- Council plants gum trees too close to residential properties, leaves, litter etc. Street sweeper is now less frequent.

Resident 2

- One of the best play spaces, keeps children occupied.

Resident 3

- More shade sails, placement of seats, comes to play space a lot, parties in open space, spray play, tip water from a bucket etc.

Resident 4

- Skate circuit. More shade to some of the play space.

Resident 5

- Park is good.

Resident 6

- Exercise equipment is healthy.

Resident 7

- Good improvements, park is good at present.

Resident 8

- More seating. More barbecues. Good trees. Often uses play space.

Resident 9

- Exercise/ fitness equipment. Don't cut down any more trees. Trucks park in the carpark. Some people do walk around the park, observed jogging. Multi-cultural, friendly, no personal safety fears.

2.5.1 Burden Park Springvale South Master Plan (Cont.)

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Resident 10

- Has known the park a long time. New upgrade. Different ages. More shade to the new space. Would bring children more if more shade. More barbecue areas.

Resident 11

- More shade.

Resident 13

- More swings.

Resident 14

- More barbecue units.

Resident 15

- The toilets are located up a hill which is difficult for older people or those with mobility issues.

Resident 16

- A circuit path would be desirable.
- More shade trees are needed and rubbish bins are required next to the Bowling Club carpark. Sometimes there are people who sleep in their cars in the Bowling Club car park.

Resident 17

- Exercise stations would be good.

Resident 18

- More barbecues and shelters are needed.

Resident 19

- Playground is great. Lots of diversity for a range of ages.

Summary of Drop-in Session key themes

The key themes from residents attending the pop up event are outlined below:

- Shade near the play space (x6)
- Like the play spaces (x5)
- Exercise stations (x5)
- More barbecues and shelters (x5)
- A circuit path (x2)

4.8. Development of the Draft Masterplan

The consultation feedback up until this point was used to prepare the assessment of merit paper (shown in the Appendix 4) which outlines all of the key ideas to be considered prior to the preparation of the draft masterplan. This assessment merit table was used by the design team to further inform the development of the draft masterplan that was subject to the following OurSay – Stage 3 consultation.

This exhibited draft of Burden Park masterplan is included in Appendix 5.

2.5.1 Burden Park Springvale South Master Plan (Cont.)

BURDEN PARK MASTER PLAN COMMUNITY ENGAGEMENT REPORT

4.9. Posters and Display of the Draft Masterplans

Following the preparation of the draft master plan, a series of posters of the draft master plan were exhibited from 11 July – 17 Aug 2018 to seek community comment and feedback on the draft master plan.

The posters and the draft masterplans were displayed as follows:

- 3x A1 posters of the draft Burden Park masterplan were displayed at the multiple entry points and highly trafficked paths of the parks
- A3 size generic posters and the draft masterplan of the four parks were displayed at the Dandenong Library and Springvale Library,
- A3 size posters and draft masterplan of the four parks were displayed at Council's customer service counters at Dandenong Civic Centre, Springvale, Parkmore Shopping Centre (Keysborough) and Paddy O'Donoghue Centre (Noble Park).

4.10. OurSay Online Engagement Forum – Stage 3 and Email submission on the Draft Masterplan

The Greater Dandenong Council provided an opportunity for the community to provide further feedback and comment about the draft master plan for Burden Park through the OurSay online engagement forum – Stage 3, email response, and phone. The consultation was built around the three questions including “Tell us if you support the plan? If not, why not? “, and “If you do, what your top three priorities from the ideas listed on the plan?” This online survey was open for public comments on the OurSay – Stage 3 platform during 11 July – 17 August 2018.

An email notification with the link to the OurSay – Stage 3 forum and Council's 'futureofparks' email address were also sent to all respondents from the OurSay - Stage 1 and Stage2 forum and the previous email submitters. Council officer also contacted representatives of the Sporting Clubs to seek their further feedback on the draft masterplan.

Number of responses

The table below identifies the number of people engaged, the number of ideas presented and the number of votes for the ideas people presented.

Number of engaged	Number of ideas	Number of comments	Number of votes	Idea views
20	6	2	18	111
Email submission		2 emails including from members of the Bowling Club		

During this OurSay online engagement forum - Stage 3, 22 individuals were engaged in the consultation with 3 people submitting 6 ideas (of which 4 of them were from the same person) and 2 comments and 18 votes were received on those raised ideas. The forum pages were viewed 111 times. In addition to that during this period of time 2 persons submitted an email including one from the Bowling Club.

OurSay Online Engagement Forum – Stage 3 key themes

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The key themes and number of residents supporting each theme featured on the draft master plan during OurSay online engagement forum - Stage 3 are summarised in the table below.

Themes	No of combined comments and votes
Support for Brass Band	20
Futsal field	2
Retain trees on north side of tennis court	1
No additional car park for tennis	1
Volleyball and badminton court	1
Look after the park	1
Dog off-leash area	1
Access to the Bowling Club carpark	1

Of the comments and / or votes that were received during the OurSay online engagement forum– Stage 3 and Email submission, 20 combined comments and votes of those requesting support for brass band, 2 of those commenting wanted to include a futsal field, 1 comment each was made in relation to retaining the trees on the north side of the tennis courts, the impact of additional carpark to the south of tennis court to the existing mature trees, including volleyball and badminton courts within the multi-purpose area, including dog off-leash area, and improved access to the Bowling Club’s car park, .

A full summary of the relevant comments is included in Appendix 3.

5 SUMMARY AND WAY FORWARD

5.1. Summary of Consultation

Overall number of responses and engagements

Below is a table that summarises the number of people who engaged during the entire consultation process. As can be seen, Stage 1 had the greatest number of people engaged as this was broad consultation about parks in general. Stage 2 had the next highest number engaged which related to specific input prior to the development of the master plan. Stage 3 had the least involvement indicating broad community support for the draft master plan.

Type of Engagement	No of responses	No of Engaged
OurSay – Stage 1 (All Parks) and Email submission	438 views 60 votes 32 ideas 8 comments 1 email	38 engaged 1 engaged
User Group Consultation (Sporting Clubs)	4 representatives from the two clubs	4 engaged
OurSay – Stage 2 and Email submission	297 views 46 votes 14 ideas	

2.5.1 Burden Park Springvale South Master Plan (Cont.)

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	3 comments 8 emails	38 engaged 8 engaged/ groups
Drop-in Session	19 residents 3 others	22 engaged
OurSay – Stage 3 and Email submission	11 views 19 votes 6 ideas 2 comments 2 emails	20 engaged 2 engaged
Total engaged during the entire process		133 engaged

Overall consultation - key themes

Prior to the development of the draft masterplan (Stage 2), the top five ideas that received the highest support (combined comments and votes) through both the online survey and the drop-in session were the development of music hub (22), the provision of fitness station and shade (10), the provision of walking and bike path (9), the dog off-leash area (7) and the food truck (7). Other ideas that received some medium level of support include providing more activities for older kids/ teens (6), more festivals/ events on the park (6), more barbecue and shade (5), shade above the playground (4) and soccer goals (4).

Post the development of the draft masterplan (Stage 3), there appears to be overall general support of the draft master plan in particular the provision of additional informal active recreation opportunities including the fitness station, the walking and bike path, the provision of activities for older kids/ teens including basketball court and futsal, and the provision of more barbecue, seats and shelters. The key areas requiring a further review based on the Stage 3’s community feedback are the removal of the Dandenong Band room challenged by 20 people, the provision of futsal questioned by 2 people, and the provision of a dog off-leash area, the impact of the new driveway and carpark to the south of the tennis courts to the existing mature trees, the connection between the northern carpark and the bowling club carpark, and the request for provision of volley ball and badminton courts.

5.2. Way Forward

In response to the OurSay online engagement forum – Stage 3 and email submission community feedback the design team and the project steering group recommended the following way forward in the development of the Burden Park masterplan and the community engagement response:

- To retain the existing building used by the Dandenong Band to provide space for existing band room until they can find another alternative more suitable home/ facility.
- To accommodate the provision of outdoor soccer/ futsal field activities including line marking and goal nets within the basketball courts as part of response to providing more diverse activities for older kids/ teens.
- To accommodate the dog off-leash area within the existing retarding basin at the northeast corner of the park and to accordingly design the environment and the edges of this retarding basin to suit this additional function.
- To remove the new vehicular access and carpark to the south of the tennis courts and instead to investigate extension of the existing on-street carpark along Olympic Avenue.

2.5.1 Burden Park Springvale South Master Plan (Cont.)

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- To ensure that the location of fitness station so that they do not prohibit a maintenance vehicular connection between the northern carpark expansion and the southern carpark of the Bowling Club in case the Springvale Road access becomes not feasible.

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2.5.1 Burden Park Springvale South Master Plan (Cont.)*BURDEN PARK MASTER PLAN
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Some editing of comments has been made for grammatical correctness and ease of reading.

Type	Name	Content	Votes	Key Theme
<i>idea</i>	<i>Resident</i>	Barbeque facilities and bench seating.	0	<i>BBQ facilities</i>
<i>idea</i>	<i>Resident</i>	More trees and perhaps even vegetables patches or fruit trees.	2	<i>More trees</i>
<i>idea</i>	<i>CoGD</i>	More shade trees at all parks. This would not only create a more natural environment but would also provide more areas for social gatherings.	10	<i>More trees</i>
<i>comment</i>	<i>Resident</i>	With the newer parks it's going to take a long time for any planted trees to mature to a state that they are actually providing quality shade. This makes shade structures a necessity.	0	<i>Shade structures</i>
<i>idea</i>	<i>CoGD</i>	More spaces for passive recreation activities, such as walking paths and open grassed areas. - community feedback provided by user groups	0	<i>Passive recreation/paths</i>
<i>idea</i>	<i>CoGD</i>	Local parks are a great place to explore the great outdoors and can be seen as an extension of your backyard. There's a rising popularity of fitness stations and adventure playgrounds in parks across Melbourne. It would be great to see new equipment for a variety of uses popping up in our parks. - community feedback provided by user groups	4	<i>Fitness Stations/adventure play</i>
<i>idea</i>	<i>Resident</i>	Have a park with a cafe attached in Greater Dandenong. For example, Pioneer Park in Berwick.	12	<i>Café</i>
<i>comment</i>	<i>Resident</i>	I agree with suggestion for a café.		<i>Cafe</i>
<i>idea</i>	<i>Resident</i>	A comprehensive map of where parks are situated within the CGD area and what they include. Encourage sustainable practices in our parks and open spaces. Replace all the river red gums that have been removed because of LXRA works! Use the stored timber as art installations.	0	<i>Map of parks, artwork</i>
<i>idea</i>	<i>Resident</i>	A park with more shaded areas etc big trees that will provide more suitable areas for picnic.	0	<i>Shade</i>
<i>idea</i>	<i>Resident</i>	Teenagers need to be factored into the strategy. This age group needs are currently missing from current strategy.	0	<i>Provision for teenagers</i>

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2.5.1 Burden Park Springvale South Master Plan (Cont.)*BURDEN PARK MASTER PLAN
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Type	Name	Content	Votes	Key Theme
<i>idea</i>	<i>Resident</i>	Teen girls need to be considered. They have different needs to males of the same age. The space needs to integrate the needs of both within close proximity.		<i>Provision for teenagers</i>
<i>idea</i>	<i>Resident</i>	Provision of toilets. Also BBQs to use, climbing and interactive play for kids, along with open space with goals, for footy & soccer. Parks within walking distance to everyone. Concrete pathways for kids to safely learn to cycle their bikes.	3	<i>Toilets, bbq, paths</i>
<i>comment</i>	<i>Resident</i>	Provision of toilets		<i>Toilets</i>
<i>idea</i>	<i>Resident</i>	More numeracy and literacy elements across our parks. It could be as simple as abc, numbers and measurements stencils on footpaths.		<i>Numeracy & Literacy elements</i>
<i>idea</i>	<i>Resident</i>	More nature play elements to improve gross motor skills such as balancing, climbing etc.	6	<i>Nature play elements</i>
<i>idea</i>	<i>Resident</i>	Adult exercise equipment	4	<i>Fitness Stations</i>
<i>comment</i>	<i>Resident</i>	Lots of different types in a close proximity. So you don't have to be super fit to be able to run the full course.		<i>Fitness Stations</i>
<i>idea</i>	<i>Resident</i>	Maps digital or sign boards to encourage further active exploration between and within parks.		<i>Maps</i>
<i>idea</i>	<i>Resident</i>	Parks Visit booklet for children. Children download a master list, hunt for rubbing token post, use rubbing token located at park and use pencil to mark off they have visited park. With aim they would receive badges for visiting multiple parks within CGD. Similar to CGD 1,000 books reward program, that provides inexpensive rewards like paper colouring sheets. USA Junior Rangers program use the post rubbing system.	1	<i>Park visitor booklet</i>
<i>idea</i>	<i>Resident</i>	Sensory playground spaces like this one featured in recent article http://mobile.abc.net.au/news/2017-12-29/sensory-friendly-playground-helping-people-with-autism-ql/9292498?pfmredir=sm	2	<i>Sensory play equipment</i>
<i>comment</i>	<i>Resident</i>	A sensory playground. Also, driving through Seville on the weekend, the water play park there is awesome. http://www.melbourneplaygrounds.com.au/melbourneplaygrounds-info.php?id=28366		<i>Sensory play equipment</i>
<i>idea</i>	<i>Resident</i>	Senior play equipment http://mobile.abc.net.au/news/2017-12-30/seniors-playgrounds-on-the-cards-for-	3	<i>Senior play equipment</i>

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2.5.1 Burden Park Springvale South Master Plan (Cont.)*BURDEN PARK MASTER PLAN
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Type	Name	Content	Votes	Key Theme
		canberra/9253320?pfmredir=sm		
<i>idea</i>	<i>Resident</i>	A very big park for all ages where families and singles can gather. Bicycling, running, walking, BBQ, theme playgrounds for children of various ages within the park. Park with kiosks selling ice cream, coffee/tea, snacks too. Please ensure ample parking!	1	<i>Large park, bbq, Café, parking</i>
<i>idea</i>	<i>Resident</i>	Parks in Dandenong need more "wild" areas. These are good for children to explore and also help retain some wildlife. Creek and lake areas should be surrounded by as much bushland as possible to improve the water quality and also provide shade.	1	<i>Wild areas</i>
<i>idea</i>	<i>Resident</i>	More trees. A kiosk at some parks would be great too. Water fountains with water drinking basins near the bottom for dogs and birds. Park benches are a must. Install possum nesting boxes so that they have protection and shelter Also, a pagoda like the one they have at the Dingley Library.	1	<i>More trees, café, seating, possum nesting boxes</i>
<i>idea</i>	<i>Resident</i>	Provision of toilets	2	<i>Toilets</i>
<i>idea</i>	<i>Resident</i>	Playgrounds for all ages; for young children, teens and adults. Shaded areas. Big trees that cover play areas, as well as grassed and seating areas. Accessible and clean toilets. Ensure open spaces do not become places for youth gangs to loiter and vandalise. Having CCTV cameras will discourage unlawful behaviour and be beneficial in times when crimes are committed.	1	<i>Playgrounds for all ages, shade structures, toilets</i>
<i>idea</i>	<i>Resident</i>	More trees, more native trees in parks, not only trees but 3 levels of flora, groundcovers, shrubs and trees. Planting more trees and shrubs would assist with attaining sustainability. Urban forests assist with lessening the heat island effect. Native plants should be used to attract and maintain habitat for native birds and animals. Toilets in every park with a BBQ.		<i>More trees and toilets</i>

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2.5.1 Burden Park Springvale South Master Plan (Cont.)*BURDEN PARK MASTER PLAN
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Type	Name	Content	Votes	Key Theme
<i>idea</i>	<i>Resident</i>	Please do not get rid of trees in any potential park. Circle the seating around the trees. BBQ's are popular. Creative, safe, adventurous covered, play equipment with security cameras. Camping type tables and chairs as popular parks fill up fast. Walkways for those who feel safer in open, well lit, parks with regular water stops. Animal friendly parks. Dog friendly rubbish bins and signs informing animal lovers that it is their responsibility to pick up doggie poop. Water fountains and clean safe toilet cubicles. Nicely placed pieces of stone, marble, and wooden art. Cultural pieces would be a bonus.		<i>Trees, adventure play, bbq's & more tables, artwork</i>
<i>idea</i>	<i>Resident</i>	Burden Park: more seating, remove the gravel and put more of that bouncy rubbery stuff, the BBQs are clean, but the tables and chairs are always sticky, perhaps capitalise more on the bbq on the other side that is used less frequently. Stretch stations are good, cricket setup, soccer goals.		<i>More seating, bbq's, informal sport opportunities.</i>

2.5.1 Burden Park Springvale South Master Plan (Cont.)

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APPENDIX 2 - OurSay-Stage2 Consolidated Comments

Some editing of comments has been made for grammatical correctness and ease of reading.

Name/ Role	Content	Theme
<i>Burden Park Bowling Club Finance Officer</i>	On behalf of the Burden Park Bowling Club (BPBC) please find attached a submission in respect of the 10 year Master Plan being developed by Council. The Club appreciated the chance to have a meeting with the Council and Consultants in December 2017 and would like to be kept fully informed as this Master Plan is formulated. The Club is happy to provide further information to support our submission if required.	<i>Improving the Bowling Club</i>
<i>Resident</i>	It would be really great to have a tennis wall at Burden park. Even though we already have tennis courts there, a tennis wall allows people to train their strokes on their own in a way that playing with a partner can't give. In fact, the world's greatest tennis players like Federer, Djokovic and Sharapova grew up training on tennis walls so who knows, we could even foster in the next champion.	<i>Tennis Wall</i>
<i>Resident</i>	We love burden park but are restricted by the lack of shade over the playground. This limits accessibility after 10:30am in summer with small children. Otherwise it's a fantastic space!	<i>Shade over playground</i>
<i>Resident</i>	I would like to suggest an off the leash section at Burden Park. I've been living on Olympic Ave for 45 years and am saddened to see there is no local closed off area for our fur babies to play. This would also allow the local dog lovers to be able to meet & build on relationships. There is the Croquet Club that is empty and not used, and in my opinion quite wasted. You would earn creditability as a council if you go ahead with this project.	<i>Dog off leash area</i>
<i>Resident</i>	Regarding the 'Help Shape the Future of Burden Park' concept, sports is a key driver of cultural integration and this is often seen via the community at Springvale North Tennis Club. Given it's been around for many decades now, some of its facilities are starting to show their age and aren't catering adequately for the 21st century. For starters, the clubhouse isn't modern or big enough for members and visitors to use especially on competition days when all the courts are being used. The car park is also dodgy and bumpy and people are having to also park on the grass under the trees - this could do with improving. Finally, there need to be more shaded areas, evidenced especially in this summer's blistering heat. A number of other suburbs/councils have state of the art clubs/tennis centres that are truly impressive and given the growing popularity of the Australian Open at this time of year and the flow-on effect it has on grassroots clubs, upgrading facilities at the area's biggest club would be highly beneficial.	<i>Improved Springvale North Tennis Club courts and building, carparks, shaded areas.</i>

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2.5.1 Burden Park Springvale South Master Plan (Cont.)*BURDEN PARK MASTER PLAN
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Name/ Role	Content	Theme
Two Members of Burden Park Bowling Club	The Park functions a Carnival each year which is always packed to capacity with visiting people enjoying the carnival and other arranged activities. Within the Park is also a Tennis Club which would be just like us at Burden Park Bowls Club, playing for the love of the sport and enjoying outdoor activities. You take that away and what does the area have? What do we have? What do you want us to have? One member said she had heard a person at the meeting on August 17th at Burden Park say we could relocate to another Club. That is not what we want or need to do, it is almost like having a divorce, you lose half of the good friends you have made and known for years and you grieve in your own way for the loss of that closeness with those missed friends. Is this what the world has come to? Rather a cold outlook on life. As a Council, surely people and healthy outdoor activities for the area should be more important than some of the agendas I hear promoted by Councils that involve closing the Park areas and using them for something that is less important. I do not know why or what is thought for the use of our precious Parks other than what they are being used for now, I do hope there is someone with sense prevailing behind the question how we help shape the future of Burden Park.	Retained Lawn Bowls and Club pavilion,
Resident	Let me say so far management of the park has been good. I would like to see a fenced run for dogs off lead. Maybe at the back of the park. I notice a large area within the bowls area that isn't currently being used. Perhaps this could be used for community groups in conjunction with use of the bowls hall. Exercise stations around the park for teenagers and adults. Could more trees be planted please	Dog off leash area, exercise station, more trees
Resident	Perhaps the development of a music hub to form a centralised point for music development in the City. It's away from houses so would work quite well in that sense and may also serve as a performance point if a new soundshell was built? That would also tie in with the suggestion of food trucks as well. The local music scene needs expanding and the "City of Greater Dandenong Band" in particular has grown in recent years and their current home is no longer suitable. The newly formed "Springvale Brass" (aimed as a learner group for musicians) would also locate there enabling parents to bring smaller children to use the playground while their other children learn music. Use of the park in this manner would increase patronage at night and would also enable the band to safely practice marching on the many grassed areas. The band also perform several times a year at the Springvale Town Hall and with the Noble Park RSL so that would locate them more centrally to those groups.	Music Hub Food trucks
Resident	Collude with local foodtruck businesses to settle on a fortnightly or monthly food-truck festival for the local community and the public. This will hopefully attract residents from other	Food trucks

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2.5.1 Burden Park Springvale South Master Plan (Cont.)*BURDEN PARK MASTER PLAN
COMMUNITY ENGAGEMENT REPORT*

Name/ Role	Content	Theme
	<p>municipalities and be a talking point of the council area. (Maybe every Friday in the Summer as it gives everyone time to rest, unwind and enjoy great food with great friends and family. It creates a family friendly atmosphere and I believe this is what Burden Park is missing as it is a soulless open space with very little activity and happenings.</p> <p>The highly rated Yarraville foodtrucks have a 4.5 star rating from over 75 reviewers indicative of its' success within the community. link is provided: https://www.facebook.com/yarravillegardensfoodtrucks/ Hopefully we are able to gain traction into this and call it The Burden food-trucks and really put Springvale and CoGD on the foodie map.</p> <p>In addition, speaking from a business point of view; the interest of these food truck business will also drive revenue for the local council (supposed that you charge for real estate and utilities) which will yield a confident and stable form of income to put back into community projects and building. This is will be very helpful for the Springvale community given that funds were diminished due to the unfortunate scrapping of the Springvale parking meters.)</p>	
Resident	A bicycle path for young learners maybe an added feature to keep up with bike education and encourage more outdoor time.	Bike path
Resident	<p>We need all the open space we can get for future generations. Please be mindful that the playground was built by proud volunteers and a lot of sweat and tears went into the original design (it was recently refurbished slightly) It's always a proud moment driving by seeing families using the sheltered area and the playground. Keep the land as open as possible, and maybe get a Friends of Burden Park going with the key stakeholders that are already in the park, bowls, tennis etc. In the past it was used for a Music in the Park day and has hosted the Lions summer festival in February over one weekend. As a council asset it is probably under-utilised for festivals and its proud history maybe needs to be recorded and celebrated with maybe an art installation. A reunion of the volunteers who built the park would be wonderful as well if there is to be any more "openings" or unveiling's!</p>	Friends of Burden Park More festivals
Resident	<p>Install soccer goal posts in the open space area!</p> <p>Over the years when there was a consultation in regard to Burden Park I have stressed several times the importance of the area to cater to the older kids or teenagers. At the moment it is seriously lacking and for a very long time too. The following idea is on behalf of my child and other kids that I have communicated with over the years.</p> <p>Please install soccer goal posts in the open space area which would be very good for all ages. Soccer posts is ideal than football posts as the size of the area is best for soccer posts. It has been planned for the Springvale Activity Centre to include a basketball court I believe. Installing soccer posts at Burden Park would be</p>	Install soccer Goals

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Burden Park Springvale South Master Plan (Cont.)*BURDEN PARK MASTER PLAN
COMMUNITY ENGAGEMENT REPORT*

Name/ Role	Content	Theme
	great too. It is a low cost solution and will cater to all age groups as well as provide kids with the physical exercise while they are doing an activity they like. It is nice to see families have BBQ's there but what will the older kids do there as area only caters for the younger kids. It seems they have missed out. I hope community members vote for this idea and please take into consideration that this was expressed by kids in the community	
Resident	Keep all of the park. Do not sell any of it. What is needed is areas and activities for older children.	Activities for Older Children
Resident	Shaded areas. The wood and the sand get very hot during summer which means I choose elsewhere to go when the weather is hot.	Shade
Resident	Can we have some exercise equipment and leash off area for dogs as per Tirhatuan Park in Dandenong North?	Fitness Equipment Dog off leash area
Resident	The current playground is great - don't touch it!! it would be great to add a splash play area for the summer months for younger kids. Also, some sports areas for older kids would be great; a half basketball court and some football goals and maybe some ramps for scooters, skateboards etc.	Splash Park Activities for Older Children
Resident	Burden Park is a great park that I really love. Only thing is that it doesn't have bike paths or nice walking paths that leads to the park. The park itself can do with like evergreen grass, brighter night lighting for evening use and shelters that allow for winter use. In addition, a community garden that has herbs and lemon trees etc would be awesome to attract use of the park and instil care to the environment and the park. Doesn't hurt to have more swings too! I really like the activities Dandenong council organise at burden park like the fun fairs and fireworks! kudos to you guys. Please make walking access / cycling access to the park easier to help make the journey to the park easier and safer!	Bike/walking paths to Burden Park Playground
Resident	I would like to see a variety of fitness stations dotted around the well-used walking track loop on the southern end of the park.	Fitness station

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Burden Park Springvale South Master Plan (Cont.)*BURDEN PARK MASTER PLAN
COMMUNITY ENGAGEMENT REPORT***APPENDIX 3 - OurSay-Stage3 Consolidated Comments**

Some editing of comments has been made for grammatical correctness and ease of reading.

Type	Name	Content	Theme
<i>Idea</i>	<i>Resident 1</i>	So, to increase the footprint of the tennis courts you will remove the double row of trees and shrubs on the North side. As these screens the courts from view and wind... that seems a good idea :(<i>Retain trees on North side of tennis courts</i>
<i>Idea</i>	<i>Resident 1</i>	Why are we putting more car parking around the tennis courts at the expense of the established vegetation? Surely there is ample parking adjacent to the courts in the bays on Olympic Ave? Sadly, the club is not thriving, unlike its halcyon days in the '70's. If you omit the car park you can extend the courts footprint back 3 metres and keep the North side vegetation intact.	<i>No to car parking for tennis club</i>
<i>Idea</i>	<i>Resident 1</i>	A volley ball court and badminton court should be a priority in the "multi court " space	<i>Volley ball & badminton court</i>
<i>Comment (vote 17)</i>	<i>Resident 2</i>	Where will the band room be located to? Is a new facility being built or is the band going to be homeless now?	<i>Band facility?</i>
<i>Idea (vote 1)</i>	<i>Resident 3</i>	A small outdoor soccer/futsal field would be amazing.	<i>Futsal field</i>
<i>Comment</i>	<i>Resident 4</i>	I hope this important and long-standing community resource gets looked after.	<i>Look after reserve</i>
<i>Comment</i>	<i>Resident 5</i>	The brass band is an important part of the Dandenong community you might not want to overlook it	<i>Brass Band to be looked after</i>

2.5.1 Burden Park Springvale South Master Plan (Cont.)

*BURDEN PARK MASTER PLAN
 COMMUNITY ENGAGEMENT REPORT*

APPENDIX 4 – Assessment Merit (prior to Draft Masterplan)

Assessment of Merit

The consultation feedback up until the Drop-in Session (Feb 2018) was used by the consultant design team to prepare the assessment of merit table which outlines all of the key ideas to be considered prior to the preparation of the draft masterplan. This merit assessment captures the consultant team and the working group ‘in-process’ design thinking (Feb 2018) or prior-to the drafting process of the masterplan. However, this does not necessarily reflect the final design thinking on the exhibited draft master plan as per the one being exhibited during the Our Say – Stage 3 and community consultation.

This merit assessment of prior-design community’s feedback appears in the table below:

BURDEN PARK MASTERPLAN - ASSESSMENT OF MERIT, FEBRUARY 2018

OPPORTUNITIES	CONSULTANTS ASSESSMENT OF MERIT	
	Yes	No
INFRASTRUCTURE		
Enhance the existing retarding basin through improvements to the outlets and re-profiling of the base area. Consider re-profiling to make approximately half of the basin more usable during 90% of the time.	✓	
<i>Re-profiling could be undertaken to make all or part of basin available to recreational use such as skate bowl and amphitheatre.</i>		
<i>There is potential to increase volume depending on modelling and plan for existing trees and band hall.</i>		
<i>Council to investigate further and MSA will add further stormwater information to the masterplan.</i>		
<i>The 600mm dia inlet has erosion at the headwall that should be addressed.</i>		
<i>There is potential to create an ephemeral wetland and frog habitat, although presence of pollution will detract from the effectiveness.</i>	☐	
Retain the existing former marching girl's pavilion if an appropriate use can be found, otherwise demolish to open up sightlines between the play space area and the retarding basin.	✓	
<i>The former marching girls pavilion is set on a ridge line between the retarding basin and the bowls club access road. The building cuts access across the parkland in connectivity, between the retarding basin, the barbecue units and the regional play space. Removal of the building would allow ground sculpting (excluding the large English oak tree) to create greater visual and physical connectivity.</i>		
Remove most of the existing car parking area south of the bowls club and convert to parkland. Allow delivery access to the bowling club.	✓	

2.5.1 Burden Park Springvale South Master Plan (Cont.)

*BURDEN PARK MASTER PLAN
 COMMUNITY ENGAGEMENT REPORT*

OPPORTUNITIES	CONSULTANTS ASSESSMENT OF MERIT	
<i>Currently, informal car parking encroaches on the grassed area south of the bowls club and alienates the park's function and amenity. Car parking is in demand and may be accommodated by the removal of the south- west bowls green and creation of a carpark on its present location. An additional car parking can be accommodated to the north side of the bowls club providing some screen planting is established to the northern and western sides of the new car park area.</i>		
Continue the concrete path along the northern boundary of Burden Park to link to Springvale Road.	✓	
<i>In late 2017 a coloured concrete footpath was constructed, extending from Olympic Avenue to the east end of the existing car park. A shared use 3 metre width path is necessary to link the entire Heatherton Road boundary, from the corner of Heatherton and Springvale Roads to the midpoint along Heatherton Road.</i>	☐	
Widen the existing nature strip in the northern car park area to four metres from the kerb.	✓	
<i>Widening the existing nature strip would facilitate the establishment of a 3 metre wide shared trail parallel to Heatherton Road.</i>		
Investigate the conversion of the former croquet green to car parking with capacity for up to seventy cars or a sports court or construct a multi-purpose informal playing field.	✓	
<i>Potential for the existing access way to the bowls area to be realigned through the former croquet green. The croquet green is redundant and can be removed to allow car parking or the planned basketball court or a synthetic multi-purpose field.</i>		
Investigate the potential for a formalised parking space for the tennis club, within the park area and the removal of one of the two existing gravel pedestrian paths to the south side of the park.	✓	
<i>Whilst car parking would provide convenience to tennis club members and opposition teams, it would be limited in extent, due to the presence of the large Manna Gums and would alienate an important east-west pedestrian link.</i>	☐	
Provide additional seating, shelters, shade trees and some shade structures at the regional play space. Add colour to the play space.	✓	
<i>Many respondents commented on the need for some shade structures, shade trees and additional picnic/ barbecue shelters to the area.</i>		
Opportunity to create themed gateway entrances and create a 'sense of arrival' to encourage people into the park.	✓	
<i>The corner of Springvale and Heatherton Roads and the north west corner of the park, including the bowls club is of high visual prominence and is poorly presented, apart from the several Red Flowering Gums on Heatherton Road. The creation of a welcoming landscape and function to the north west corner would be a major enhancement of the park.</i>		

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Burden Park Springvale South Master Plan (Cont.)*BURDEN PARK MASTER PLAN
COMMUNITY ENGAGEMENT REPORT*

OPPORTUNITIES	CONSULTANTS ASSESSMENT OF MERIT	
Create a 'left in' access at the eastern end of the existing carpark.	✓	
<i>Provision of a left in only at the east end would assist in alleviating vehicle conflicts at the two way access further west.</i>	☐	
Remove the southern bowls green and create access into and from Springvale Road.	✓	
<i>The bowls club advised they require only two bowling greens, therefore one bowling green could be removed to facilitate car parking with egress and ingress from Springvale Road.</i>	☐	
Within the play space replace some of the gravel surface with rubra rock.	☐	✓
<i>Rubra rock soft fall surfaces are best kept to the specific fall zones of play apparatus.</i>	☐	☐
Provide additional barbecue areas.	✓	
<i>The existing barbecue units and shelters prove very well used and some additional barbecue facilities appear justified.</i>	☐	
Provide additional lighting to the east side of the public toilets.	✓	
<i>The west side of the public toilets in in contrast to the east side. Installation of a light would enhance safety and surveillance.</i>		☐
The bowls club carpark is inadequately lit.	☐	✓
<i>This carpark may be replaced in the broad scheme.</i>	☐	
Provide additional lighting to the north-east portion of the park as it is unlit.	✓	☐
<i>The north-east portion of the park is dark compared with the southern half and needs to have some additional lighting</i>		☐
Consolidate the three land parcels into the one title and investigate unmetered public lighting supply.	✓	
<i>It is likely in the future all future development in the park and associated lighting will be supplied as council metered lighting.</i>	☐	
Consider the provision of CCTV cameras within the park.		✓
<i>At this stage CCTV surveillance is not warranted. With increased use of the park passive surveillance takes place.</i>		☐
Provide additional public toilets in the park near to or adjacent to the existing public toilets.	✓	
<i>At peak times it has been observed the queue of people waiting to use the toilets. Provision of additional public toilets would assist in the people's enjoyment of the park.</i>	☐	
Remove or downgrade the existing north south access road connecting Heatherton Road to the bowls club.	✓	

2.5.1 Burden Park Springvale South Master Plan (Cont.)

*BURDEN PARK MASTER PLAN
COMMUNITY ENGAGEMENT REPORT*

OPPORTUNITIES	CONSULTANTS ASSESSMENT OF MERIT	
<i>The asphalt access road is an intrusion into the park and with enhanced activities taking place in the park consideration needs to be given to converting the road to grassed area and providing access to the bowls club via Springvale Road as a left in, left out turn.</i>	☐	
POTENTIAL ACTIVITIES AND PRESENTATION		
Provide an additional tennis court to the west of the existing tennis courts.	☐	✓
<i>This would require the relocation of the existing path and removal of several trees. The recent meeting with the tennis court indicated they didn't need an additional court.</i>	☐	☐
Construct a tennis hit-up wall.	✓	
<i>A tennis hit-up wall located adjacent to the tennis courts would provide another dimension/ activity, including out of hours of the tennis club's operation.</i>	☐	
Construct a full size basketball court.	✓	
<i>The City of Greater Dandenong has planned and scheduled for a basketball court to be located within the open grassed area between the existing access road and the regional play space. This is a prime grass open space suitable for informal ball games (soccer, football, cricket) with the embankment providing a buffer to balls entering Heatherton Road. Spatially this area is one of the best in the park and it is recommended the intended basketball court not be located in this zone, but within the site of the former croquet green.</i>	different location	
Provide fitness equipment stations around the perimeter pathway circuit.	✓	
<i>Respondents raised the opportunity to include exercise stations with fitness apparatus to exercise areas. The exercise areas should be linked with the pathway circuits, including distance markers.</i>		
Create a youth space / skate park.	✓	
<i>A skate park would provide activity for youth in the area and would complement the regional status of the park. The location would require careful consideration. Council's policy of the location of skate parks needs to be referred to.</i>		
Provide an informal cricket pitch within the park.	✓	
<i>A synthetic cricket pitch could be located in the open grassed area between the bowls club access road and the regional play space. The proposed tennis rebound wall could also be marked with a cricket wicket to facilitate casual cricket play.</i>	☐	
Plant more trees and provide possum nesting boxes.	✓	
<i>These elements are consistent with Council's environmental strategies. Trees assist in the definition of congregating and social spaces.</i>	☐	
Incorporate Burden Park in a Parks Visit Booklet for children to download and hunt for rubbing token posts, with the aim of receiving badges for visiting multiple parks within the CGD. Prepare comprehensive maps of the parks within CGD.	✓	

2.5.1 Burden Park Springvale South Master Plan (Cont.)

*BURDEN PARK MASTER PLAN
 COMMUNITY ENGAGEMENT REPORT*

OPPORTUNITIES	CONSULTANTS ASSESSMENT OF MERIT	
<i>This is a healthy activity which will create interest and enjoyment for families. These actions will assist in visitation.</i>	<input type="checkbox"/>	
Provide more nature play elements to improve gross motor skills such as balancing and climbing.	<input checked="" type="checkbox"/>	
<i>Provide apparatus to enhance numeracy and literacy skills. These items can be simple ABC, numbers and measurement stencils on footpaths. This will add another dimension to the regional play space status of the park.</i>		
Conduct regular fortnightly/ monthly food truck events, possibly Friday evenings in Summer.	<input checked="" type="checkbox"/>	
<i>Link with local business/ produce. Food truck events would assist in activation and promotion of Burden Park and bring the community together.</i>		
Burden Park is underutilised for festivals and events.	<input checked="" type="checkbox"/>	
<i>Consider music and arts events. There is a large multi-cultural and ethnic community in the area and the cultural attributes should be embraced. The park is large enough to hold single events and festivals that assist in community participation and promotion of Burden Park.</i>	<input type="checkbox"/>	
Install soccer goal posts in the open space area so as to cater for all age groups.	<input checked="" type="checkbox"/>	
<i>Soccer goals are easily installed and there is an ideal open space between the current bowls club access road and the regional play space. The single goal to be for informal/ casual use and is to be regularly moved in order to avoid wear patches in front of the goals.</i>		
Consider a café in the park.	<input checked="" type="checkbox"/>	
<i>A café would provide another attraction to the park and could be integrated with the idea of the food trucks supporting Burden Park's regional status and multi-cultural community. A full business case/ EOI would need to be prepared to determine the financial viability of this concept.</i>		
Community vegetable garden.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Burden Park is primarily a destination park with many active and passive leisure activities taking place in the park. Community gardens are better suited to neighbourhood parks.</i>		
Consider the installation of a circuit path.	<input checked="" type="checkbox"/>	
<i>A circuit path would support the many walkers, joggers and dog walkers who already utilise the park. There is potential to provide fitness apparatus along the circuit.</i>	<input type="checkbox"/>	
CULTURAL DEVELOPMENT		
Consider the provision of carefully sited artworks (stone, marble, timber etc) that reflect the multi-cultural communities within the area.	<input checked="" type="checkbox"/>	
<i>The inclusion of artworks, particularly through local schools, art groups and local artisans would assist with ownership of the park and provide interest.</i>	<input type="checkbox"/>	

2.5.1 Burden Park Springvale South Master Plan (Cont.)

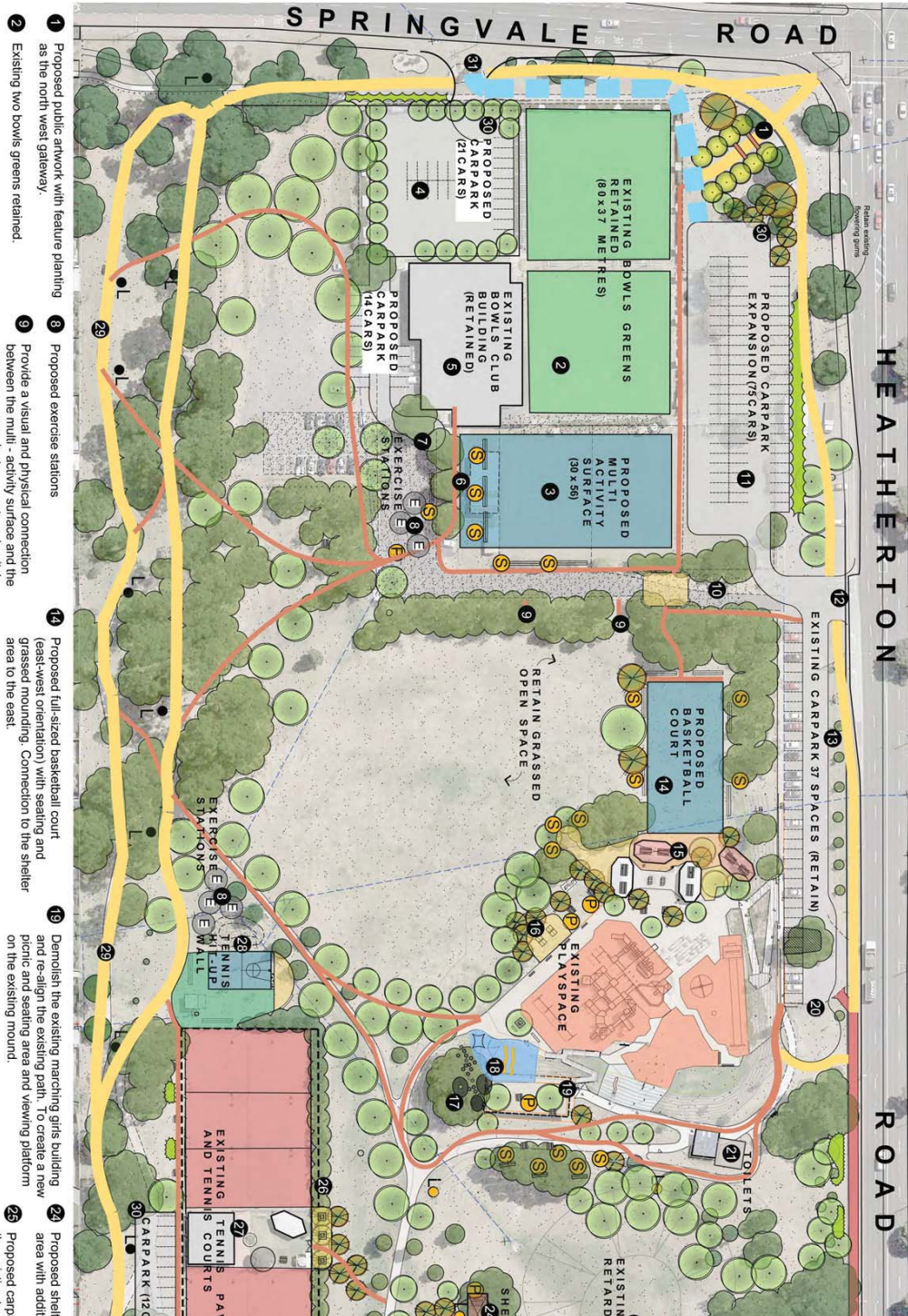
*BURDEN PARK MASTER PLAN
COMMUNITY ENGAGEMENT REPORT*

APPENDIX 5 – Exhibited Draft Masterplan

Exhibited Draft Masterplan during OurSay – Stage 3 (11 July – 17 August 2018)

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Burden Park Springvale South Master Plan (Cont.)



- 1 Proposed public artwork with feature planting as the north west gateway.
- 2 Existing two bowls greens retained.
- 3 Proposed exercise stations
- 4 Proposed exercise stations
- 5 Provide a visual and physical connection between the multi-activity surface and the
- 6 Proposed full-sized basketball court (east-west orientation) with seating and grassed mounding. Connection to the shelter area to the east.
- 7 Demolish the existing marching girls building and re-align the existing path. To create a new picnic and seating area and viewing platform on the existing mound.
- 8 Proposed public artwork with feature planting as the north west gateway.
- 9 Existing two bowls greens retained.
- 10 Proposed exercise stations
- 11 Provide a visual and physical connection between the multi-activity surface and the
- 12 Proposed full-sized basketball court (east-west orientation) with seating and grassed mounding. Connection to the shelter area to the east.
- 13 Demolish the existing marching girls building and re-align the existing path. To create a new picnic and seating area and viewing platform on the existing mound.
- 14 Proposed public artwork with feature planting as the north west gateway.
- 15 Existing two bowls greens retained.
- 16 Proposed exercise stations
- 17 Provide a visual and physical connection between the multi-activity surface and the
- 18 Proposed full-sized basketball court (east-west orientation) with seating and grassed mounding. Connection to the shelter area to the east.
- 19 Demolish the existing marching girls building and re-align the existing path. To create a new picnic and seating area and viewing platform on the existing mound.
- 20 Proposed public artwork with feature planting as the north west gateway.
- 21 Existing two bowls greens retained.
- 22 Proposed exercise stations
- 23 Provide a visual and physical connection between the multi-activity surface and the
- 24 Proposed full-sized basketball court (east-west orientation) with seating and grassed mounding. Connection to the shelter area to the east.
- 25 Demolish the existing marching girls building and re-align the existing path. To create a new picnic and seating area and viewing platform on the existing mound.
- 26 Proposed public artwork with feature planting as the north west gateway.
- 27 Existing two bowls greens retained.
- 28 Proposed exercise stations
- 29 Provide a visual and physical connection between the multi-activity surface and the

2.6 OTHER

2.6.1 Cultural Heritage Advisory Committee Membership

File Id:	qA228025
Responsible Officer:	Director Community Services
Attachments:	Cultural Heritage Advisory Committee Terms of Reference – revised January 2019

Report Summary

In July 2016, Council endorsed the Terms of Reference and the formation of the Cultural Heritage Advisory Committee.

The Cultural Heritage Advisory Committee will be at the end of its first term at the end of February 2019.

A strong interest has been expressed by the Cultural Heritage Advisory Committee continuing for another term and existing community and professional representatives were invited to complete an expression of interest for consideration.

Vacant community positions were also publicly advertised in the local press, on Council's website and via specialist networks.

One existing and two new nominations were received for the community representative positions. These were assessed against selection criteria, and reference checks were undertaken. The current Advisory Committee professional representative also expressed interest in continuing.

The quality, skills and interest of the community member applicants were suitable and it was demonstrated that each would be able to make a positive contribution to the Advisory Committee.

It is therefore proposed that three community representatives and one professional member are recommended to Council for endorsement.

Recommendation Summary

This report recommends the endorsement of the three individuals who have nominated as community representatives - Mrs Gaye Guest, Mr Neil Wanstall and Mrs Geraldina Alvarez-Poblete; and the endorsement of one continuing professional member - Maryanne McCubbin, for the Cultural Heritage Advisory Committee.

The report also recommends the endorsement of the revised Terms of Reference which includes the following changes:

- The participation of one or more senior officer: Manager Community Arts, Culture and Library Services *and/or Library Services Senior Coordinator.*

2.6.1 Cultural Heritage Advisory Committee Membership (Cont.)

- Selection Process amendment: An advertisement will be placed in the local media and on Council's website *for Community members*.
- The addition of the following two guidelines within the Code of Conduct for members of the Cultural Heritage Advisory Committee:
 - No members will disseminate, disclose or share confidential or personal information that is discussed by the Cultural Heritage Advisory Committee.
 - No members should make public comments regarding what is discussed by the Cultural Heritage Advisory Committee. As per Council's Media Policy, the Mayor and the CEO are the official spokespeople on behalf of Council. Any public comment that the Advisory Committee wishes to make should be discussed with Council's Media and Communications Unit in the first instance.

2.6.1 Cultural Heritage Advisory Committee Membership (Cont.)

Background

In 2016, Council endorsed the Arts and Cultural Heritage Strategy which set out a number of short and long term priorities for history and heritage. These priorities aim to 'capture and preserve local history and cultural heritage in an accessible and sustainable format'. The Strategy also notes that Council will show leadership by working in partnership with the local community to enable a range of opportunities to preserve and record local history.

Council has an extensive history in consulting with local groups and residents regarding the preservation and collection of local heritage material. Council agreed to establish the Cultural Heritage Advisory Committee in 2016 so that the priorities for heritage within the Arts and Cultural Heritage Strategy could be further explored and developed.

Terms of Reference were endorsed and would comprise:

- Two representatives from the Dandenong and District Historical Society.
- Two representatives from the Springvale and District Historical Society.
- One representative from the Spirit of Enterprise Project.
- One or more Councillor Representatives will be nominated as part of the annual statutory process.
- One senior officer: Manager Community Arts, Culture and Library Services.
- Up to three independent community representatives.
- One expert professional representative.

The first term of the Committee has assisted Council in providing advice on the Cultural Heritage priorities within the Arts & Cultural Heritage Strategy which has included:

- Community engagement with heritage at the new Springvale Library and Community Hub development.
- Oversight of Council's shared archive, its collections and digitisation program.
- Programming for Heritage week and Open House.
- Support for historical societies and their volunteers.
- Brief to capture the 25 year history of the City of Greater Dandenong.

Proposal

A public advertising process commenced in November 2018 seeking applications for the community representative positions for a two year period. Advertisements were placed in local papers and online.

Applicants were provided with:

- Application Form including request for names of referees.
- Cultural Heritage Advisory Committee Terms of Reference.
- Create and Connect: 'Arts and Cultural Heritage Strategy 2016'.

2.6.1 Cultural Heritage Advisory Committee Membership (Cont.)

Three applications and expressions of interest were received for the community representative positions. One expression of interest was received for the professional position.

Nominations for Community representatives were received from:

- Mrs Gaye Guest
- Mr Neil Wanstall
- Mrs Geraldina Alvarez-Poblete

In assessing these nominations against the selection criteria, it was apparent that each community nomination had a range of skills and experience in the local area that would be beneficial to the discussions of the Committee. Each is well connected to our community and is willing to give time and effort to furthering the priorities for local history and heritage, as stipulated in Council's Arts and Cultural Heritage Strategy 2016.

Community Nominations:

Mrs Gaye Guest is a current member of the Cultural Heritage Advisory Committee. Gaye Guest is a Noble Park Hall Trustee and is secretary of the Noble Park Action Forum. Gaye has an avid interest in local history and played a key part in the 2009 Noble Park Centenary. She is a qualified teacher and has worked for the Springvale Neighbourhood House. Gaye has also been a Noble Park Community Centre Art Show committee member as well as a member of local school and kindergarten committees.

Mr Neil Wanstall is an Artist and Historian. Neil was born, educated and worked professionally in Dandenong. Neil has worked with the City of Greater Dandenong on various Arts and Heritage projects and regularly teaches classes at Heritage Hill. Neil regularly assists with curating and hanging of exhibitions at Noble Park Community Centre, Heritage Hill, and Walker Street Gallery.

Mrs Geraldina Alvarez-Poblete moved to Australia in 1975 from Chile, and lived at the Enterprise Migrant Hostel in Springvale. Geraldina has worked as a bilingual teachers' aid at St Joseph's primary school and as an interpreter at Prodela, the Spanish Community and Welfare services. Geraldina has extensive experience in working with the Community, and was involved in the Spirit of Enterprise project.

Professional Nomination:

Ms Maryanne McCubbin is Head, Strategic Collection Management at Museums Victoria and a current member of the Cultural Heritage Advisory Committee.

With multiple tertiary qualifications in History and Information Management, Ms McCubbin has worked in archives and museums for thirty years. Her work has centred on the development, care, preservation, use and interpretation of heritage collections. Her current position involves managing a complex State collection of 17 million items. Her experience and professional knowledge makes her a valuable contributor to the Advisory Committee and she is keen to become involved with the local collections.

2.6.1 Cultural Heritage Advisory Committee Membership (Cont.)

The Terms of Reference allows for representatives from three community groups as follows:

- Two representatives from the Springvale and District Historical Society.
- Two representatives from the Dandenong and District Historical Society.
- One representative from the Enterprise Project.
- Councillors (as nominated at the Statutory Meeting).

These community groups will be invited to provide representatives in accordance with the Terms of Reference.

Council endorsed three Councillors to be members of the Committee. These are Councillor Roz Blades, Councillor Matthew Kirwan and Councillor Youhorn Chea.

Community Plan 'Imagine 2030' and Council Plan 2017-2021 – Strategic Objectives, Strategies and Plans

After consultation with the Greater Dandenong community on what kind of future they wanted to see for themselves and the City in 2030, the result was the Greater Dandenong Community Plan 'Imagine 2030'. This report is consistent with the following community visions:

Community Plan 'Imagine 2030'

People

- *Pride* – Best place best people
- *Cultural Diversity* – Model multicultural community

Place

- *Sense of Place* – One city many neighbourhoods

Opportunity

- *Education, Learning and Information* – Knowledge
- *Leadership by the Council* – The leading Council

Council Plan 2017-2021

The Council Plan describes the kind of future the Council is working for, and how Council will do this over two years. This report is consistent with the following goals:

People

- A vibrant, connected and safe community
- A creative city that respects and embraces its diversity

Place

- A healthy, liveable, and sustainable city

2.6.1 Cultural Heritage Advisory Committee Membership (Cont.)

- A city planned for the future

Opportunity

- A diverse and growing economy
- An open and effective Council

The strategies and plans that contribute to these outcomes are as follows:

- Create and Connect 'Arts and Cultural Heritage Strategy 2016-18
- Library Strategy 2018-23
- Community Wellbeing Plan 2017-21

Related Council Policies

- Community Engagement Policy 2013.

Victorian Charter of Human Rights and Responsibilities

All matters relevant to the Victorian Human Rights Charter have been considered in the preparation of this report and are consistent with the standards set by the Charter.

Financial Implications

There are no financial implications associated with this report.

Consultation

The Springvale and District Historical Society, Dandenong and District Historical Society and the Enterprise project have been invited to provide details of their representatives to join the Advisory Committee.

Once the endorsement of the community and professional representatives is finalised, the first meeting of the new group will be scheduled.

Conclusion

The Cultural Heritage Advisory Committee provides high quality strategic advice to Council on matters relating to history, heritage, advocacy, promotion, development and evaluation of cultural heritage programs, services and collections.

The proposed nominations provide a variety of skills and would be valuable editions to the Committee for the next term.

2.6.1 Cultural Heritage Advisory Committee Membership (Cont.)

Recommendation

That Council:

- 1. endorses the revised Cultural Heritage Advisory Committee Terms of Reference (Attachment 1);**
- 2. endorses the following applicants as community members of the Cultural Heritage Advisory Committee for a two year period:**
 - Mrs Gaye Guest**
 - Mr Neil Wanstall**
 - Mrs Geraldina Alvarez-Poblete;**
- 3. endorses Ms Maryanne McCubbin as the professional member for the Cultural Heritage Advisory Committee for a two year period; and**
- 4. advises each of the successful applicants of their nomination in a letter to be signed by the Mayor.**

2.6.1 Cultural Heritage Advisory Committee Membership (Cont.)

OTHER

CULTURAL HERITAGE ADVISORY COMMITTEE MEMBERSHIP

ATTACHMENT 1

**CULTURAL HERITAGE ADVISORY
COMMITTEE TERMS OF REFERENCE**

PAGES 7 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5235.

2.6.1 Cultural Heritage Advisory Committee Membership (Cont.)



Cultural Heritage Advisory Committee Terms of Reference

Purpose

The City of Greater Dandenong manages a collection of civic artefacts, heritage records and memorabilia. Council also works in partnership with local historical groups to promote the retention and display of heritage material.

The purpose of the Cultural Heritage Advisory Committee is to provide strategic advice to the Council of the City of Greater Dandenong to assist in matters concerning strategic issues related to history and heritage, advocacy, promotion, development and evaluation of cultural heritage programs, services and collections.

Objectives

The objectives of Cultural Heritage Advisory Committee are to:

- Advise on the outcomes of cultural heritage related directions as identified in the *Arts and Cultural Heritage Strategy 2016* and any related policy.
- Seek opportunities to promote history and heritage to residents.
- Improve community access to information about local history and heritage and strengthening community understanding and respect for history and heritage, including Indigenous cultural heritage.
- Identify opportunities for external partnerships that enhance the Council's cultural heritage programs and collections.
- Provide a forum for best practice and innovation to inform the better delivery of cultural heritage program outcomes for the City.

Reporting Requirement

In accordance with Council's statutory reporting, a periodic report will be provided to Council. The nominated Councillor/s will have the opportunity to speak to the report on behalf of the Advisory Committee. Committee advice may also be provided to Council through Infosum or a scheduled Councillor Briefing Session.

Term of Appointment

Members of the Cultural Heritage Advisory Committee will be appointed for a period of two years. Should there be a need for the Cultural Heritage Advisory Committee to continue beyond this time, a re-appointment process will be undertaken for independent members in accordance with the selection process outlined in these Terms of Reference.

Independent members may be appointed for a maximum of three consecutive terms.

2.6.1 Cultural Heritage Advisory Committee Membership (Cont.)

Membership

The Cultural Heritage Advisory Committee will include representatives as follows:

- **Professional:** One independent representative with an expert professional interest in Cultural Heritage and Museum practice, potentially from tertiary educational institutions and/or a professional practitioner who has a strong understanding of community engagement in heritage.
- **Community:** Up to three independent representatives who have an interest, expertise and experience in the area and/or involvement with community groups or organisations where the advancement of Cultural Heritage is of mutual interest with Council.
- **Dandenong and District Historical Society:** Two representatives from the DDHS.
- **Springvale and District Historical Society:** Two representatives from the SDHS.
- **Spirit of Enterprise Project:** One representative from the Spirit of Enterprise Project.

Councillor Representative:

- One or more Councillor Representatives will be nominated as part of the annual statutory process.

Council Senior Officer:

- One senior officer: Manager Community Arts, Culture and Library Services and/or Library Services Senior Coordinator.

Relevant senior officers from across Council Departments will be invited to attend the Cultural Heritage Advisory Committee to provide advice and input as needed to assist the Committee in their deliberations. Council staff will provide administrative support to the Advisory Committee

Where specialist matters are discussed, including matters regarding Indigenous history or heritage, invitations for occasional representation by suitably qualified or experienced individuals (either professional or community based) may be issued for the meetings where these issues are discussed.

Membership of the Cultural Heritage Advisory Committee is voluntary and all members must be over 18 years of age.

Members of the Cultural Heritage Advisory Committee are free to resign at any time. Should vacancies arise due to resignation or inability to attend the minimum number of meetings during the life of this Advisory Committee, these shall be addressed through the formation of the Selection Panel and the Selection Process (for independent and expert positions) and through direct nomination by the relevant organisation (for all other positions).

If a vacancy arises less than six months before the scheduled review of the committee, the committee may resolve to leave the vacancy unfilled for the interim.

The term for any member appointed part way through the life of the Cultural Heritage Advisory Committee shall expire in line with the other members of the Advisory Committee.

If Council receives a request for membership in addition to the appointed members, such a request will only be considered if a vacancy exists.

Role of the Councillor(s)

The nominated Councillor Representatives to the Cultural Heritage Advisory Committee will

- Be appointed by Council in accordance with the annual statutory Council appointments.
- Act as a link between the Council and the Cultural Heritage Advisory Committee.
- At all times act in accordance with the Code of Conduct – Councillors, 13th Edition.

ORDINARY COUNCIL MEETING - AGENDA

2.6.1 Cultural Heritage Advisory Committee Membership (Cont.)**Selection Process**

Independent membership of the Cultural Heritage Advisory Committee will be invited by calling for

- Public nominations: Professional and Community members.
- Nominations from each of the representative groups: to be advised to Council in writing.

An advertisement will be placed in the local media and on Council's website for Community members. Suitably qualified and experienced representatives may also be invited to nominate. A nomination form must be completed by interested representatives and all nominations will be assessed against the Criteria for Membership and recommended to Council for appointment.

A Councillor Representative will be nominated as part of the annual statutory delegation process.

Criteria for Membership of the Cultural Heritage Advisory Group

Representatives from the historical societies and Spirit of Enterprise projects will be nominated by their organisations.

Nominees for the other independent members of the Cultural Heritage Advisory Committee must be able to demonstrate:

- An interest in the development of excellence in Cultural Heritage practice in Greater Dandenong.
- Ability to provide high-quality input to the Committee through demonstrated skills, competency, interest and experience.
- An ability to cooperate with others and work as a team.
- A demonstrated capacity to embrace diversity in Cultural Heritage practice.
- An understanding of the local community and its social, cultural, linguistic, environmental and economic influences.
- A willingness to provide advice and guidance to Council regarding trends and opportunities in Cultural Heritage within the municipality.
- An understanding of the Cultural heritage priorities as identified in Council's Arts and Cultural Heritage Strategy 2016.
- A capacity to commit to the Advisory Committee for the required duration.

Selection Panel

When the appointment of members of the Cultural Heritage Advisory Committee is required and nominations are received, the following selection panel should convene:

The selection panel will comprise:

- A senior member of Council (CEO or Director – or delegated Manager)
- Manager Community Arts Culture and Library Services
- Senior Coordinator, Library Services
- Coordinator, Library Technologies and Heritage.

All nominations will be assessed by the selection panel against the selection criteria.

A recommendation about the membership of the Cultural Heritage Advisory Committee will be prepared for the consideration and endorsement of Council. Officers may seek further information from nominees or their referees as part of the selection process.

Once the Cultural Heritage Advisory Committee has been appointed, the selection panel will be disbanded.

2.6.1 Cultural Heritage Advisory Committee Membership (Cont.)

Responsibilities of the Cultural Heritage Advisory Committee

Specific responsibilities of the Cultural Heritage Advisory Committee related to Cultural Heritage are to:

- Advise Council on the development and implementation of the cultural heritage related directions of the Arts and Cultural Heritage Strategy and any emerging trends.
- Inform Council on any issues that may have the potential to impact on the development and delivery of the City's Cultural Heritage program.
- Seek opportunities to promote history and heritage to residents and other cultural heritage matters as they arise.
- Improve access to and promote understanding of local indigenous cultural heritage.
- Support opportunities for external partnerships that enhance the Council's Cultural Heritage programs and collections.

Meetings of the Cultural Heritage Advisory Committee

The Cultural Heritage Advisory Committee will meet at least four times annually or more regularly as agreed by the Committee.

Under special circumstances a meeting may be cancelled, re-scheduled or extended.

All meetings shall be held in a central Council venue to be decided by the City of Greater Dandenong members of the Cultural Heritage Advisory Committee.

Working Groups

Working Groups of the Advisory Committee may be established at the discretion of the Cultural Heritage Advisory Committee.

Working Groups may be developed to implement particular actions or roles of the Advisory Committee. The establishment of working groups will be conducted under specific objectives and/or expected outcomes and timelines, which will be determined by the Advisory Committee.

The Advisory Committee will determine the role, responsibility and resourcing of working groups. It will retain the ability to conclude a working group or the group's formal relationship with the Advisory Committee at its discretion and/or at the achievement of its objectives.

Attendance and Record of Meetings

All meetings will have an agenda with minutes recording attendees, apologies, recommendations and outcomes. The Chairperson will oversee the preparation of the agenda in consultation with Council officers. It is noted that any member can submit agenda items no less than 10 days prior to the finalisation and distribution of the agenda.

A Council Officer will be responsible for the business support to the Cultural Heritage Advisory Committee and will ensure the timely preparation and distribution of agendas and minutes.

In the event that a member cannot attend, an apology must be received. Future participation of a member may be reviewed for non-attendance of two consecutive meetings without an apology. Advisory Committee members will be expected to demonstrate their commitment and due diligence by the preparation for, attendance at, and active participation in, Advisory Committee meetings. It is expected that each member of the Cultural Heritage Advisory Committee will attend a minimum of four meetings each year.

2.6.1 Cultural Heritage Advisory Committee Membership (Cont.)

Chairperson

The Chairperson shall be an external non-council member elected by the Committee. In the absence of the Chairperson from a meeting, the meeting will appoint an acting Chairperson, who shall be a non-council member.

The term of the chair is aligned with the term of the Advisory Committee.

The appointed Chairperson is responsible for the conduct of meetings, ensuring fair and equitable opportunities for views to be discussed by the Advisory Committee.

Quorum and Voting

The Cultural Heritage Advisory Committee provides advice to Council through its recommendations and its annual summary. Decisions require more than half of the membership of the Cultural Heritage Advisory Committee to be present at meetings, the majority being non City of Greater Dandenong staff.

It is preferable that recommendations of the Cultural Heritage Advisory Committee are made by consensus however there may be circumstances where a matter is decided by a vote. Each member is entitled to one vote and the Chairperson will exercise a casting vote should this be necessary.

Code of Conduct

All members of the Cultural Heritage Advisory Committee will be required to accept and sign the agreed Code of Conduct form.

Conflict of Interest

Any matter deemed by a member to represent a Conflict of Interest shall be reported to the Chairperson either prior to a meeting or before the specific item is discussed.

2.6.1 Cultural Heritage Advisory Committee Membership (Cont.)



Code of Conduct for members of Cultural Heritage Advisory Committee

I agree to:

- ✓ Attend the Cultural Heritage Advisory Committee meetings and provide apologies in advance where attendance is not possible.
- ✓ Act in an advisory capacity by disseminating authorised information within the community and to provide insight and advice to inform community perspectives of the cultural heritage issue.
- ✓ Respect the ideas and beliefs of all members and provide an atmosphere where all members feel comfortable to participate.
- ✓ Contribute in a positive way to finding solutions to issues or concerns.
- ✓ At all times act in good faith, with honesty and integrity and apply the skills and expertise I possess with diligence and care.
- ✓ Represent the views of my organisation, interest group or community and not individual views at odds with my organisation or group.
- ✓ Notify Council of any potential conflict of interest that may arise with respect to my participation on the Cultural Heritage Advisory Committee.
- ✓ Allow my comments from the meetings to be noted in the written and recorded minutes.
- ✓ Allow Council to promote my participation in the Cultural Heritage Advisory Committee in order to facilitate community feedback and participation.
- ✓ Not disseminate confidential information that is discussed at the Cultural Heritage Advisory Committee meetings as advised by the Cultural Heritage Advisory Committee chair.
- ✓ Not make any media comment on behalf of the Cultural Heritage Advisory Committee unless in the capacity as the Cultural Heritage Advisory Committee chair and with prior approval of the Media and Communications Department of Council.
- ✓ No members will disseminate, disclose or share confidential or personal information that is discussed by the Cultural Heritage Advisory Committee.
- ✓ No members should make public comments regarding what is discussed by the Cultural Heritage Advisory Committee. As per Council's Media Policy, the Mayor and the CEO are the official spokespeople on behalf of Council. Any public comment that the Advisory Committee wishes to make should be discussed with Council's Media and Communications Unit in the first instance.

Signed: _____

Name: _____ Date: _____

2.6.2 List of Registered Correspondence to Mayor and Councillors

File Id:	qA283304
Responsible Officer:	Director Corporate Services
Attachments:	Correspondence Received 21 January – 1 February 2019

Report Summary

Subsequent to resolutions made by Council on 11 November 2013 and 25 February 2014 in relation to a listing of incoming correspondence addressed to the Mayor and Councillors, Attachment 1 provides a list of this correspondence for the period 21 January – 1 February 2019

Recommendation

That the listed items provided in Attachment 1 for the period 21 January – 1 February 2019 be received and noted.

2.6.2 List of Registered Correspondence to Mayor and Councillors (Cont.)

OTHER

**LIST OF REGISTERED CORRESPONDENCE TO
MAYOR AND COUNCILLORS**

ATTACHMENT 1

**CORRESPONDENCE RECEIVED
7-18 JANUARY 2019**

PAGES 2 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5235.

2.6.2 List of Registered Correspondence to Mayor and Councillors (Cont.)

Objective

CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 21/01/19 & 01/02/19 - for officer action - total = 3

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
Letter from Keysborough resident regarding the dangerous issues at the intersection at Cheltenham and Chandler Roads, Keysborough.	16-Jan-19	22-Jan-19	fA156731	Engineering Services
Letter from Dandenong North resident regarding residential parking issues in Boswell Court and Francesco Drive, Dandenong North.	21-Jan-19	21-Jan-19	fA156721	Mayor & Councillors EA
Letter to Mayor from Football Victoria seeking Expressions of Interest from organisations interested in partnering in the development of a "Home of Football".	31-Jan-19	31-Jan-19	fA157360	Greater Dandenong Business

Objective

CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 21/01/19 & 01/02/19 - for information only - total = 13

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
Nil				

NB: Users assigned may have changed by the time of the Council Meeting. Correct at time of report production only.

**2.6.3 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings
- 29 January & 4 February 2019**

File Id: fA25545
Responsible Officer: Director Corporate Services

Report Summary

As part of Council's ongoing efforts to improve transparency in Council processes, matters discussed at Councillor Briefing Sessions & Pre-Council Meetings (other than those matters designated to be of a confidential nature) are reported on at ordinary Council meetings.

The matters listed in this report were presented to Councillor Briefing Sessions & Pre-Council Meetings in January & February 2019.

Recommendation Summary

This report recommends that the information contained within it be received and noted.

2.6.3 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 29 January & 4 February 2019 (Cont.)**Matters Presented for Discussion**

Item		Briefing Session/Pre-Council Meeting
1	<p>General Discussion</p> <p>Councillors and Council officers briefly discussed the following topics:</p> <ul style="list-style-type: none"> a) Recent incidents in Civic Centre precinct. b) Upcoming Council Directorate Service Review program. c) Success of Australia Day festival. d) Agenda items for the Council Meeting of 29 January 2019. 	29 January 2019
2	<p>Community Partnership Funding and Sponsorship Review - Consultation Findings</p> <p>Councillor feedback was sought on the proposed final model of the program with an intention to proceed to a Council report in March 2019.</p>	4 February 2019
3	<p>New initiatives at Dandenong Market</p> <p>Councillors were provided with information on two new initiatives in respect of the Dandenong Market. Council will further consider a funding proposal for the trial of a night market in January 2020 as part of its 2019/20 Annual Budget discussions. DMPL further provided information on a proposed children's play area and café.</p>	4 February 2019
4	<p>Dog Off-Leash Strategy and Consultation Plan</p> <p>Councillors were briefed on the progress of the Dog off-leash strategy and provided with further information regarding the public consultation process.</p>	4 February 2019
5	<p>Renaming of National Drive Reserve</p> <p>Councillors were updated on the public submission process in regards to the proposed renaming of National Drive Reserve, Dandenong South which is currently under consideration. The next steps in relation to this process were also considered and discussed and a report will proceed to Council on 25 March 2019.</p>	4 February 2019

2.6.3 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 29 January & 4 February 2019 (Cont.)

6	<i>General Discussion</i> Councillors and Council officers briefly discussed the following topics: a) Proposed property acquisition in Dandenong (CONFIDENTIAL). b) Future MAV elections. c) Parking restrictions in Brady Road, North Dandenong. d) Agenda items for the Council Meeting of 11 February 2019.	<i>4 February 2019</i>
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Apologies

- Councillor Youhorn Chea, Councillor Angela Long and Councillor Jim Memeti submitted apologies for the Pre-Council Meeting on 29 January 2019.
- Councillor Loi Truong submitted an apology for the Councillor Briefing Session on 4 February 2019.

Recommendation

That:

1. **the information contained in this report be received and noted; and**
2. **the information discussed at the above listed Councillor Briefing Session that was declared confidential in Item 6(a) by the Chief Executive Officer under Sections 77 and 89 of the *Local Government Act 1989* remains confidential until further advisement unless that information becomes the subject of a subsequent Council report.**

3 NOTICES OF MOTION

A notice of motion is a notice setting out the text of a motion proposed to be moved at the next relevant meeting. It must be in writing, signed by a Councillor, and be lodged with the Chief Executive Officer in sufficient time for him or her to give each Councillor at least 72 hours notice of such notice.

The guidelines for submitting a notice of motion to a Council meeting are included in the current Meeting Procedure Local Law.

3.1 Notice of Motion No. 64 - Advocating for a school crossing across Heatherton Road to enable safe student passage between the two campuses of Emerson School

File Id:

Responsible Officer:

Director Engineering Services

Author:

Cr Matthew Kirwan

Preamble

Over the last decade Emerson School, which caters for children with intellectual and physical disabilities, has been lobbying VicRoads for a school crossing across Heatherton Road to enable safe pedestrian passage between their two campuses.

Local police have now warned that the situation has become critical with numerous complaints from parents and motorists involving risk taking from students attempting to cross this road. In 2011, VicRoads prepared a layout plan for a crossing which was approved but has not progressed.

Over the last ten years there have been calls by various (particularly the advocacy over that time by Councillor Long) Councillors; and enquiries by Council staff for such a school crossing – this motion aims to formalise and strengthen this advocacy.

Motion

That:

1. **Greater Dandenong Council writes to the:**
 - a) **Minister for Road Safety requesting a school crossing across Heatherton Road in the vicinity of the two campuses of Emerson School and that a meeting be requested for relevant staff and interested Councillors to attend;**

3.1 Notice of Motion No. 64 - Advocating for a school crossing across Heatherton Road to enable safe student passage between the two campuses of Emerson School (Cont.)

- b) Local State members of Parliament (including local State Upper House MPs) and meetings requested for relevant staff and interested Councillors to attend;**
- 2. a media release be issued outlining Greater Dandenong's position;**
- 3. the Greater Dandenong advocacy page be updated with this resolution and any associated actions (including the response from the Minister); and**
- 4. Emerson School be informed our advocacy actions.**

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS

At each Ordinary Meeting of Council all Councillors will have the opportunity to speak for exactly four (4) minutes on any meetings, conferences or events they have recently attended.

If a Councillor chooses to speak, the name of the conference/event and the Councillor will be noted in the Minutes for that meeting. If a Councillor requires additional information on the conference/event to be listed in the Minutes, they must submit it in writing to a Member of Governance by 9am the day following the meeting.

Question time is provided to enable Councillors to address questions to the Administration. The guidelines for asking questions at a Council meeting are included in the current Meeting Procedure Local Law.

5 QUESTION TIME - PUBLIC

Question Time at Council meetings provides an opportunity for members of the public in the gallery to address questions to the councillors and/or officers of the City of Greater Dandenong.

Questions from the Gallery

1. Members of the public may submit questions from the gallery by completing a '*Ask a Question at a Council meeting*' form available at Council meetings and at www.greaterdandenong.com under Council - Council Meetings. Questions are limited to a maximum of three (3) questions per individual and a maximum of 300 words per question including the preamble.

2. Questions will be read aloud and in most cases an answer will be given on the spot. However, sometimes a councillor/officer may indicate that they require further time to research an answer. In this case the answer will be made in writing to the person who asked the question and may also appear in the Question Time Responses section at www.greaterdandenong.com under Council - Council Meetings.

3. Questions will be answered unless the Chairperson and/or Chief Executive Officer has determined that the relevant question relates to:

- personnel matters,
- the personal hardship of any resident or ratepayers,
- industrial matters,
- contractual matters,
- proposed developments,
- legal advice,
- matters affecting the security of Council property,
- any other matter which Council considers would prejudice the Council or any person,
- a matter which may disadvantage Council or any person,
- a matter in respect of which Council has no power to act,
- a question that is defamatory, indecent, abusive or objectionable in language or substance and is asked to embarrass a Councillor or Council officer,
- a question that is repetitive of a question already answered (whether at the same or an earlier meeting).

No debate or discussion of a question or an answer shall be permitted other than for the purposes of clarification.

Every question will receive a written reply, even if it is answered at the meeting.

6 URGENT BUSINESS

No business may be admitted as urgent business unless it:

- a. Relates to or arises out of a matter which has arisen since distribution of the Agenda.
- b. Cannot safely or conveniently be deferred until the next ordinary meeting and unless agreed to by a majority of those Councillors present at the meeting.