

Council Meeting

Agenda

Monday 14 April 2025

Commencing 7:00 PM

**Council Chambers
20 Siding Avenue, Officer
Victoria**

Council Meeting

Monday 14 April 2025 at 7:00 PM.

Members: Cr Jack Kowarzik Mayor

Cr Liz Roberts

Cr Samantha-Jane Potter

Cr Casey Thomsen

Cr David Nickell

Cr Collin Ross

Cr Brett Owen

Cr Trudi Paton

Officers: Carol Jeffs Chief Executive Officer

Peter Benazic General Manager Infrastructure and Environment

Wayne Mack General Manager Corporate Services

Peter Harris Manager Governance, Safety & Property

Sharyn Tilley Coordinator Governance and Councillor Services

Dear Councillor,

You are advised that a meeting will be held in the **Council Chambers, Cardinia Shire Council Civic Centre, 20 Siding Avenue, Officer** on **Monday 14 April 2025** commencing at **7:00 PM**.

Carol Jeffs

CHIEF EXECUTIVE OFFICER

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1 Opening And Reflection

I would ask those gathered to join us now for a few moments of silence as we reflect on our roles in this chamber. Please use this opportunity for reflection, Prayer or thought, to focus on our shared intention to work respectfully together for the well-being of our whole community.

2 Traditional Owners Acknowledgement

Cardinia Shire Council acknowledges that we are on the traditional land of the Bunurong and Wurundjeri people and pay our respects to their elders past, present and emerging.

3 Apologies

Cr Alanna Pomeroy, Deputy Mayor

4 Adoption And Confirmation Of Minutes

Recommendation

That Council confirm the minutes of the following meetings:

1. Council Meeting 17 March 2025.
2. Town Planning Committee Meeting 7 April 2025.

5 Declaration Of Interests

6 Community Questions

7 Ordinary Business

7.1 Town Planning Reports

7.1.1 AMENDMENT C284CARD PAKENHAM CEMETERY REZONING

Responsible GM:	Debbie Tyson
Author:	Peter Mondy
Staff Disclosure:	All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter.
Council Plan Reference:	4.1 We support our productive land and employment land to grow local industries 4.1.1 Facilitate better planning for our agricultural land to support industry, innovation, local food economy and local job growth. 5.1 We practise responsible leadership 5.1.1 Build trust through meaningful community engagement and transparent decision-making.

Recommendation

That Council write to the Minister for Planning and request:

1. The Minister for Planning authorises Council to prepare Planning Scheme Amendment C284card to the Cardinia Planning Scheme pursuant to Section 8 of the Planning and Environment Act 1987 and for the Minister to act as the Planning Authority for the proposal.
2. The Minister for Planning exercises the Ministerial powers of intervention pursuant to Section 20(2) of the Planning and Environment Act 1987 and direct Council to notify any potentially impacted owners and occupiers of land immediately adjacent to the east of the proposed rezoning of land included in the Amendment C284card proposal, exempting herself and Council from any other public notice requirements pursuant to the relevant provisions set out in Sections 17, 18 and 19 of the *Planning and Environment Act 1987*
3. The Minister for Planning approves Amendment C284card pursuant to Section 35 of the *Planning and Environment Act 1987*.

Executive Summary

Planning Scheme Amendment C284card (the Amendment) proposes to make a zoning map change to the Cardinia Planning Scheme to amend Planning Scheme Map No 14ZN to rezone the former road reserve known as Crown Allotment 2001 from Urban Growth Zone – Schedule 1 (UGZ1) to Public Use Zone – Schedule 5 (PUZ5), as shown in Figure 1 below, and for which the specific details are explained in Attachments 1 and 2.

The Amendment is required to correct a zoning anomaly where the zone does not match the current use. Fixing this error will ensure the ongoing effective operation of the Cardinia Planning Scheme, by allowing the affected land to be used for cemetery purposes under the correct zone.

The proposal is supported by the Pakenham Cemetery Trustees and the Department of Health (DHS), the public land manager of the Crown Allotment. The intended use of the discontinued

road reserve as a cemetery has been known since 2008, when the Cardinia Road Precinct Structure Plan and Development Contributions Plan was publicly exhibited and implemented via the Urban Growth Zone – Schedule 1 (UGZ1).

Discussions with the Department of Planning and Transport (DTP) officers indicate it would be appropriate for this zone correction to be undertaken as a Ministerial Amendment pursuant to Section 20(2) of the Planning and Environment Act 1987 ('The Act'). This will make the Amendment exempt from most public exhibition and notification processes and under Sections 17, 18 and 19 of the *Planning and Environment Act 1987*, except specific direct notification for eight affected properties to the east of the affected cemetery site, shown in Figure 5 below.

The Amendment is a prescribed class of Amendment listed in Regulation 8 of the Planning and Environment Regulations 2015. Council's approval to apply for Ministerial authorization for Planning Scheme Amendment C284card to the Cardinia Planning Scheme is in accordance with all relevant Ministerial Directions and the relevant provisions of the *Planning and Environment Act 1987*.

The Amendment was prepared pursuant to the provisions of Section 20(2) of the Planning and Environment Act. The Minister for Planning cannot exempt a planning authority from the requirement from giving notice to the eight effected properties to the east of the subject site for the reservation of land for public purposes. The exhibition and notification requirements of Section 17, 18 and 19 will not apply in respect to this Amendment. The Minister for Planning will be the Planning Authority for the Amendment and DTP officers have indicated their support to recommend a Section 20 (2) Amendment to the Minister for Planning.

Background

In 2009, a road adjoining the Pakenham cemetery was discontinued and transferred to the Pakenham Cemetery Trust. The discontinued road was reserved for cemetery purposes, however the zone of the land remained as Urban Growth Zone (Schedule 1), rather than being rezoned to the proper zoning for a cemetery which is Public Use Zone Schedule 5. The land is currently used for cemetery purposes.

The Department of Health, as the public land manager requested the correction for the intended use of the discontinued road reserve to be identified as a cemetery. This issue has been known since 2008 when the Cardinia Road Precinct Structure Plan and Development Contributions Plan was gazetted and first implemented via the Urban Growth Zone (Schedule 1). Council officers consider it appropriate this zone correction is exempt from public exhibition under Sections 17, 18 and 19 of the *Planning and Environment Act 1987*, pursuant to Section 20(2), on the condition the eight neighbouring properties to the east are formally notified.

The proposed Amendment is supported by the Pakenham Cemetery Trustees and the Department of Health (DHS). The Amendment will involve the notification and consultation with owners and occupiers of the abutting eight properties to the east. All other relevant stakeholders will be consulted during the Amendment's progress.

The Pakenham Cemetery site directly abuts eight residential properties to the east, that have recently been subdivided and are under development for housing. The proposed rezoning will allow for the expansion of the cemetery, bringing burials closer to the eight neighbouring properties. There is the potential for some concerns from these eight neighbours to be raised

with the rezoning and expansion of the Pakenham Cemetery. This is considered a minor risk that can be managed during the Amendment implementation process.

The Amendment makes policy neutral corrections and is administrative in nature. It is considered that the correction will improve the interpretation and operation of the Cardinia Planning Scheme for all relevant agencies.

The Amendment will not be introducing new legislation and will not adversely affect the interests of Victoria or a part of Victoria. The Amendment is considered to not cause detriment to any public authority, municipal council or landowner. Therefore, it is appropriate for the Minister for Planning to use the powers under Section 20(2) of the *Planning and Environment Act 1987* to exempt Amendment C283card from the requirements of Sections 17, 18 and 19 of the *Planning and Environment Act 1987* on condition the eight neighbouring properties to the east are notified.

Relevant Historical Information

The following summary outlines the relevant historical context of the proposal.

A road adjoining the Pakenham cemetery was discontinued and transferred to the Pakenham Cemetery Trust. Upon completion of the statutory process, the discontinued road was reserved for cemetery purposes by Order in Council of 19 May 2009. This was published in the Government Gazette on 21 May 2009.

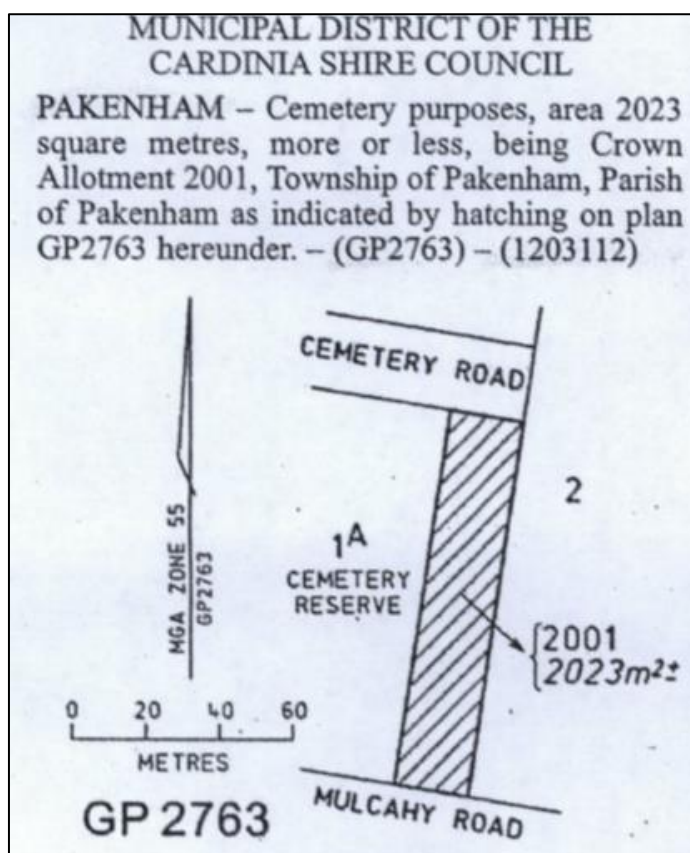


Figure 1: Excerpt from Government Gazette 21 May 2009

Part of this land is within the Pakenham Cemetery grounds and is used for burials and is currently zoned Urban Growth Zone – Schedule 1 (UGZ1), however the proper zone for a public cemetery is the Public Use Zone – Schedule 5 (PUZ5).

The land has been formally reserved for the use of a Cemetery and is within ownership of the Department of Health and is managed by the Pakenham Cemetery Trust on their behalf. The land is required to be rezoned to appropriately reflect the intended and current use of the site.

- The intended use of the site as a cemetery has been known since 2008 when the land was allocated for the use of cemetery in the Cardinia Road Precinct Structure Plan and the Cardinia Road Precinct Development Contributions Plan, and additionally in 2009 when Council resolved to transfer the site to the Pakenham Cemetery Trust.
- Aerial imagery shows the former road reserve has been used for burials since March 2021, before the residential subdivision adjoining the eastern boundary commenced in September 2021 and well before the construction of dwellings in February 2023.



Figure 2: Burial sites marked before subdivision commences to the west of CA 2001. Image captured on 29 April 2021.



Figure 3: Burials exist whilst the subdivision is constructed. Image captured on 15 February 2023.



Figure 4: Burials exist whilst dwellings are constructed. Image captured on 26 April 2023.

Given the Cemetery Trust has commenced using this land for the purpose of a cemetery, it is important the zone applied to the land is corrected to clearly reflect this current authorised land use. The Amendment C284card proposal seeks to amend Planning Scheme Map No14 ZN to rezone the former road reserve known as Crown Allotment 2001 from Urban Growth Zone – Schedule 1 (UGZ1) to Public Use Zone – Schedule 5 (PUZ5). The Department of Transport and Planning (DTP) have informally advised via email on 30 September that

Amendment C284card is a proposal that is suitable for consideration as a class of prescribed amendment under Section 20(2) with limited notification.

Discussion

Amendment C284card aims to correct a zoning anomaly by rezoning Crown Allotment 2001 from Urban Growth Zone – Schedule 1 (UGZ1) to Public Use Zone – Schedule 5 (PUZ5). This change aligns the zoning with its current use as a cemetery, ensuring effective operation of the Cardinia Planning Scheme. Supported by the Pakenham Cemetery Trustees and the Department of Health, this correction has been necessary since 2008. The Amendment if authorised will proceed as a Ministerial Amendment under Section 20(2) of the Planning and Environment Act 1987, exempting it from most public exhibition and notification processes, except for notifying eight affected properties to the east. This update is crucial for maintaining accurate and relevant planning controls.

Policy Implications

Amendment C283card will correct a mapping anomaly within the Cardinia Planning Scheme which that will improve its usability. The following planning provisions are relevant:

State Planning Policy Framework (PPF):

Clause 11.02 Managing Growth

The amendment is consistent with Clause 11.02 Managing Growth and Clause 11.02-1S Supply of Urban Land. The relevant objective of Clause 11.02 is to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Clause 11.02-1S Supply of urban land.

The relevant objective of Clause 11.02-1S is to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

By rezoning the land to PUZ5, the new zoning to PUZ5 will make the existing land use consistent with a cemetery which is what the land use for which the site was always intended.

Local Planning Policy Framework (LPPF):

The Amendment is consistent with and gives effect to the Local Planning Policy Framework of the Cardinia Planning Scheme.

The Amendment supports the overview, key issues, objectives, and strategies, specifically:

- Clause 21.02-2 Landscapes
- Clause 21.03-1 Settlement and housing

The Amendment supports the integration of health into planning communities to allow people to choose to be active in an environment that is convenient, safe and pleasant. It also supports the Strategic Framework Plan objectives by rezoning the land to Public Use Zone (Schedule 5). The rezoning to Public Use Zone (Schedule 5) will make the existing land use consistent with a cemetery which is what the site was always intended to be. It also recognises and protects the diverse landscape and areas of significant landscape value.

Financial and Resource Implications

There are no direct financial and resource implications arising from the proposed Amendment. Any statutory fees and charges will be covered by the operating budget of the Planning Strategy and Urban Design planning team.

Climate Emergency Consideration

The Amendment is administrative in nature and corrects existing anomalies in the Cardinia Planning Scheme. The Amendment will improve the operational effectiveness in relation to the implementation of correct zones. The Amendment is expected to have an overall positive environmental, social and economic effect through the correction of the identified mistake in the Cardinia Planning Scheme. Such Amendments will improve the administration of the Cardinia Planning Scheme.

Consultation/Communication

The Department of Health requested Council to correct a zone anomaly affecting the discontinued road reserve that is now located within the Pakenham Cemetery grounds, by applying the Public Use Zone – Schedule 5 (PUZ5). The proposal is supported by the Pakenham Cemetery Trustees and the Department of Health (DHS).

The public land manager (Department of Health) has requested the correction of the zone to demonstrate the intended use of the discontinued road reserve as a cemetery. This matter has been publicly known since 2008 when the Cardinia Road Precinct Structure Plan and Development Contributions Plan was gazetted and then implemented via the Urban Growth Zone – Schedule 1 (UGZ1). Council officers consider it appropriate that this zone correction is exempt from formal public exhibition under Sections 17, 18 and 19 of the *Planning and Environment Act 1987*, except notification for eight affected properties located to the east of the affected site as shown in Figure 5 below.

The Pakenham Cemetery site directly abuts eight residential properties to the east, that have recently been subdivided and are under development, as shown in Figure 5. The proposed rezoning will allow for the expansion of the cemetery, bringing burials closer to the eight neighbouring properties. There is the potential for some concerns from these eight neighbours to be raised with the rezoning and expansion of the Pakenham Cemetery. These eight property owners and occupiers will be notified and consulted on the proposed Amendment. All other relevant stakeholders and landowners will be consulted during the course of the amendment's progress.

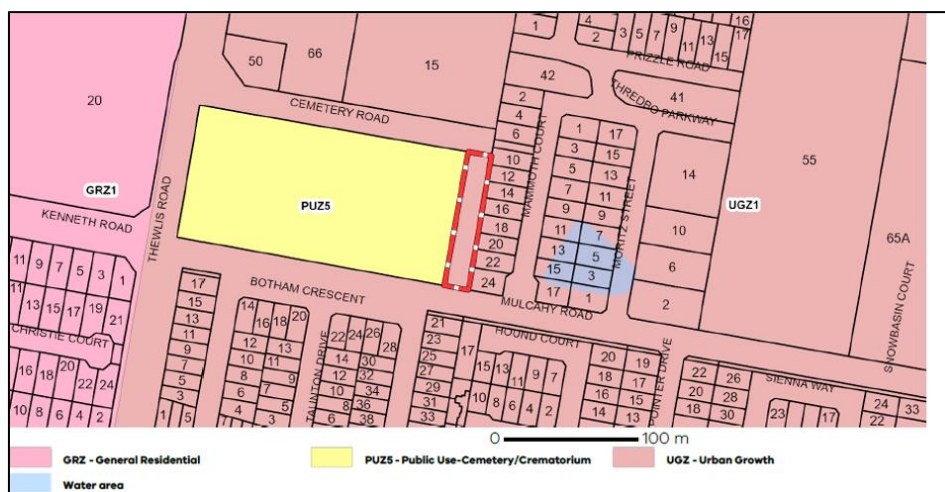


Figure 5: Affected sites to the east.

Conclusion

This report seeks approval to apply for Ministerial authorization to implement the Planning Scheme Amendment C284card. The Cardinia Planning Scheme Amendment C284card

proposes to change the zone of a discontinued road from Urban Growth Zone – Schedule 1 (UGZ1) to Public Use Zone – Schedule 5 (PUZ5) for the purposes of the Pakenham Cemetary. Amendment C284card is required to ensure the land is zoned appropriately for the use associated with the Pakenham cemetery.

Attachments

1. Attachment 1 - Amendment C284 Explanatory Report December 2024 V7 clean 2 [7.1.1.1 - 5 pages]
2. Attachment 2 - Amendment C284 Explanatory Report Background and Justification [7.1.1.2 - 3 pages]
3. Attachment 3 - Amendment C284 Cardinia C 284 card 001 zn Map 14 Exhibition [7.1.1.3 - 1 page]
4. Attachment 4 - C284card Instruction sheet 21 March 2025 [7.1.1.4 - 1 page]

Planning and Environment Act 1987

Cardinia Planning Scheme

Amendment C284

Explanatory Report

Details of the amendment

Who is the planning authority?

This amendment has been prepared by the Minister for Planning, who is the planning authority for this amendment.

The amendment has been made at the request of Cardinia Shire Council.

Land affected by the amendment

The amendment applies to nominated cemetery site, the former road reserve known as Crown Allotment CA2001, as shown on the Amendment map and detailed below and in Attachment 2.

A mapping reference table is attached at Attachment A to this Explanatory Report.

What the amendment does

The Amendment makes the following administrative correction to the Cardinia Planning Scheme:

Mapping changes:

- Amend Planning Scheme Map 14ZN to rezone land at the former road reserve known as Crown Allotment CA2001 from Urban Growth Zone – Schedule 1 (UGZ1) to Public Use Zone – Schedule 5 (PUZ5).

Strategic assessment of the amendment

Why is the amendment required?

The Amendment is required to ensure the Cardinia Shire Planning is up-to-date and accurate by correcting minor zone anomaly to improve the implementation of the Cardinia Planning Scheme.

The Amendment ensures the Cardinia Planning Scheme is relevant and correct which will improve the effectiveness and efficiency of achieving planning objectives. It will ensure the planning permit applications are being assessed against the most relevant planning provisions.

Please refer to Attachment 2 (Background and Justification for a S20(2) Corrections) to this Explanatory Report for a comprehensive description of proposed change providing an explanation and justification for the change that is required.

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

The Amendment implements the objectives of planning in Victoria set out at Section 4 of the *Planning and Environment Act 1987*:

- 4(1)(a) – to provide for the fair, orderly, economic and sustainable use, and development of land;

The Amendment provides for the fair, orderly and sustainable use of land by ensuring mapping corrections allow for clarity and identify appropriate land use and development across the Shire. It also ensures planning permit applications are being assessed against the appropriate planning provisions and zones.

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

The Amendment is expected to have an overall positive environmental, social and economic effect through the correction of the identified mistakes in the Cardinia Planning Scheme. Such amendments will improve the administration of the Cardinia Planning Scheme

Does the amendment address relevant bushfire risk?

The Amendment is administrative in nature and will not impact on bushfire risk.

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

The Amendment complies with the requirements of the following Ministerial Directions:

Ministerial Direction – The Form and Content of Planning Schemes

The Amendment is consistent with the Form and Content of Planning Schemes under Section 7(5) of the *Planning and Environment Act 1987*.

Ministerial Direction 1 – Potentially Contaminated Land

The Amendment has considered and addressed the requirements of the *Minister's Direction No.1 – Potentially Contaminated Land*.

Ministerial Direction 9 – Metropolitan Planning Strategy

The Amendment is consistent with Ministerial Direction 9. Key directions of the *Metropolitan Strategy Plan Melbourne (2017-2050)* relevant to this amendment are those relating to green wedges and peri-urban areas.

The relevant directions and initiatives of *Metropolitan Strategy Plan Melbourne (2017-2050)* are as follows:

- Direction 5.3 Deliver social infrastructure to support strong communities
 - o Policy 5.3.4 – Provide and protect land for cemeteries and crematoria

Ministerial Direction 11 – Strategic Assessment of Amendments

This Amendment has been prepared having regard to this Direction

Ministerial Direction 12 – Urban Growth Areas

The Amendment is consistent with this Ministerial Direction 12. Rezoning the former road reserve that is now located within the Pakenham Cemetery aligns with the outcomes sought by the Cardinia Road Precinct Structure Plan and the Cardinia Road Precinct Development Contributions Plan.

Ministerial Direction 15 – The Planning Scheme Amendment Process

The process of this Amendment is consistent with Ministerial Direction 15.

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

The Amendment is administrative in nature and corrects existing anomalies in the planning scheme. The Amendment will improve the operational effectiveness in relation to the implementation of State policy. All changes to the scheme are consistent with the State Planning Policy Framework.

Of particular note, the amendment is consistent with the following Clauses:

Clause 11.02 Managing Growth

The Amendment is consistent with Clause 11.02 Managing Growth and Clause 11.02-1S Supply of urban land. The relevant objective of Clause 11.02 is to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Clause 11.02-1S Supply of urban land.

The relevant objective of Clause 11.02-1S is to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

By rezoning the land to PUZ5, the new zoning to PUZ5 will make the existing land use consistent with a cemetery which is what the land use for which the site was always intended.

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

The Amendment is administrative in nature and corrects existing anomalies in the Cardinia Planning Scheme. The Amendment will improve the operation and effectiveness of the scheme in relation to the implementation of the Local Planning Policy. All changes are consistent with and gives effect to the Local Planning Policy Framework.

Clause 21.02-2 (Key Influences) and 21.01-3 (Key Issues) identify the following relevant key influences and issues. The amendment supports the Strategic Framework Plan objectives by rezoning the land to PUZ5, the new zoning to PUZ5 will make the existing land use consistent with a cemetery which is what the land use for which the site was always intended.

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

The Amendment is administrative in nature and corrects anomalies and errors in the Cardinia Planning Scheme. All changes to the scheme are consistent with the Victorian Planning Provisions.

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

An officer of the Department of Health requested Council to correct the zone anomaly affecting the discontinued road reserve that is now located within the Pakenham Cemetery grounds, by applying the Public Use Zone – Schedule 5 (PUZ5). As the public land manager (Department of Health) has requested the correction and the intended use of the discontinued road reserve as a cemetery has been known since 2008 when the Cardinia Road Precinct Structure Plan and Development Contributions Plan were first gazetted via the Urban Growth Zone – Schedule 1 (UGZ1), it is appropriate that this zone correction is exempt from public exhibition under Sections 17, 18 and 19 of the *Planning and Environment Act 1987*.

The Amendment makes policy neutral corrections and is administrative in nature. It is considered that

such corrections will improve the interpretation and operation of the Cardinia Planning Scheme for all relevant agencies. The Amendment will not be introducing new legislation and will not adversely affect the interests of Victoria or a part of Victoria. The Amendment will not cause detriment to any public authority, municipal council or landowner. Therefore, it is appropriate for the Minister for Planning to use the powers under Section 20(4) of the *Planning and Environment Act 1987* to exempt Amendment C283card from the requirements of Sections 17, 18 and 19 of the *Planning and Environment Act 1987*.

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

The proposed Amendment will not have any impact on the transport system or the requirements of the *Transport Integration Act 2010*.

Resource and administrative costs

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

The Amendment will not have a significant impact on the resource and administrative costs of the responsible authority. It is considered that the Amendment will save resource and administrative costs of the Responsible Authority by improving the clarity and operation of the Cardinia Planning Scheme.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

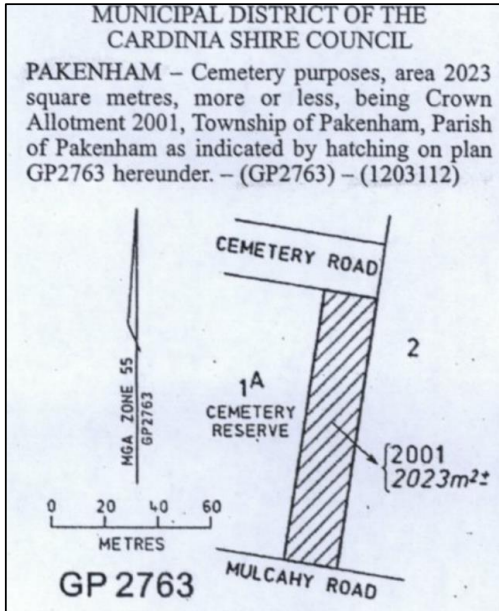
The Cardinia Shire Council website at [Cardinia Planning Scheme Amendments | Creating Cardinia](#), or by contacting Cardinia Shire Council via telephone on 1300 787 624 to arrange a time to view the documentation at the Cardinia Shire Council Civic Centre located at 20 Siding Avenue, Officer.

The Department of Transport and Planning (DTP) website at [All schemes Planning Scheme - Amendments](#), or by contacting the Department of Transport and Planning via telephone on 1800 789 386 to arrange a time to view the amendment documentation at DTP's offices.

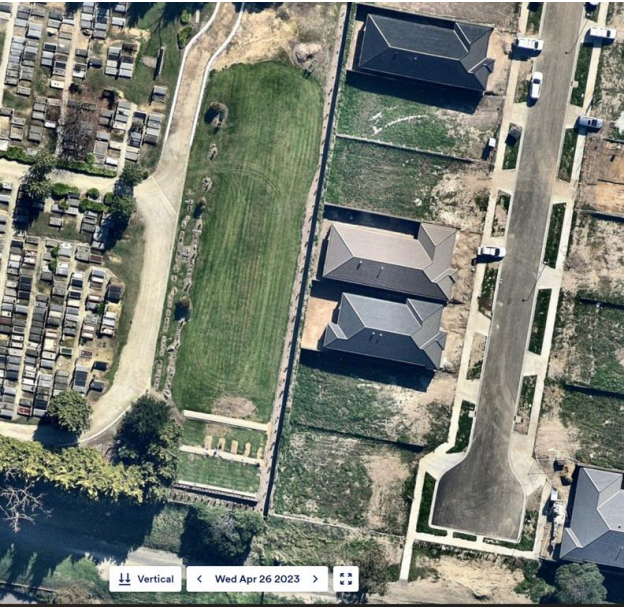
Attachment 1 – Mapping reference table

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Pakenham	Former Road Reserve known as Crown Allotment CA2100 now contained within the boundary of Pakenham Cemetery.	Map 14ZN	Former Road Reserve known as Crown Allotment CA2100 now contained within the boundary of Pakenham Cemetery.	Rezone from UGZ1 to PUZ5	N/A	N/A

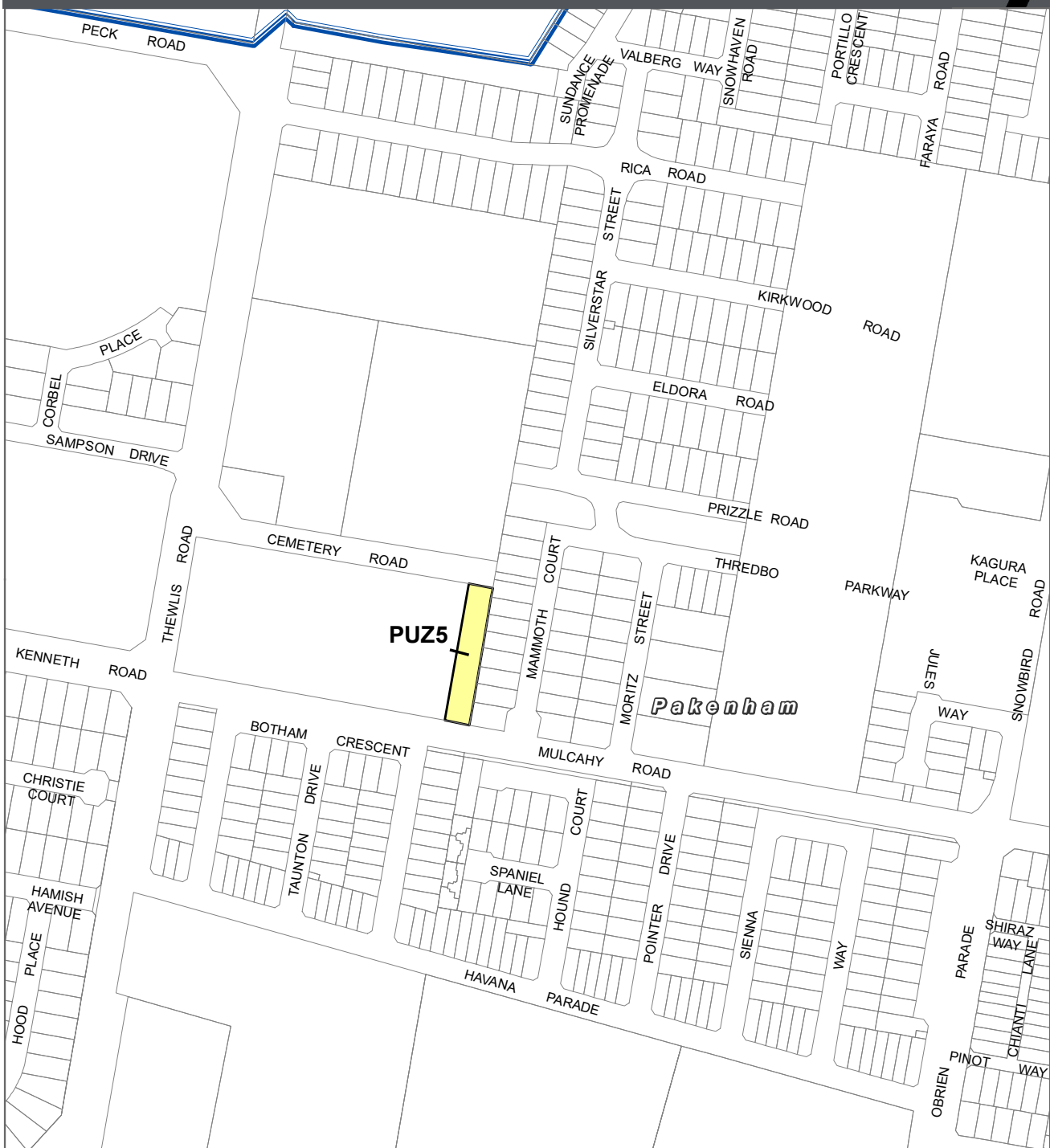
Planning Scheme amendment C284card – Explanatory Report Attachment 2: Background and Justification for S20(2)

Item	Description of anomaly or correction	Background / considerations / justification for S20(2)	Planning Scheme Change
Planning Scheme Map Corrections			
1	Planning Scheme Map No14ZN	<p>Part of the land within the Pakenham Cemetery grounds is zoned Urban Growth Zone – Schedule 1 (UGZ1), however the proper zone for public cemetery land is the Public Use Zone – Schedule 5 (PUZ5)</p> <p>A road adjoining the Pakenham cemetery was discontinued and transferred to the Pakenham Cemetery Trust. Upon completion of the statutory process, the discontinued road was reserved for cemetery purposes by Order in Council of 19 May 2009. This was published in the Government Gazette on 21 May 2009.</p> <div></div> <p>Figure 1: Excerpt from Government Gazette 21 May 2009</p> <p>The land has been formally reserved for the use of a Cemetery and is within ownership of the Department of Health and is managed by the Pakenham Cemetery Trust on their behalf. The land is required to be rezoned to appropriately reflect the intended and current use of the site.</p> <ul style="list-style-type: none">• The intended use of the site as a cemetery has been known since 2008 when the land was allocated for the use of cemetery in the Cardinia Road Precinct Structure Plan and the Cardinia Road Precinct Development Contributions Plan, and additionally in 2009 when Council resolved to transfer the site to the Pakenham Cemetery Trust.• Aerial imagery shows the former road reserve has been used for burials since March 2021 before the residential subdivision adjoining the eastern boundary commenced in September 2021 and well before the construction of dwellings in February 2023.	Amend Map No14ZN to rezone the former road reserve known as Crown Allotment 2001 from Urban Growth Zone – Schedule 1 (UGZ1) to Public Use Zone – Schedule 5 (PUZ5).




			<div data-bbox="1264 224 1840 751">An aerial photograph showing a cemetery on the left with numerous small, rectangular burial plots. To the right of the cemetery is a large, rectangular, green field, likely a sports field. Further to the right is a large, open, brownish field, possibly a construction site or a field to be subdivided. The image is oriented vertically, as indicated by the 'Vertical' label at the bottom.</div> <div data-bbox="1207 751 1902 810" data-label="Caption"><p><i>Figure 2: Burial sites marked before subdivision commences to the west of CA 2001. Image captured on 29 April 2021.</i></p></div> <div data-bbox="1240 835 1863 1415">An aerial photograph showing the same cemetery and sports field as in Figure 2. The large field to the right is now under construction, with visible roads, parking areas, and some buildings. The image is oriented vertically, as indicated by the 'Vertical' label at the bottom.</div> <div data-bbox="1213 1415 1896 1474" data-label="Caption"><p><i>Figure 3: Burials exist whilst the subdivision is constructed. Image captured on 15 February 2023.</i></p></div>	
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			<div data-bbox="1261 224 1846 791"></div> <div data-bbox="1181 793 1929 850"><p><i>Figure 4: Burials exist whilst dwellings are constructed. Image captured on 26 April 2023.</i></p></div> <div data-bbox="1181 877 1929 961"><p>Given that the Cemetery Trust has commenced using this land for the purpose of a cemetery, it is important that the zone applied to the land is corrected to clearly reflect this land use.</p></div>	
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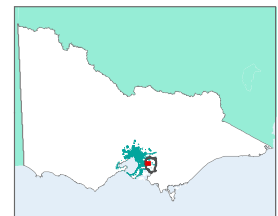
CARDINIA PLANNING SCHEME - LOCAL PROVISION AMENDMENT C284card



LEGEND

-  PUZ5 - Public Use Zone-Cemetery/Crematorium
-  Local Government Area
-  Urban Growth Boundary

Part of Planning Scheme Map 14



Disclaimer

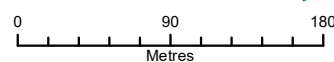
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Planning Group

Print Date: 12/12/2024

Amendment Version: 1



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Department
of Transport
and Planning

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Delete all highlighted content and insert content as relevant in the body of the report.

Planning and Environment Act 1987

Cardinia Planning Scheme

Amendment C284

Instruction sheet

The planning authority for this amendment is the Minister for Planning

The Cardinia Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 1 attached map sheet

Zoning Map

1. Amend Planning Scheme Map No 14ZN is amended in the manner shown on the 1 attached map marked Map No14ZN Cardinia Planning Scheme, Amendment C284card to rezone the former road reserve known as Crown Allotment 2001 from Urban Growth Zone – Schedule 1 (UGZ1) to Public Use Zone – Schedule 5 (PUZ5).

End of document

Unofficial

7.1.2 AMENDMENT C283CARD - FIX UP AMENDMENT OF MINOR ANOMALIES AND ERRORS

Responsible GM:	Debbie Tyson
Author:	Peter Mondy
Staff Disclosure:	All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter.
Council Plan Reference:	4.1 We support our productive land and employment land to grow local industries 4.1.1 Facilitate better planning for our agricultural land to support industry, innovation, local food economy and local job growth. 5.1 We practise responsible leadership 5.1.1 Build trust through meaningful community engagement and transparent decision-making.

Recommendation

That Council write to the Minister for Planning and request:

1. The Minister for Planning prepares Amendment C283card to the Cardinia Planning Scheme pursuant to Section 8 of the *Planning and Environment Act 1987* and acts as the Planning Authority for the proposal.
2. The Minister for Planning exercises the Ministerial powers of intervention pursuant to Section 20(4) of the *Planning and Environment Act 1987* to exempt Amendment C283card from the public notice requirements under Sections 17, 18 and 19 of the Act and
3. The Minister for Planning approves Amendment C283card pursuant to Section 35 of the *Planning and Environment Act 1987*.

Executive Summary

Planning Scheme Amendment C283card (the Amendment) proposes to make Ordinance, Zoning and Overlay changes to the Cardinia Planning Scheme, all of which are detailed in Attachment 2 of this report.

The Amendment is required to ensure the ongoing and effective operation of the Cardinia Planning Scheme. Council regularly conducts 'Fix-Up' Amendments like C283card where identified anomalies and errors in the Cardinia Planning Scheme exist. The proposal corrects Zoning and Overlay anomalies, typographical errors and translates out-dated land use terms.

Council's request to apply for Ministerial authorization for Planning Scheme Amendment C283card to the Cardinia Planning Scheme, is in accordance with all relevant Ministerial Directions and the relevant provisions of the *Planning and Environment Act 1987*. The Amendment is a prescribed class of Amendment listed in Regulation 8 of the Planning and Environment Regulations 2015.

The Amendment was prepared pursuant to the provisions of Section 20(4) of the Planning and Environment Act. The exhibition and notification requirements of Section 17, 18 and 19 of the Act do not apply in respect to this Amendment. The Minister for Planning will be the Planning Authority for the Amendment.

Background

Council regularly conducts 'Fix-Up' Amendments like C283card where identified anomalies and errors in the Cardinia Planning Scheme exist. The anomalies and errors have either been identified by Council officers in their day-to-day work or have been brought to Council's attention by landowners and occupiers. It is important for Council to ensure that the Cardinia

Planning Scheme is consistent and up to date so that the community is accurately informed and the provisions and mapping in the Planning Scheme are correct.

Amendment C283card is necessary to correct these minor issues, ensuring the Cardinia Planning Scheme remains up-to-date and accurate. Amendment C283card is necessary to improve the Planning Scheme's implementation, making it more relevant and effective. Additionally, it will improve the efficiency of achieving planning objectives and ensure that planning permit applications are assessed against the most current and accurate planning provisions.

Ministerial Amendment VC150 and VC159 affecting 83 Victorian Planning Schemes introduced clear land use definitions and risk-based planning controls for animal industries; removed the Piggeries Code of Practice 1992 as an incorporated document, and referenced the 2018 revisions to the Victorian Code for Broiler Farms 2009, to implement actions outlined in the Victorian Government's Planning for Sustainable Animal Industries report. Both Ministerial Amendments VC150 and VC159 did not change the land use definitions for animal industries within the Cardinia Planning Scheme in the Urban Growth Schedule 1 Zone (UGZ1), Special Use Zone – Schedule 1, and the Comprehensive Development Zone.

It is unknown as to why Amendment VC150 and VC159 excluded updating the animal industries definitions in these specific Cardinia Planning Scheme zones and Council officers consider it was an unintentional administration oversight by the Department of Planning and Transport (DTP). In addition to the VC150 and VC159 issue, the Cardinia Planning Scheme presently contains several identified minor Zoning and Overlay mapping anomalies, outdated land use terms, and several typographical errors that require to be updated. These are shown in Attachment 2.

Discussion

Amendment C283card aims to correct zoning and overlay anomalies, typographical errors, and outdated land use terms in the Cardinia Planning Scheme. This ensures the planning scheme remains accurate, relevant, and effective. Ministerial Amendments VC150 and VC159, which introduced clear land use definitions and risk-based planning controls for animal industries, excluded Cardinia Shire Council due to an oversight. This proposed amendment rectifies this exclusion. Amendment C283card is essential for maintaining an accurate and effective Cardinia Planning Scheme, supporting local agriculture, and ensuring efficient planning processes.

Policy Implications

Amendment C283card will make policy neutral updates, and corrections of anomalies and errors within the Cardinia Planning Scheme. This will improve its usability and effectiveness in relation to the implementation of State policy. All proposed changes to the scheme are consistent with present State and Local Planning Policy Frameworks.

The following planning provisions are relevant:

Plan for Victoria

Plan for Victoria is the Victorian Planning Strategy for Victoria sets the vision for, and guides Melbourne's and Regional Cities and Towns growth through to the year 2051. The relevant directions and initiatives of Plan for Victoria are as follows:

- **Sustainable agriculture** - We'll prioritise food security and the agricultural sector by protecting our agricultural land.

- **Green Wedge Action Plan** We'll deliver on 20 actions to protect Victorias green wedges and agricultural land, including strengthening planning controls and improving controls and guidance for better decision making.

State Planning Policy Framework (PPF):

Clause 11 Settlement

The Amendment is consistent with Clause 11 Settlement. The objective of this clause is to ensure planning anticipates and responds to the needs of existing and future communities through the provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

Clause 11.01-1S- Settlement - Victoria

The Amendment is consistent with the objective of Clause 11.01-1s Settlement. The objective of this clause is to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Clause 11.01R Settlement - Metropolitan Melbourne

The Amendment is consistent with the strategies of Clause 11.01R Settlement - Metropolitan Melbourne. The objective of this clause is to maintain a permanent urban growth boundary around Melbourne to create a more consolidated, sustainable city and protect the values of non-urban land.

Clause 11.01R Green wedges

The Amendment is consistent with the strategies of Clause 11.01R Green wedges – Metropolitan Melbourne. The objective of this clause is to protect the green wedges of Metropolitan Melbourne from inappropriate development.

Clause 11.02 Managing Growth

The Amendment is consistent with Clause 11.02 Managing Growth. The objective of this clause is to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional, and other community uses.

Clause 11.02-1S Managing Growth - Supply of urban land.

The Amendment is consistent with Clause 11.02-1S Supply of Urban Land. The objective of this clause is to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional, and other community uses.

Clause 11.02 -2S Structure planning

The Amendment is consistent with Clause 11.03 -2S Structure Planning. The objective of this clause is to facilitate the fair, orderly, economic, and sustainable use, and development of urban areas.

Clause 11.03 -2S Growth Areas

The Amendment is consistent with Clause 11.03 -2S Growth Areas. The objective of this clause is to locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.

Clause 11.03 -3S Peri-urban areas

The Amendment is consistent with Clause 11.03 -3S Peri-Urban Areas. The objective of this clause is to manage growth in peri-urban areas to protect and enhance their identified valued attributes.

Clause 13 Environmental Risks and Amenity

The Amendment is consistent with Clause 13 Environmental Risks and Amenity. The objective of this clause is to ensure planning strengthens the resilience and safety of communities by adopting a best practice environmental management and risk management approach.

Clause 13.04-1S Contaminated and potentially contaminated land.

The Amendment is consistent with Clause 13.04-1S Contaminated and Potentially Contaminated Land. The objective of the clause is to ensure that contaminated and potentially contaminated land is used and developed safely.

Clause 13.07-1S -Land use compatibility

The Amendment is consistent with Clause 13.07-1S -Land Use Compatibility. The objective of this clause is to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.

Clause 14.01 Agriculture

The Amendment is consistent with Clause 14.01 Agriculture. The objective of this clause is to protect the State's agricultural land, including land for primary production and intensive agriculture. By updating the animal industries land use terms within the Schedule to the Special Use Zone and Comprehensive Development Zone, it will make clear the agricultural uses allowed within Cardinia's agricultural land. In reference to Schedule 1 to the Special Use Zone, the updated Animal Industries land uses will reinforce the purpose of protecting soil-based agriculture by recognising which agricultural uses are appropriate.

Clause 14.01-1S Protection of agricultural land

The Amendment is consistent with Clause 14.01-1S Protection of Agricultural Land. The objective of this clause is to protect the State's agricultural base by preserving productive farmland.

Clause 14.01-2S Sustainable agricultural land use

The Amendment is consistent with Clause 14.01-2S Sustainable Agricultural Land Use. The objective of this clause is to encourage sustainable agricultural land use.

Clause 14.02-1S Catchment planning and management.

The Amendment is consistent with Clause 14.02-1S Catchment Planning and Management. The objective of this clause is to assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater, and the marine environment.

Local Planning Policy Framework (LPPF):

The Amendment is consistent with and gives effect to the Local Planning Policy Framework of the Cardinia Planning Scheme by supporting, where relevant, the overview, key issues, objectives, strategies, and policies of the following LPPF clauses:

- Clause 21.02 Environment
 - Clause 21.02-1 Catchment and coastal management
 - Clause 21.02-2 Landscape
 - Clause 21.02-3 Biodiversity
 - Clause 21.02-4 Bushfire management
 - Clause 21.02-8 Resource conservation
- Clause 21.04 Employment
 - Clause 21.04-1 Employment

- Clause 21.04-2 Agriculture
- Clause 21.04-4 Industry
- Clause 22.05 Westernport Green Wedge Policy
- Zones - Clause 35 to Rural Zones, Clause 37.01 Special Use Zone

The land uses of the Special Use Zone – Schedule 1 will be updated to align with Amendment VC150 and VC159, which will assist in the protection of the high-quality agricultural land of the former Koo Wee Rup Swamp Area, by clarifying which land uses are allowed. The most relevant objective of Clause 21.04-2 Agriculture is to maintain agriculture as a strong and sustainable economic activity within the municipality.

By updating the animal industries land use terms within the Schedules to the Special Use Zone and Comprehensive Development Zone, it will make clear the agricultural uses allowed within Cardinia's agricultural land. In reference to Schedule 1 to the Special Use Zone, the updated animal industries land uses will reinforce the purpose of protecting soil-based agriculture by recognising which agricultural uses are appropriate.

Financial and Resource Implications

There are no direct financial and resource implications arising from the proposed Amendment. Any statutory fees and charges will be covered by the operating budget of the Planning Strategy and Urban Design planning team.

Climate Emergency Consideration

The Amendment is expected to have an overall positive environmental effect through the correction of the identified mistakes in the Cardinia Planning Scheme. Such amendments will improve the administration of the Cardinia Planning Scheme

Consultation/Communication

The proposed Amendment is required to ensure the ongoing and effective operation of the Cardinia Planning Scheme. Council regularly conducts 'Fix-Up' Amendments like C283card where identified anomalies and errors in the Cardinia Planning Scheme exist. Preliminary discussions with the Department of Transport and Planning officers have indicated support for a proposed Section 20(4) Amendment, which proposes no formal exhibition of the Amendment. The exhibition and notification requirements of Section 17, 18 and 19 of the Planning and Environment Act do not apply in respect to this Amendment and should be approved by the Minister for Planning using the provisions of Section 20(4). All relevant stakeholders will be consulted during the Amendment's approval.

Conclusion

This report seeks approval to apply for Ministerial authorization to implement Planning Scheme Amendment C283card. The Cardinia Planning Scheme presently contains minor Zoning and Overlay anomalies, outdated land use terms, and several typographical errors. Amendment C283card seeks to correct these issues, ensuring the scheme remains up-to-date and accurate. It is considered that the Amendment is consistent with the State and Local Planning Policy Framework, and supports the Council Plan.

It is recommended that Council resolve to seek authorisation from the Minister for Planning to prepare and to approve Amendment C283card to the Cardinia Planning Scheme.

Attachments

1. Attachment 1 - C283 Explanatory Report March 2025 V7 clean No track changes [7.1.2.1 - 9 pages]
2. Attachment 2 - C283 card Background and Justification [7.1.2.2 - 7 pages]
3. Attachment 3 - C283card Combined ordinance changes V6 with tracked changes ATS 20022025 [7.1.2.3 - 150 pages]
4. Attachment 4 - C283 card Combined ordinance changes V6 clean ATS 20022025 [7.1.2.4 - 146 pages]
5. Attachment 5 - Cardinia C283 card 001 d-dpo Map 31 Exhibition [7.1.2.5 - 1 page]
6. Attachment 6 - Cardinia C283card 002 d-ho Map 11 Exhibition [7.1.2.6 - 1 page]
7. Attachment 7 - Cardinia C283card 004 d-rxo Map 31 Exhibition CV [7.1.2.7 - 1 page]
8. Attachment 8 - C283 card Instruction sheet 21 March 2025 [7.1.2.8 - 2 pages]

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Planning and Environment Act 1987

Cardinia Planning Scheme

Amendment VC283

Explanatory Report

Details of the amendment

Who is the planning authority?

This amendment has been prepared by the Minister for Planning, who is the planning authority for this amendment.

The amendment has been made at the request of Cardinia Shire Council.

Land affected by the amendment

The amendment applies to various sites throughout the Shire, as shown on the Amendment maps and detailed below and in Attachment 2.

A mapping reference table is attached at Attachment A to this Explanatory Report.

What the amendment does

The amendment makes administrative corrections to various planning provisions of the Cardinia Planning Scheme, to correct minor zone and overlay mapping anomalies, translate out-of-date land use terms, and correct typographical errors.

The Amendment makes the following corrections to the Cardinia Planning Scheme:

Mapping changes:

- Amend Planning Scheme Map 31DPO to delete DPO14.
- Delete Planning Scheme Map 31RXO.
- Amend Planning Scheme Map 11HO to delete HO261.

Ordinance changes – redundant controls:

- Delete Schedule 14 to Clause 43.04 Development Plan Overlay

Ordinance changes – translation of out-of-date land use terms:

In Clause 37.01 Special Use Zone – Schedule 1 (SUZ1), Subclause 1.0:

- ☐ Amend Table of Uses, Section 1 – Permit not required, to:
 - Delete 'Extensive animal production' and replace with 'Grazing animal production'.
- ☐ Amend Table of Uses, Section 2 – Permit required, to:
 - Delete 'Animal husbandry (other than Animal boarding, Apiculture, Extensive animal husbandry and Intensive animal husbandry)' and replace with 'Animal husbandry (other than

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Apiculture, Domestic animal boarding, Grazing animal production, Intensive animal production, Pig farm, Poultry farm and Poultry hatchery)'.
'

- ☐ Amend Table of Uses, Section 3 – Prohibited, to:
 - Delete 'Animal boarding' and replace with 'Domestic animal boarding'.
 - Delete 'Intensive animal husbandry' and replace with 'Intensive animal production'.
 - Insert 'Pig farm', 'Poultry farm' and 'Poultry hatchery'.

In Clause 37.01 Special Use Zone – Schedule 3 (SUZ3), Subclause 1.0:

- ☐ Amend Table of Uses, Section 1 – Permit not required, to:
 - Delete 'Agriculture (other than Animal keeping, Intensive animal husbandry, and Timber production)' and replace with 'Agriculture (other than Domestic animal husbandry, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery, Racing dog husbandry and Timber production)'.
 - Insert 'Racing dog training'.
- ☐ Amend Table of Uses, Section 3 – Prohibited, to:
 - Delete 'Animal keeping' and replace with 'Domestic animal husbandry'.
 - Delete 'Intensive animal husbandry' and replace with 'Intensive animal production'.
 - Insert 'Pig farm', 'Poultry farm', 'Poultry hatchery' and 'Racing dog husbandry (other than Racing dog training)'.

In Clause 37.01 Special Use Zone – Schedule 3 (SUZ3), Subclause 7.0 Tynong Racecourse and Training Facilities:

- ☐ Amend Table 1 to Schedule 3 to Clause 37.01, to:
 - Delete Agriculture (other than Animal keeping and Intensive animal husbandry)' and replace with 'Agriculture (other than Domestic animal husbandry, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery and Racing dog husbandry)'.
 - Insert 'Racing dog husbandry'.

In Clause 37.01 Special Use Zone – Schedule 4 (SUZ4), Subclause 1.0:

- ☐ Amend Table of Uses, Section 3 – Prohibited, to:
 - Delete 'Intensive animal husbandry'.

In Clause 37.01 Special Use Zone – Schedule 6 (SUZ6), Subclause 1.0:

- ☐ Amend Table of Uses, Section 2 – Permit required, to:
 - Delete 'Agriculture (other than Animal keeping, Animal training, Apiculture, Horse stables, and Intensive animal husbandry)' and replace with 'Agriculture (other than Animal training, Apiculture, Domestic animal husbandry, Horse stables, Intensive animal production, Pig farm, Poultry farm and Poultry hatchery)'.
 - Delete 'Animal keeping (other than Animal boarding) and replace with 'Domestic animal husbandry (other than Domestic animal boarding)'.
 - Insert 'Racing dog husbandry (other than Racing dog training)'.
- ☐ Amend Table of Uses, Section 3 – Prohibited, to:
 - Delete 'Animal boarding' and replace with 'Domestic animal boarding'.

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- Delete 'Intensive animal husbandry' and replace with 'Intensive animal production'.
- Insert 'Pig farm', 'Poultry farm', 'Poultry hatchery' and 'Racing dog training'.

In Clause 37.01 Special Use Zone – Schedule 7 (SUZ7), Subclause 1.0:

- ☐ Amend Table of Uses, Section 1 – Permit not required, to:
 - Delete 'Agriculture (other than Animal keeping, Animal training and Aquaculture) and replace with 'Agriculture (other than Animal training, Aquaculture, Domestic animal husbandry, Racing dog husbandry, Horse riding school)'.

In Clause 37.02 Comprehensive Development Zone – Schedule 1 (CDZ1), Subclause 1.0:

- ☐ Amend Table of Uses, Section 2 – Permit not required, to:
 - Delete 'Agriculture (other than Animal keeping, Animal training, Apiculture, Horse stables and Intensive animal husbandry) and replace with 'Agriculture (other than Apiculture, Animal training, Domestic animal husbandry, Horse stables, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery and Racing dog training)'.
 - Delete 'Animal keeping (other than Animal boarding) and replace with 'Domestic animal husbandry (other than Domestic animal boarding)'.

- ☐ Amend Table of Uses, Section 3 – Prohibited, to:
 - Delete 'Animal boarding' and replace with 'Domestic animal boarding'.
 - Delete Intensive animal husbandry and replace with 'Intensive animal production'.
 - Insert 'Pig farm', 'Poultry farm', 'Poultry hatchery' and 'Racing dog training'.

In Clause 37.02 Comprehensive Development Zone – Schedule 2 (CDZ2), Subclause 1.0:

- ☐ Amend Table of Uses, Section 3 – Prohibited, to:
 - Delete 'Intensive animal husbandry' and replace with 'Intensive animal production'.

In Clause 37.02 Comprehensive Development Zone – Schedule 3 (CDZ3), Subclause 1.0:

- ☐ Amend Table of Uses, Section 1 – Permit not required, to:
 - Delete 'Animal keeping (other than Animal boarding) and replace with 'Domestic animal husbandry (other than Domestic animal boarding)'.
- ☐ Amend Table of Uses, Section 2 – Permit required, to:
 - Delete 'Agriculture (other than Animal keeping, Animal training, Apiculture, Horse Stables, and Intensive animal husbandry) and replace with 'Agriculture (other than Apiculture, Animal training, Domestic animal husbandry, Horse stables, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery and Racing dog training)'.
 - Delete 'Animal keeping (other than Animal boarding)' and replace with 'Domestic animal husbandry (other than Domestic animal boarding)'.
- ☐ Amend Table of Uses, Section 3 – Prohibited, to:
 - Delete 'Animal boarding' and replace with 'Domestic animal boarding'.
 - Delete 'Intensive animal husbandry' and replace with 'Intensive animal production'.
 - Insert 'Pig farm', 'Poultry farm', 'Poultry hatchery' and 'Racing dog training'.

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In Clause 37.07 Urban Growth Zone – Schedule 1 (UGZ1), Subclause 2.3:

- Amend Table of Uses, Section 2 – Permit required, to:
- Delete 'Agriculture (other than Animal keeping, Animal training, Apiculture, Horse Stables, and Intensive animal husbandry) and replace with 'Agriculture (other than Apiculture, Animal training, Domestic animal husbandry, Horse riding school, Horse stables, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery and Racing dog training).
- Delete 'Animal keeping (other than Animal boarding)' and replace with 'Domestic animal husbandry (other than Domestic animal boarding)'.

Amend Table of Uses, Section 3 – Prohibited, to:

Delete 'Animal boarding' and replace with 'Domestic animal boarding'.

Delete 'Intensive animal husbandry' and replace with 'Intensive animal production'.

Insert 'Horse riding school', 'Pig farm', 'Poultry farm', 'Poultry hatchery' and 'Racing dog training'.

Ordinance changes – translation of out of date zone terms:

In Clause 21.05 Infrastructure:

- ☐ Amend Clause 21.05-2 Freeways, declared arterial roads, Implementation to:
 - delete the reference to "Road Zone (Category 1)" and replace with "Transport Zone 2".
- ☐ Amend Clause 21.05-3 Local Roads, Implementation to:
 - delete the reference to "Road Zone Category 2" and replace with "Transport Zone 3".

In Clause 22.09 Signs:

- ☐ Amend Clause 22.09-3 Industrial and restrictive retail signs, Policy guidelines to:
 - delete the reference to "Road Zone 1" and replace with "Transport Zone 2".

In Clause 43.04 Development Plan Overlay – Schedule 24:

- ☐ Amend Subclause 4.0 Requirement for development plan to:
 - delete the reference to "Road Zone 1" and replace with "Transport Zone 2".

Ordinance changes – corrections of typographical errors:

In Clause 37.08 Activity Centre Zone – Schedule 1:

- ☐ Amend text in subclause 3.0 Table of uses, Section 1 – Permit not required, condition of use for Child care centre to read:

"Any frontage at ground floor level must not exceed 2 metres, except entry foyers which must not exceed 4 metres. Access must not be shared with a dwelling (other than a caretaker's house)".

In Schedule to Clause 43.01 Heritage Overlay:

- ☐ Amend reference to reference to the incorporated document at HO46, HO85, HO189 and HO195, to read:

"Cardinia Commercial Heritage Precincts Permit Exemptions, December 2020"

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In Schedule to Clause 72.04 (Incorporated Documents).

- ☐ Amend reference to the incorporated document at table row 35 to read:

“Cardinia Commercial Heritage Precincts Permit Exemptions, December 2020”

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to ensure the Cardinia Shire Planning is up-to-date and accurate by correcting minor zone, overlay and ordinance anomalies and correct grammatical mistakes to improve the implementation of the Cardinia Planning Scheme.

The Amendment ensures the Cardinia Planning Scheme is relevant and correct which will improve the effectiveness and efficiency of achieving planning objectives. It will ensure the planning permit applications are being assessed against the most relevant planning provisions.

Please refer to Attachment 2 (Background and Justification for a S20(4) Corrections) to this Explanatory Report for a comprehensive list and descriptions of proposed changes providing an explanation and justification for each change that is required.

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

The Amendment implements the objectives of planning in Victoria set out at Section 4 of the *Planning and Environment Act 1987*:

- ☐ 4(1)(a) – *to provide for the fair, orderly, economic and sustainable use, and development of land;*

The amendment provides for the fair, orderly and sustainable use of land by ensuring corrections allow for clarity and identify appropriate land use and development across the Shire. It also ensures planning permit applications are being assessed against the appropriate planning provisions.

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

The Amendment is expected to have an overall positive environmental, social and economic effect through the correction of the identified mistakes in the Cardinia Planning Scheme. Such amendments will improve the administration of the Cardinia Planning Scheme

Does the amendment address relevant bushfire risk?

The amendment is administrative in nature and will not impact on bushfire risk.

Does the amendment comply with the requirements of any other Minister’s Direction applicable to the amendment?

The amendment complies with the requirements of the following Ministerial Directions:

Ministerial Direction – The Form and Content of Planning Schemes

The amendment is consistent with the Form and Content of Planning Schemes under Section 7(5) of the *Planning and Environment Act 1987*.

Ministerial Direction 1 – Potentially Contaminated Land

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The Amendment has considered and addressed the requirements of the *Minister's Direction No.1 – Potentially Contaminated Land*.

Ministerial Direction 9 – Metropolitan Planning Strategy

The amendment is consistent with Ministerial Direction 9. Key directions of the *Metropolitan Strategy Plan Melbourne (2017-2050)* relevant to this amendment are those relating to green wedges and peri-urban areas.

The relevant directions and initiatives of *Metropolitan Strategy Plan Melbourne (2017-2050)* are as follows:

- Direction 1.4 Support the productive use of land and resources in Melbourne's non-urban areas.
 - Policy 1.4.1 – Protect agricultural land and support agricultural production
- Direction 4.5 Plan for Melbourne's green wedges and peri-urban areas.
 - Policy 4.5.1 – Strengthen protection and management of green wedge land.

Ministerial Direction 11 – Strategic Assessment of Amendments

This amendment has been prepared having regard to this Direction.

Ministerial Direction 12 – Urban Growth Areas

The amendment is consistent with this Ministerial Direction 12. Rezoning the former road reserve that is now located within the Pakenham Cemetery aligns with the outcomes sought by the Cardinia Road Precinct Structure Plan and the Cardinia Road Precinct Development Contributions Plan.

Ministerial Direction 15 – The Planning Scheme Amendment Process

The process of this Amendment is consistent with Ministerial Direction 15.

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

The Amendment is administrative in nature and corrects existing anomalies in the planning scheme. The Amendment will improve the operational effectiveness in relation to the implementation of State policy. All changes to the scheme are consistent with the State Planning Policy Framework.

Of particular note, the amendment is consistent with Clause 14.01 Agriculture. The main objective of Clause 14.01-1S is:

To protect the state's agriculture base by preserving productive farmland.

It includes the following strategies:

- *Identify areas of productive agricultural land, including land for primary production and intensive agriculture.*
- *Protect productive farmland that is of strategic significance in the local or regional context.*
- *Protect productive agricultural land from unplanned loss due to permanent changes in land use.*
- *Protect strategically important agricultural and primary production land from incompatible land uses.*

By updating the Animal Industries land use terms in the schedules to the Special Use Zone (SUZ) and Comprehensive Development Zone (CDZ), it will make be clear the exact agricultural uses allowed within Cardinia's agricultural land use terms. In reference to Schedule 1 to the Special Use Zone (SUZ1), the updated Animal Industries land uses will reinforce the purpose of protecting soil-based agriculture and agriculture land of State significance.

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

The Amendment is administrative in nature and corrects existing anomalies in the Cardinia Planning Scheme. The Amendment will improve the operation and effectiveness of the scheme in relation to the implementation of the Local Planning Policy. All changes are consistent with and gives effect to the Local Planning Policy Framework.

Clause 21.02-2 (Key Influences) and 21.01-3 (Key Issues) identify the following relevant key influences and issues:

- *Urban growth including urban pressures on the rural hinterland and management of green wedge areas.*
- *The protection and sustainable use of agricultural land.*
- *The protection of the Koo Wee Rup swamp area, which contains important groundwater reserves and horticultural soils in the Western Port basin.*
- *The protection and sustainable use of agricultural and particularly land with soil that is of a high quality within the Western Port Green Wedge.*

The amendment supports the Strategic Framework Plan objectives by clarifying the land uses within the Special Use Zone – Schedule 1 (SUZ1), which are denoted as high-quality agricultural land of state significance. A key issue is the protection of the Koo Wee Rup swamp area which contains important ground water reserves and horticultural soils in the Western Port Basin. The Koo Wee Rup swamp area is located within Schedule 1 to the Special Use Zone (SUZ1). Clarifying permissible agricultural land uses within this area will support the intention of the Municipal Strategic Statement.

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

The Amendment is administrative in nature and corrects anomalies and errors in the Cardinia Planning Scheme. All changes to the scheme are consistent with the Victorian Planning Provisions.

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

An officer of the Department of Health requested Council to correct the zone anomaly affecting the discontinued road reserve that is now located within the Pakenham Cemetery grounds, by applying the Public Use Zone – Schedule 5 (PUZ5). As the public land manager (Department of Health) has requested the correction and the intended use of the discontinued road reserve as a cemetery has been known since 2008 when the Cardinia Road Precinct Structure Plan and Development Contributions Plan were first implemented via the Urban Growth Zone – Schedule 1 (UGZ1), it is appropriate that this zone correction is exempt from public exhibition under Sections 17, 18 and 19 of the *Planning and Environment Act 1987*.

The Amendment makes policy neutral corrections and is administrative in nature. It is considered that such corrections will improve the interpretation and operation of the Cardinia Planning Scheme for all relevant agencies. The Amendment will not be introducing new legislation and will not adversely affect the interests of Victoria or a part of Victoria. The Amendment will not cause detriment to any public authority, municipal council or landowner. Therefore, it is appropriate for the Minister for Planning to use the powers under Section 20(4) of the *Planning and Environment Act 1987* to exempt Amendment C283card from the requirements of Sections 17, 18 and 19 of the *Planning and Environment Act 1987*.

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

The proposed Amendment will not have any impact on the transport system or the requirements of

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the *Transport Integration Act 2010*.

Resource and administrative costs

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

The amendment will not have a significant impact on the resource and administrative costs of the responsible authority. It is considered that the Amendment will save resource and administrative costs of the Responsible Authority by improving the clarity and operation of the Cardinia Planning Scheme.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

The Cardinia Shire Council website at [Cardinia Planning Scheme Amendments | Creating Cardinia](#), or by contacting Cardinia Shire Council via telephone on 1300 787 624 to arrange a time to view the documentation at the Cardinia Shire Council Civic Centre located at 20 Siding Avenue, Officer.

The Department of Transport and Planning (DTP) website at [All schemes Planning Scheme - Amendments](#), or by contacting the Department of Transport and Planning via telephone on 1800 789 386 to arrange a time to view the amendment documentation at DTP's offices.

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Attachment 1 – Mapping reference table

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Lang Lang	Land depicted as DPO14 in Map 31DPO.	Map 31DPO	various	N/A	Delete DPO14	D-DPO14
Lang Lang	Land depicted as RXO in Map 31RXO.	Map 31RXO	various	N/A	Delete Map 31RXO	D-RXO
Officer	42 Whiteside Road, Officer	Map 11HO	42 Whiteside Road, Officer	N/A	Delete HO261	D-HO261

Planning Scheme amendment C283card – Explanatory Report Attachment 2: Background and Justification for S20(4)

Item	Description of anomaly or correction	Background / considerations / justification for S20(2)	Planning Scheme Change
Land Use Terms Translations			
1	<p>Clause 37.01 Special Use Zone</p> <p>Schedule 1 (SUZ1) Schedule 3 (SUZ3) Schedule 4 (SUZ4) Schedule 6 (SUZ6) Schedule 7 (SUZ7)</p> <p>Clause 37.02 Comprehensive Development Zone</p> <p>Schedule 1 (CDZ1) Schedule 2 (CDZ2) Schedule 3 (CDZ3)</p> <p>Clause 37.07 Urban Growth Zone</p> <p>Schedule 1 (UGZ1)</p>	<p>The Animal Industries land use terms in the Schedules to the Special Use Zone (SUZ) and the Comprehensive Development Zone (CDZ) of the Cardinia Planning Scheme were not translated when VC150 (gazetted 21 September 2018) and VC159 (gazetted 8 August 2019) implemented new Animal Industries land use terms.</p> <p>As such, several Animal Industries land use terms remaining in these schedules are no longer recognised and defined by the VPP provisions at Clause 73.03 Land Use Terms and Clause 73.04 Nesting Diagrams.</p> <p>VC150 amended Clause 73.03 (Land use terms) and Clause 73.04 (Nesting diagrams) as follows:</p> <ul style="list-style-type: none"> Introduce 'Animal production', 'Intensive dairy farm', 'Pig farm', 'Poultry farm' and 'Poultry hatchery'. Amend the definitions of 'Broiler farm' and 'Cattle feedlot'. Replace the 'Extensive animal husbandry' with a new definition for 'Grazing animal production'. Replace 'Intensive animal husbandry' with a new definition for 'Intensive animal production'. <p>VC159 introduced additional Animal Industry land use terms and further revised definitions as follows:</p> <ul style="list-style-type: none"> Rename 'Animal keeping' to 'Domestic animal husbandry' and amend the definition to exclude the keeping, breeding (now husbandry) or boarding of racing dogs. Rename 'Racing dog keeping' to 'Racing dog husbandry', amend the definition and nest under 'Animal husbandry'. Introduce 'Horse husbandry' and include 'Horse riding school' and 'Horse stables' under this new land use term. Rename 'Animal boarding' to 'Domestic animal boarding' and amend the definition. Amend 'Animal training' to exclude domestic pet, horse or racing dog training. <p>Several Schedules to the Special Use Zone and the Comprehensive Development Zone must be amended to facilitate a policy neutral translation of the Animal Industries land use terms to bring them into alignment with the changes introduced by VC150 and VC159.</p> <p>The policy neutral translation addresses the following:</p> <ul style="list-style-type: none"> Extensive animal husbandry is translated to Grazing animal production. Intensive animal husbandry is translated to Intensive animal production. Intensive dairy farm is included within Intensive animal production. Pig farm, Poultry farm and Poultry hatchery are land use terms introduced via VC150. Previously, these uses met the definition of Intensive animal husbandry given their nature of operation requires the majority of animal feed to be imported from off the site. It is therefore appropriate to insert these uses in the sections of the land use tables where Intensive animal husbandry was listed in each schedule. The most appropriate translation for the old definition of Racing dog keeping is to replace it with the new definition of Racing dog husbandry. Racing dog husbandry has been removed from the parent use of Animal keeping (now Domestic animal 	<p><u>In Clause 37.01 Special Use Zone – Schedule 1 (SUZ1), Subclause 1.0:</u></p> <ul style="list-style-type: none"> <u>Amend Table of Uses, Section 1 – Permit not required, to:</u> <ul style="list-style-type: none"> Delete 'Extensive animal production' and replace with 'Grazing animal production'. <u>Amend Table of Uses, Section 2 – Permit required, to:</u> <ul style="list-style-type: none"> Delete 'Animal husbandry (other than Animal boarding, Apiculture, Extensive animal husbandry and Intensive animal husbandry)' and replace with 'Animal husbandry (other than Apiculture, Domestic animal boarding, Grazing animal production, Intensive animal production, Pig farm, Poultry farm and Poultry hatchery)'. <u>Amend Table of Uses, Section 3 – Prohibited, to:</u> <ul style="list-style-type: none"> Delete 'Animal boarding' and replace with 'Domestic animal boarding'. Delete 'Intensive animal husbandry' and replace with 'Intensive animal production'. Insert 'Pig farm', 'Poultry farm' and 'Poultry hatchery'. <p><u>In Clause 37.01 Special Use Zone – Schedule 3 (SUZ3), Subclause 1.0:</u></p> <ul style="list-style-type: none"> <u>Amend Table of Uses, Section 1 – Permit not required, to:</u> <ul style="list-style-type: none"> Delete 'Agriculture (other than Animal keeping, Intensive animal husbandry, and Timber production)' and replace with 'Agriculture (other than Domestic animal husbandry, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery, Racing dog husbandry and Timber production)'. Insert 'Racing dog training'. <u>Amend Table of Uses, Section 3 – Prohibited, to:</u> <ul style="list-style-type: none"> Delete 'Animal keeping' and replace with 'Domestic animal husbandry'. Delete 'Intensive animal husbandry' and replace with 'Intensive animal production'. Insert 'Pig farm', 'Poultry farm', 'Poultry hatchery' and 'Racing dog husbandry (other than Racing dog training)'. <p><u>In Clause 37.01 Special Use Zone – Schedule 3 (SUZ3), Subclause 7.0 Tynong Racecourse and Training Facilities:</u></p> <ul style="list-style-type: none"> <u>Amend Table 1 to Schedule 3 to Clause 37.01, to:</u> <ul style="list-style-type: none"> Delete Agriculture (other than Animal keeping and Intensive animal husbandry) and replace with 'Agriculture (other than

			<p>husbandry) and is now nested as a separate arm under Animal husbandry. Where the old definition of Racing dog keeping is not stated specifically it is then nested under Animal keeping, which is now Domestic animal husbandry, however, Domestic animal husbandry now excludes the keeping, breeding (now husbandry) or boarding of racing dogs. As such, the policy neutral translation must now list Racing dog husbandry as a separate use as it is no longer captured by Animal keeping (now Domestic animal husbandry).</p> <ul style="list-style-type: none">• Racing dog training was previously nested under Animal training but is now nested under Racing dog husbandry. As such, the policy neutral translation must ensure that Racing dog training is listed separately from both Animal training and Racing dog husbandry unless Animal training and Animal keeping are listed together.• Horse riding school was previously nested under Animal training, while Horse stables was previously nested under Animal husbandry. These are both now nested under the new land use term of Horse husbandry. As such, the policy neutral translation must list Horse riding school wherever Animal training was previously listed, and Horse stables must be listed separately wherever it is currently listed unless Horse stables is listed alongside Horse riding school in which case these must be replaced with Horse Husbandry.	<p>Domestic animal husbandry, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery and Racing dog husbandry)'.<ul style="list-style-type: none">◦ Insert 'Racing dog husbandry'.<p><u>In Clause 37.01 Special Use Zone – Schedule 4 (SUZ4), Subclause 1.0:</u></p><ul style="list-style-type: none">• <u>Amend Table of Uses, Section 3 – Prohibited, to:</u><ul style="list-style-type: none">◦ Delete 'Intensive animal husbandry'.<p><u>In Clause 37.01 Special Use Zone – Schedule 6 (SUZ6), Subclause 1.0:</u></p><ul style="list-style-type: none">• <u>Amend Table of Uses, Section 2 – Permit required, to:</u><ul style="list-style-type: none">◦ Delete 'Agriculture (other than Animal keeping, Animal training, Apiculture, Horse stables, and Intensive animal husbandry)' and replace with 'Agriculture (other than Animal training, Apiculture, Domestic animal husbandry, Horse riding school, Horse stables, Intensive animal production, Pig farm, Poultry farm and Poultry hatchery).◦ Delete 'Animal keeping (other than Animal boarding) and replace with 'Domestic animal husbandry (other than Domestic animal boarding).◦ Insert 'Racing dog husbandry (other than Racing dog training)'.• <u>Amend Table of Uses, Section 3 – Prohibited, to:</u><ul style="list-style-type: none">◦ Delete 'Animal boarding' and replace with 'Domestic animal boarding'.◦ Delete 'Intensive animal husbandry' and replace with 'Intensive animal production'.◦ Insert 'Horse riding school', 'Pig farm', Poultry farm', 'Poultry hatchery' and 'Racing dog training'.<p><u>In Clause 37.01 Special Use Zone – Schedule 7 (SUZ7), Subclause 1.0:</u></p><ul style="list-style-type: none">• <u>Amend Table of Uses, Section 1 – Permit not required, to:</u><ul style="list-style-type: none">◦ Delete 'Agriculture (other than Animal keeping, Animal training and Aquaculture) and replace with 'Agriculture (other than Animal training, Aquaculture, Domestic animal husbandry, Horse riding school, Racing dog husbandry,)'.<p><u>In Clause 37.02 Comprehensive Development Zone – Schedule 1 (CDZ1), Subclause 1.0:</u></p><ul style="list-style-type: none">• <u>Amend Table of Uses, Section 2 – Permit required, to:</u><ul style="list-style-type: none">◦ Delete 'Agriculture (other than Animal keeping, Animal training, Apiculture, Horse stables and Intensive animal husbandry) and replace with 'Agriculture (other than Apiculture, Animal training, Domestic animal husbandry, Horse riding school, Horse stables,</p>
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				<p>Intensive animal production, Pig farm, Poultry farm, Poultry hatchery and Racing dog training).</p> <ul style="list-style-type: none">○ Delete 'Animal keeping (other than Animal boarding) and replace with 'Domestic animal husbandry (other than Domestic animal boarding).○ Insert 'Racing dog husbandry (other than Racing dog training)'.<ul style="list-style-type: none">• <u>Amend Table of Uses, Section 3 – Prohibited, to:</u><ul style="list-style-type: none">○ Delete 'Animal boarding' and replace with 'Domestic animal boarding'.○ Delete Intensive animal husbandry and replace with 'Intensive animal production'.○ Insert 'Horse riding school', Pig farm', 'Poultry farm', 'Poultry hatchery' and 'Racing dog training'. <p><u>In Clause 37.02 Comprehensive Development Zone – Schedule 2 (CDZ2), Subclause 1.0:</u></p> <ul style="list-style-type: none">• <u>Amend Table of Uses, Section 3 – Prohibited, to:</u><ul style="list-style-type: none">○ Delete 'Intensive animal husbandry' and replace with 'Intensive animal production'. <p><u>In Clause 37.02 Comprehensive Development Zone – Schedule 3 (CDZ3), Subclause 1.0:</u></p> <ul style="list-style-type: none">• <u>Amend Table of Uses, Section 1 – Permit not required, to:</u><ul style="list-style-type: none">○ Delete 'Animal keeping (other than Animal boarding) and replace with 'Domestic animal husbandry (other than Domestic animal boarding)'.• <u>Amend Table of Uses, Section 2 – Permit required, to:</u><ul style="list-style-type: none">○ Delete 'Agriculture (other than Animal keeping, Animal training, Apiculture, Horse Stables, and Intensive animal husbandry) and replace with 'Agriculture (other than Apiculture, Animal training, Domestic animal husbandry, Horse riding school, Horse stables, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery and Racing dog training).○ Delete 'Animal keeping (other than Animal boarding)' and replace with 'Domestic animal husbandry (other than Domestic animal boarding)'.• <u>Amend Table of Uses, Section 3 – Prohibited, to:</u><ul style="list-style-type: none">○ Delete 'Animal boarding' and replace with 'Domestic animal boarding'.○ Delete 'Intensive animal husbandry' and replace with 'Intensive animal production'.○ Insert 'Horse riding school', 'Pig farm', 'Poultry farm', 'Poultry hatchery' and 'Racing dog training'.
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				<p><u>In Clause 37.07 Urban Growth Zone – Schedule 1 (UGZ1), Subclause 2.3:</u></p> <ul style="list-style-type: none">• <u>Amend Table of Uses, Section 2 – Permit required, to:</u><ul style="list-style-type: none">○ Delete ‘Agriculture (other than Animal keeping, Animal training, Apiculture, Horse Stables, and Intensive animal husbandry) and replace with ‘Agriculture (other than Apiculture, Animal training, Domestic animal husbandry, Horse riding school, Horse stables, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery and Racing dog training).○ Delete ‘Animal keeping (other than Animal boarding)’ and replace with ‘Domestic animal husbandry (other than Domestic animal boarding)’.• <u>Amend Table of Uses, Section 3 – Prohibited, to:</u><ul style="list-style-type: none">○ Delete ‘Animal boarding’ and replace with ‘Domestic animal boarding’.○ Delete ‘Intensive animal husbandry’ and replace with ‘Intensive animal production’.○ Insert ‘Horse riding school’, ‘Pig farm’, ‘Poultry farm’, ‘Poultry hatchery’ and ‘Racing dog training’.															
2	<p>Clauses 21.05 Local roads.</p> <p>Clause 22.09 Signs.</p> <p>Clause 43.04 Development Plan Overlay - Schedule 24 (DP024)</p>	<p>VC205 (gazetted 20 January 2022) amended the zones previously known as Road Zones. These are now consolidated under the new Transport Zone. The Cardinia Planning Scheme still refers to the previous zones which are longer recognised by the VPP in several locations.</p>	<p>VC205 consolidated the three previous Road Zones (Categories 1, 2, 3) and the Public Use Zone – Schedule 4 (PUZ4) into a new Transport Zone. Different transport purposes are specified in the Transport Zone as follows:</p> <table><tr><th>Shown on Planning Scheme Maps as:</th><th>Purpose of transport use:</th><th>Existing zone:</th></tr><tr><td>TRZ1</td><td>State transport infrastructure</td><td>Public Use Zone 4 (PUZ4)</td></tr><tr><td>TRZ2</td><td>Principal Road Network</td><td>Road Zone, Category 1 (RDZ1)</td></tr><tr><td>TRZ3</td><td>Significant municipal roads</td><td>Road Zone, Category 2 (RDZ2)</td></tr><tr><td>TRZ4</td><td>Other transport uses</td><td>Public Use Zone 4 (PUZ4)</td></tr></table> <p><i>Figure 1: Excerpt from Explanatory Report VC205 explaining the translation of the Road Zones.</i></p> <p>All references to the Road Zone Categories and Public use Zone – Schedule 4 throughout the planning scheme were translated to reflect their corresponding zone as per the table above. However, the references to the municipal road zones in Clauses 21.05-2, 21.05-3, 22.09-3 and 43.04 (Schedule 24) in the Cardinia planning Scheme were not translated by VC205.</p> <p>The terminology of the old Road Zones is now redundant in the planning scheme and must now translated to the corresponding Transport Zone to be in alignment with the VPPs.</p> <p>Updating these out-dated terms with their direct translation specified above will be an administrative amendment and policy neutral.</p>	Shown on Planning Scheme Maps as:	Purpose of transport use:	Existing zone:	TRZ1	State transport infrastructure	Public Use Zone 4 (PUZ4)	TRZ2	Principal Road Network	Road Zone, Category 1 (RDZ1)	TRZ3	Significant municipal roads	Road Zone, Category 2 (RDZ2)	TRZ4	Other transport uses	Public Use Zone 4 (PUZ4)	<p><u>In Clause 21.05 Infrastructure:</u></p> <ul style="list-style-type: none">• <u>Amend Clause 21.05-2 Freeways, declared arterial roads, Implementation to:</u><ul style="list-style-type: none">○ delete the reference to “Road Zone (Category 1)” and replace with “Transport Zone 2”.• <u>Amend Clause 21.05-3 Local Roads, Implementation to:</u><ul style="list-style-type: none">○ delete the reference to “Road Zone Category 2” and replace with “Transport Zone 3”. <p><u>In Clause 22.09 Signs:</u></p> <ul style="list-style-type: none">• <u>Amend Clause 22.09-3 Industrial and restrictive retails signs, Policy guidelines to:</u><ul style="list-style-type: none">○ delete the reference to “Road Zone 1” and replace with “Transport Zone 2”. <p><u>In Clause 43.04 Development Plan Overlay – Schedule 24:</u></p> <ul style="list-style-type: none">• <u>Amend Subclause 4.0 Requirement for development plan to:</u><ul style="list-style-type: none">○ delete the reference to “Road Zone 1” and replace with “Transport Zone 2”.
Shown on Planning Scheme Maps as:	Purpose of transport use:	Existing zone:																	
TRZ1	State transport infrastructure	Public Use Zone 4 (PUZ4)																	
TRZ2	Principal Road Network	Road Zone, Category 1 (RDZ1)																	
TRZ3	Significant municipal roads	Road Zone, Category 2 (RDZ2)																	
TRZ4	Other transport uses	Public Use Zone 4 (PUZ4)																	

Redundant Controls				
3	<p>Clause 43.04 Development Plan Overlay - Schedule 14 (DPO14)</p> <p>Planning Scheme Map 31DPO</p> <p>Planning Scheme Map 31RXO</p>	<p>DPO14 expired on 26 January 2014. This clause expired more than 10 years ago and is therefore a redundant clause and should be deleted from the Cardinia Planning Scheme.</p> <p>The RXO is redundant as it is no longer required in the planning scheme to alert users that the road was closed when Amendment C060 was gazetted.</p>	<p>Clause 43.04 Development Plan Overlay – Schedule 14 has not applied to the land since it expired on 26 January 2014.</p> <p>Planning Scheme Amendment C060 to the Cardinia Planning Scheme rezoned the land at 170 McDonald's Track Lang Lang from Farming Zone - Schedule 1 (FZ1) to Neighbourhood Residential 1 Zone (NRZ1) and Industrial 1 Zone (IN1Z). It also introduced the Development Plan Overlay - Schedule 14 (DPO14) and a Road Closure Overlay (RXO).</p> <p>Deleting these clauses from the planning scheme is policy neutral because they are expired and/or redundant and have not been considered in the assessment of planning permit applications for more than 10 years.</p> <p>The RXO is no longer required to alert planning scheme users that the road was closed when Amendment C060 was gazetted because all development within the DPO14 area is completed, and all land titles affected by the RXO have had the road removed.</p>	<p>Delete Schedule 14 to Clause 43.04 Development Plan Overlay</p> <p>Amend Map No31DPO to delete DPO14.</p> <p>Delete Map No31RXO</p>
Typographical Corrections				
4	<p>Clause 37.08 Activity Centre Zone – Schedule 1 (ACZ1)</p>	<p>In subclause 3.0 Table of Uses, Section 1 – Permit not required, in the condition of use for Child care centre, the word “much” appears rather than “must” in paragraph 2.</p>	<p>Currently, the condition reads:</p> <p>“Any frontage at ground floor level must not exceed 2 metres, except entry foyers which much not exceed 4 metres. Access must not be shared with a dwelling (other than a caretaker's house).” The inclusion of the word much is clearly a typographical error that should be rectified.</p> <p>The replacement of the word “much” with “must” does not alter the intention of this condition to require entry foyers that do not exceed 4 metres and is therefore administrative in nature.</p>	<p><u>In Clause 37.08 Activity Centre Zone – Schedule 1:</u></p> <ul style="list-style-type: none"> <u>Amend text in subclause 3.0 Table of uses, Section 1 – Permit not required, condition of use for Child care centre to read:</u> “Any frontage at ground floor level must not exceed 2 metres, except entry foyers which must not exceed 4 metres. Access must not be shared with a dwelling (other than a caretaker's house)”.
5	<p>Schedule to Clause 43.01 Heritage Overlay. –</p> <p>Schedule to Clause 72.04 Incorporated Documents.</p>	<p>The Schedule to Clause 43.01 Heritage Overlay incorrectly references the name of the incorporated plan ‘Cardinia Commercial Heritage Precincts, December 2020’ at H046, H085, H0189 and H0195.</p> <p>The Schedule to Clause 72.04 Incorporated Documents also incorrectly references the name of the incorporated plan ‘Cardinia Commercial Heritage Precincts, December 2020’.</p> <p>The correct title of this incorporated plan is ‘Cardinia Commercial Heritage Precincts Permit Exemptions, December 2020’.</p>	<p>The incorporated document ‘Cardinia Commercial Heritage Precinct Permit Exemptions, December 2020’ was introduced into the Cardinia Planning Scheme via Planning Scheme Amendment C249.</p> <p>The Schedule to Clause 43.01 Heritage Overlay omits the words “Permit Exemptions” from the title of this document at H046, H085, H0189 and H0195. The Schedule to Clause 72.04 Incorporated Documents makes the same error in its reference to the incorrect title of this Incorporated Document.</p> <p>The correct title of this Incorporated Document is ‘Cardinia Commercial Heritage Precincts Permit Exemptions, December 2020’. This title is stated on the cover page of the document and should be correctly referred to in the Cardinia Planning Scheme.</p>	<p><u>In Schedule to Clause 43.01 Heritage Overlay:</u></p> <ul style="list-style-type: none"> <u>Amend reference to reference to the incorporated document at H046, H085, H0189 and H0195, to read:</u> “Cardinia Commercial Heritage Precincts Permit Exemptions, December 2020” <p><u>In Schedule to Clause 72.04 (Incorporated Documents).</u></p> <ul style="list-style-type: none"> <u>Amend reference to the incorporated document at table row 35 to read:</u> “Cardinia Commercial Heritage Precincts Permit Exemptions, December 2020”

			<div><div>CARDINIA PLANNING SCHEME</div><div>INCORPORATED PLAN</div><div>Cardinia Commercial Heritage Precincts Permit Exemptions, December 2020</div><div>OFFICIAL</div></div> <p>Figure 2: Front page of the incorporated document "Cardinia Commercial Heritage Precincts Permit Exemptions, December 2020".</p> <p>The title of this Incorporated Document was incorrectly referenced in various locations in the Cardinia Planning Scheme. Correcting this error will ensure the correct title of the document is referenced allowing for consistency and accuracy. This change is minor and administrative in nature.</p>	
Planning Scheme Map Corrections				
6	Planning Scheme Map No11HO	<p>Planning Scheme Map No11HO incorrectly references H0261 at 42 Whiteside Road, Officer.</p> <p>Proposed H0261 was determined to not be of heritage significance during the planning scheme amendment process and accordingly was removed from the Schedule to Clause 43.01 Heritage Overlay prior to Council's adoption of Amendment C162.</p>	<p>Planning Scheme Amendment C162 proposed to apply the Heritage Overlay to 27 sites across Cardinia Shire as recommended by the <i>Cardinia Shire Council Significant Tree Study, May 2009, Volumes 1 and 2</i> and to include this study as an incorporated document. The <i>Cardinia Shire Council Significant Tree Study, May 2009</i> identified a Norfolk Island Pine at 42 Whiteside Road Officer which may have been of significance.</p> <p>H0261 was first introduced into the Cardinia Planning Scheme on an interim basis under Amendment 195 with an expiry date of 28 February 2015.</p> <p>During the exhibition of C162, one submission was received regarding the tree at 42 Whiteside Road, Officer. The submission was made by the property owners and expressed concern that the tree will cause further damage to the house and is a hazard. Additionally, concerns were raised that their rights to remove the tree would be eliminated.</p> <p>In response to the submission, Council recommended to the Planning Panel that proposed H0261 be removed from the Norfolk Island Pine at 42 Whiteside Road, Officer. This was based on the exemptions listed in Clause 52.48 (Bushfire Protection Exemptions) which allows the</p>	Amend Map No11HO to delete H0261.

			<p>landowner to remove the Norfolk Island Pine as it is sited within 10 metres of the existing dwelling despite the Heritage Overlay protection.</p> <p>The Planning Panel made the following recommendations:</p> <ul style="list-style-type: none">• <i>Recommendation 2: Change the Heritage Overlay Schedule to: d) Delete the proposed H0261 at 42 Whiteside Road, Officer and;</i>• <i>Recommendation 3 Change the Heritage Overlay Mapping to b) Delete the proposed H0261 at 42 Whiteside Road, Officer.</i> <p>On 17 November 2014, Council resolved to adopt Amendment C162 to the Cardinia Planning Scheme under Section 29 of the Planning and Environment Act 1987 in accordance with the Planning Panel's recommendations to delete reference to H0261.</p> <p>Planning Scheme Amendment C162 was gazetted on 17 March 2016. While proposed H0261 was removed from the Schedule to Clause 43.01 Heritage Overlay, it remained included on Map No11HO.</p> <p>Given it was determined that the Norfolk Island Pine located on 42 Whiteside Road, Officer was not of heritage significance and was removed from the Schedule to Clause 43.01 Heritage Overlay prior to Council's adoption of Amendment C162, H0261 should also be deleted from Map No11HO. This change is policy neutral as H0261 is not referenced in the Schedule to Clause 43.01 Heritage Overlay.</p>	
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CARDINIA PLANNING SCHEME

21.0520/11/2020
C250card**INFRASTRUCTURE****21.05-1**20/11/2020
C250card**Infrastructure provision****Overview**

The provision of an adequate level of physical and social infrastructure is one of the major issues facing the Cardinia Shire over the coming decades. The timely provision of infrastructure is necessary to foster economic development, ensure the well being of the community and protect the environment.

Key issues

- Recognising the infrastructure demands of an interface Council with significant urban growth and substantial rural areas and townships.
- Providing for funding mechanisms to ensure the provision of infrastructure in developing areas.
- Coordinating infrastructure provision.

Objective

To ensure the timely provision of physical and social infrastructure in order to foster economic development, ensure the well being of the community and protect the environment.

Strategies**Funding**

- Provide for the payment of infrastructure contributions and development contributions, as appropriate, to fund physical and community infrastructure associated with urban development.
- Provide for the sale of surplus Council owned land to assist in funding the provision of infrastructure.
- Work in partnership with the Federal and State Governments to identify priorities, and secure funding for capital works projects.

Provision

- Provide appropriate and timely infrastructure services including water, sewerage, drainage and roads.
- Encourage the development of both pedestrian and bicycle links throughout the municipality.
- Encourage links between different forms of public transport, activity centres and surrounding residential areas.
- Provide for the establishment of high capacity telecommunications infrastructure (eg fibre optic cables) particularly in existing and future employment lands.

Implementation**Application of zones and overlays**

- Applying a Infrastructure Contributions Overlay (ICO), or Development Plan Overlay (DCPO), as appropriate, to the Urban Established Area precincts to require the provision of infrastructure as part of new developments or redevelopments.
- Including surplus Council owned land in an appropriate zone to facilitate its sale and development.

Further strategic work

- Amending Schedule 1 to the Development Contributions Plan Overlay to apply the *Pakenham Township Development Contributions Plan, September 1997 (Amended June 2017)* to the Pakenham township.

CARDINIA PLANNING SCHEME

21.05-2 Freeways, declared arterial roads

20/11/2020
G256card
Proposed C283card

**Overview**

Freeways and Declared Arterial Roads are managed by VicRoads under the *Road Management Act 2004*. One of Council's key objectives as part of its Corporate Plan is to ensure a quality road network. Freeways and declared arterial roads perform an important function in the movement of people and freight, including tourist traffic. It is therefore critical that through land use and transport planning, Council seeks to maximise the efficiency, safety and visual outlook of these roads

Key issues

- Providing for access and associated intersection works to declared arterial roads.
- Providing for the upgrade and construction of future declared arterial roads, including Koo Wee Rup Road and the Koo Wee Rup and Lang Lang bypasses.
- Designating and managing future declared arterial roads (eg McGregor Road).
- Provide east-west connections within the southern parts of the urban growth area.
- Widening, upgrading and realigning existing roads.
- Concentrating commercial activities along arterial roads to within strategic nodes.

Objective

To provide for an efficient, safe and attractive arterial road network and to ensure effective integration of land use, transport and environmental outcomes.

Strategies**Road upgrades**

- Provide for the upgrading of the interchange with the Princes Highway at Beaconsfield to provide access for Beaconsfield residents to the Princes Freeway.
- Provide for the future upgrading of the Koo Wee Rup Road to provide a high standard arterial road connection between Pakenham and South Gippsland Highway.
- Seek the construction of the Koo Wee Rup bypass as a priority.
- Provide for the timely future upgrading of interchanges with the Pakenham bypass to meet increasing traffic demands at Beaconsfield, Officer South Road, Cardinia Road and McGregor Road.
- Facilitate the development of the Lang Lang bypass.
- Provide for the extension at Thompsons Road from Cranbourne through to Koo Wee Rup Road.
- Provide for the extension of Grices Road from Berwick South to Cardinia Road to a standard capable of consideration as an arterial road.
- Encourage the upgrade of existing substandard declared arterial roads through pavement widening, rehabilitation and realignment.

Development

- Ensure the location and design of any access has regard to the efficient and safe movement of traffic along the road.
- Ensure the integrated planning of future declared arterial roads as shown in the *Casey-Cardinia Growth Area Framework Plan 2006* (or as amended).
- Avoid ribbon commercial development along arterial roads, and limit main road oriented commercial activities to strategic nodes preferably within township and urban areas.
- Ensure that access to new developments conform with Vic Roads Access Management Policy.

CARDINIA PLANNING SCHEME

Implementation**Application of zones and overlays**

- Applying a ~~Road Zone (Category 1)~~ Transport Zone 2 to declared freeway or arterial roads.
- Including land required for road improvements such as widening and realignments in a Public Acquisition Overlay.

21.05-3**Local roads**20/11/2020
C250card Proposed C283card**Overview**

Council is responsible for the care and maintenance of the local road network within the municipality, which includes about 1,300 km of local roads of which approximately 900 km are unsealed. Future development in the Urban Growth Area will increase the demand for local roads infrastructure. There is also the existing need to provide adequate roads and streets in the townships and the upgrading of the existing local road network to support economic development and maintain environmental values.

Key issues

- Providing an appropriate hierarchy for local roads.
- Prioritising local road upgrades, taking into consideration strategic importance, maintenance cost, vehicle counts, safety rating, cost to seal, truck volume and bus route.
- Managing the impacts of new development on the existing local road network.
- Identifying bridges with a limited structural capacity, particularly timber bridges in the Koo Wee Rup swamp area.
- Completing the Lang Lang bypass to keep the heavy vehicles associated with the sand extraction industry out of the Town Centre.
- Designating and managing future arterial roads.

Objective 1

To provide an efficient, safe and attractive local road network and minimise potential adverse impacts from traffic on the amenity of adjoining residents

Strategies

- Progressively update local roads to a sealed standard.
- Facilitate the development of the Lang Lang Bypass.
- Ensure access to new development is not allowed from an unused or unconstructed road unless no other option is available for access to land via the existing road network.
- Ensure unused roads not reasonably required for existing or future access are closed and either retained as reserves or consolidated with adjoining land.

Objective 2

To manage the impact of the use, development and subdivision of land on the local road network.


Strategies

- Ensure that consideration of an application for the use, development or subdivision of land takes into account the classification of the road under the road hierarchy, the existing design, service and alignment of the road, and the likely effects it may have on future services and condition of the road.

CARDINIA PLANNING SCHEME

- Ensure that development that will significantly increase the amount of traffic or heavy vehicles using the local road network be located where access is available from a declared arterial road, local arterial road or collector road.
- Ensure that the subdivision of land to create residential or rural residential lots not be allowed unless access to lots is via a sealed road.

Implementation**Application of zones and overlays**

- Applying the ~~Road Zone Category 2~~ Transport Zone 3 to local arterial roads. 
- Including land required for road improvements such as widening and realignments in a Public Acquisition Overlay.
- Progressively applying the infrastructure Contributions Overlay (ICO), as appropriate, to the Urban Growth Area precincts as new Infrastructure Contributions Plans are developed.

Reference documents

Pakenham Township Development Contributions Plan, September 1997 (Amended June 2017)

Cardinia Shire Council Road Safety Strategy 2016-2025

Cardinia Local Road Strategy, 2004

Cardinia Shire Council Road Management Plan, 2004

Development of a Road Classification, Geometric Design and Maintenance Standards for Sealed and Unsealed Roads in Cardinia Shire ARRB Transport Research Ltd, 2002

21.05-420/11/2020
C250card**Public transport****Overview**

The sparse nature of settlement in the municipality affects the viability of providing public transport to all residents, and there is a need to look at innovative and cost effective means to maximise public transport services in the Cardinia Shire. The limited public transport services that are currently available is an issue of concern raised consistently by the community.

Development in the growth area should be undertaken in a manner which encourages the provision and use of public transport services.

Key issues

- Providing for new railway stations and upgrades of existing railway stations.
- Establishing an appropriate bus network within the entire municipality.
- Recognising the need for a more accessible and comprehensively managed community transport system that links to the Principal Public Transport Network within the growth area.

Objective

To maximise the opportunity for public transport services to be provided in a coordinated manner to meet the needs of existing and future residents.

Strategies**Design and integration**

- Provide for development in the urban growth area which encourages the effective and efficient provision of public transport services.
- Develop a best practice design that provides for development of the local road network with a coordinated approach to public and sustainable transport.

CARDINIA PLANNING SCHEME

- Ensure streets are designed to accommodate bus routes for public transport and community transport vehicles, particularly in terms of road width and associated infrastructure.
- Facilitate better integration and coordination between public and community transport services.
- Encourage improved services and integration between bus and rail services within the municipality.

Railway stations

- Support the upgrading of both the Pakenham and Officer railway stations as a key element of these major activity centres.

Bus routes

- Facilitate north-south bus route links from rural townships to Pakenham.

Implementation**Application of zones and overlays**

- Applying the Public Acquisition Overlay to any land required for future public transport and associated use.

Further strategic work

- Including adequate provisions for public and community transport services and facilities when developing planning provisions and policy.

21.05-520/11/2020
C250card**Pedestrian and bicycle network****Overview**

Providing infrastructure to facilitate alternative transport options such as walking and cycling is important in developing environmentally, socially and economically sustainable communities. Walking and cycling are important recreational pursuits, and are also becoming increasingly popular ways of travelling to places of work, education and retail activity. Pedestrian and cycling paths are important in order to create communities that support active lifestyles.

Key issues

- Connecting pedestrian and bicycle networks with key destinations to promote alternative transport options.
- Providing pedestrian and bicycle trails for recreational and sporting activities.
- Providing for the safety of pedestrian and cyclists when using paths.
- Recognising the Great Southern Rail Trail as a significant regional project across the four municipalities of Bass Coast Shire, Cardinia Shire, City of Casey, and South Gippsland Shire.

Objective

To develop well-located, safe and interconnected pedestrian and bicycle networks within the municipality.

Strategies**Connectivity**

- Provide for safe and efficient pedestrian and bicycle movements to connect railway stations, bus stops, activity centres and major community facilities within the Urban Growth Area and in rural townships.
- Ensure connectivity between new and existing development including pedestrian and bicycle paths.

CARDINIA PLANNING SCHEME

- Provide a continuous and safe off-road shared path along the Princes Highway between Beaconsfield and Pakenham.
- Provide a walking and cycling network that is inclusive of people with mobility difficulties.
- Support and provide for the establishment of the Great Southern Rail Trail.
- Provide for a link to the Great Southern Rail Trail from the Pakenham Railway line.

Design and safety

- Ensure that new development does not compromise existing and future pedestrian and bicycle networks.
- Facilitate appropriate crossing points at areas with high traffic.
- Ensure that the access and design of off street parking addresses pedestrian and bicycle movement.
- Encourage passive surveillance over pedestrian and bicycle paths through appropriate siting and design.
- Provide DDA compliant paths, ramps and rest areas on appropriate trails.

Implementation

The strategies in relation to pedestrian and bicycle networks will be implemented through the planning scheme by:

- Use of policy and exercise of discretion

When deciding on applications for new subdivision and other development, consider, as appropriate:

- *Pedestrian and Bicycle Strategy, August 2017.*
- *Pedestrian and Bicycle Strategy Actions Report, 2003.*
- *Healthy by Design, January 2017, checklist (Cardinia Shire).*

Reference documents

Cardinia Shire Pedestrian and Bicycle Strategy Actions Report, 2003.

Cardinia Shire Pedestrian and Bicycle Strategy, August 2017

Healthy by Design, January 2017 (Cardinia Shire)

Safer Design Guidelines for Victoria, 2005

21.05-6

20/11/2020
C250card

Community services and facilities**Overview**

The population in the Cardinia Shire is primarily focused on the activity centres and townships, with a growing emphasis on the urban growth corridor. It is important that all residents in the Cardinia Shire have a reasonable level of access to a range of services and facilities, and that these services and facilities are provided in response to community needs. The provision of local recreational and community facilities also assists in bringing people together, and developing a cohesive community.

Key issues

- Acknowledging the diversity of age groups within the Cardinia Shire and the importance of providing services to meet the needs of particular age groups such as children, youth and the aged.

CARDINIA PLANNING SCHEME

- Recognising that providing accommodation for aged people in townships is important particularly where the unavailability of such accommodation would lead to people being forced to leave a community with which they have a strong association.
- Providing adequate community services and facilities in rural townships.
- Improving access to tertiary education facilities by public transport services to the city and more locally to facilities such as Federation University and Chisholm TAFE at Berwick.
- Establishing higher education facilities in the growth corridor

Objective

To provide residents with a reasonable level of access to a range of community services and facilities and to ensure that these services and facilities are provided in response to community needs.

Strategies**Infrastructure**

- Encourage the integration of public transport linkages to improve access to higher education facilities outside of the municipality.

Location

- Establish community facilities in the most accessible location for local residents having regard to their service catchment.
- Co-locate community and recreational facilities and encourage joint management of these facilities.
- Facilitate the establishment of commercial activities (eg: medical practitioners) community based organisations (eg: churches) and early years services (ie childcare) which serve the needs of the community in activity centres and in residential areas where they can be provided in a manner which minimises any impacts on the amenity of the area.
- Provide for accessible community hubs in new residential developments comprising, where appropriate, a primary school, community centre, open space and local commercial facilities (convenience shop, medical centre, etc).
- Provide the opportunity in townships for the development of accommodation for aged people including retirement villages, special accommodation houses and nursing homes.
- Support the establishment of a higher education facility within Pakenham.

Implementation**Application of zones and overlays**

- Applying the Public Use Zone to existing and proposed publicly owned community facility sites to facilitate their development.

Reference documents

Planning for Community Infrastructure in Growth Areas, April 2008

CARDINIA PLANNING SCHEME

22.0922/10/2021
C264card**SIGNS****Objective**

To facilitate signs that allow for the reasonable identification and marketing of businesses in Cardinia while enhancing the character of a building, site and area.

22.09-122/10/2021
C264card**General****Strategies**

Enable signs that identify the business and service provided on the site and avoid signs that promote other businesses or details of product/s sold.

Maximise the effectiveness of signs and sensitively respond to the character of the building, site and area by minimising and consolidating signage to avoid visual clutter.

Ensure that signs are not located on the road or rail reserve.

Design signs to integrate with heritage buildings or objects to ensure the building's and architectural features and detailing are not obscured.

Design signs to complement the architectural design, form and scale of the host building or land and avoid signs that:

- Obscure a building's architectural form, features or glazed surfaces
- Protrude above rooflines or parapets, or beyond the edges of fascia or walls of the host building.

Use materials and lighting to achieve energy efficiency.

Conceal electrical services to a sign.

Design and locate signs in a manner that accounts for the long-term maintenance needs and the ease of changing messages.

Provide adequate space for all occupancies to display signage where a building or site is occupied by more than one business.

Ensure signs do not compromise the structural integrity and safety of the host building/structure.

Design signs to be clearly legible in order to support safe pedestrian, cyclist and road movements, using:

- Concise content.
- Materials and colours that have sufficient contrast between the text and background.
- Letters/symbols that are readable both during the day as well as the night.
- Measures to eliminate glare.

Ensure signs do not impair the effectiveness of surrounding security and emergency signs.

Ensure signs do not affect road or rail safety through glare and reflection or the obscuring of sightlines.

Discourage internally illuminated, floodlit, animated, electronic and reflective signs on sites or in locations where they will impact upon residential amenity.

Design signs to be compatible with and complement the character of existing signs in the streetscape and surrounding area.

Design signs to enhance major entrances and gateways to the municipality.

Encourage innovative signs that enrich the pedestrian visual experience.

Protect areas of environmental and natural significance by limiting signage within, adjoining or facing these areas.

CARDINIA PLANNING SCHEME**Policy guidelines**

Consider as relevant:

Locating signs at a safe clearance above the footpath (a minimum of 2700mm from ground level) and are set back at least 750mm from the kerb line if the signs are located on street fronting development and protrude from the property boundary.

Providing for direction signs that are:

- Limited to one per road entry point.
- Less than 0.3 square metres in size.

22.09-222/10/2021
C264card**Commercial (shop and office) signs****Strategies**

Signs located in commercial (shop and office) areas should stimulate interest in the business or service provided on the site and enhance the vitality and visual amenity of the commercial area.

Design signs on freestanding land used for commercial purposes, including service station, retail premises, freeway service centre, office (medical centre) and veterinary centre land uses to be incorporated into the building form and contribute to good urban design outcomes.

Avoid views from windows being obscured to maintain passive surveillance of pedestrian activity areas, car parking areas and streets.

Policy Guidelines

Consider as relevant:

- Limiting signs painted in corporate colours on the exterior of a building with a direct frontage to a road or car parking area to the front façade.

Commercial (shop and office) areas

- Avoiding above verandah signs, sky signs, high wall signs and bunting signs.
- Limiting signs to no more than 50% of the wall area above a verandah, or if no verandah 30% of the total front facade wall.
- Limiting signs to no more than 75% of an awning fascia.

Freestanding 'Pad' sites

- Limiting business identification signs to signs that are:
 - Consistent in size and form, where there is more than one sign.
 - Located on the awning fascia, verandah fascia or parapet.
- Providing for pole and free-standing panel signs that are:
 - Limited to one sign per road frontage.
 - Less than seven (7) metres in height.
 - Incorporated into the landscaping treatment.

22.09-322/10/2021
G264card Proposed C283card**Industrial and restricted retail signs****Strategy**

Ensure signs in industrial and restricted retail areas do not appear as a dominant feature of a building or its surroundings.



CARDINIA PLANNING SCHEME**Policy guidelines**

Consider as relevant:

- Limiting business identification signage on buildings to signs that:
 - Are located on walls, awning fascias, verandahs fascias or parapets.
 - Are located at the front and sides of buildings.
 - Are consistent in size and form, where there is more than one sign.
 - Front a ~~Road Zone 1~~ Transport Zone 2 for freestanding premises in industrial areas.
 - Are no greater than 30% of the combined (street facing) or 50% of a wall or parapet above an awning or verandah.
- Comprise a maximum signage area of 10 square metres or a maximum area of 20 square metres where the frontage is greater than 40 metres wide and is set back by 10 metres or more from a road.
- Avoiding sign types that have an adverse effect on the visual amenity of the area including above verandah/awning (or roof), sky, bunting, animated, electronic and reflective signs.
- Providing for no more than one pole sign or freestanding panel sign of no greater than 7 metres in height for:
 - An industrial area where multiple tenants exist on a site.
 - An industrial building or restricted retail premises (or complex) that is freestanding.
 - A grouping of restricted retail premises (such as in a homemaker centre).
- Incorporating pole or freestanding panel signs into a landscaped area.

22.09-4

22/10/2021
C264card

Residential areas**Strategy**

Ensure signs in residential areas are compatible with the surrounding residential area.

Policy guidelines

Consider as relevant:

- Limiting signs to one business identification sign with an area of less than three square metres.
- Limiting free standing signage to be:
 - Located at the front of the building.
 - Located on the street with the greatest amount of traffic (if the site has more than one street frontage).
 - No higher than two metres above footpath level.
 - Incorporated into the landscape treatment.

22.09-5

22/10/2021
C264card

Display home village and new estate promotion signs**Strategies**

Limit the display period of a sign for a display home village, land sales office, subdivision promotion or new estate promotion to the time the land:

- Is being used as a display home (as relevant).
- Sales have ceased or when the planning permit expires (whichever comes first).

CARDINIA PLANNING SCHEME

Avoid promotional signs that:

- Do not relate to product, goods or services offered for sale on the land
- Are internally illuminated, floodlit, animated, electronic, or reflective and that have flags, streamers or other appurtenances

Avoid trailer signs or any form of moveable signage on the land being subdivided or any other land including road reserves.

Policy guidelines

Consider as relevant:

- Limiting subdivision and new estate promotion signs to:
 - A maximum of one per road frontage or no more than 4 in total where a minimum separation distance of 150 metres between each promotion sign can be achieved.
 - Signs with a minimum setback of 10 metres from the title boundary where the sign is located adjacent to a declared Freeway and/or Highway.
 - A maximum advertising area of 10 square metres.
 - A minimum setback of 500 metres from an on-off ramp on Freeways.
- Ensuring the removal of signs and reinstatement of the subject site prior to the issue of Statement of Compliance for the final stage of subdivision to the satisfaction of the Responsible Authority for promotional signs relating to subdivision.

22.09-6

22/10/2021
C264card

Rural and green wedge signs**Strategies**

Ensure signs in rural areas and green wedge areas:

- Are of a low scale to respect the rural character of the surrounding area.
- Are incorporated into the landscape treatment along the boundary of the property.
- Provide colours that are compatible with the surrounding landscape character.

Policy guidelines

Consider as relevant:

- Limiting signs in rural areas and green wedge areas to one business identification sign per site that identifies the business of service provided (but not a product).
- Not be internally illuminated, floodlit, animated, electronic and reflective.
- Discouraging internally illuminated, floodlit, animated, electronic, and reflective signs. Where signage is free standing, directing signage to be located at the front of the property and at a height of no more than 2 metres above ground level.

Policy documents

Consider as relevant:

Advertising Signage Design Guidelines (Cardinia Shire, Adopted 2020)

CARDINIA PLANNING SCHEME

10/06/2021
C254card**SCHEDULE 1 TO CLAUSE 37.01 SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ1**.**HORTICULTURAL PRESERVATION****Purpose**

To preserve land of high agricultural quality for horticulture and other farming activities.

To discourage non-agricultural and non-soil based uses establishing on soil of high agricultural value.

To protect the area from the encroachment of urban and rural residential type development.

To minimise the potential for conflict between residents and normal farming practices that are related to the conduct of agricultural activities.

To encourage sustainable farming activities based on whole farm and catchment planning principles on an individual and community basis.

1.0**Table of uses**04/12/2023
VG247 Proposed C283card**Section 1 - Permit not required**

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Bed and breakfast	No more than 6 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Crop raising (other than Timber production)	
Extensive animal husbandry Grazing animal production	
Home based business	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Search for stone	Must not be costeaning or bulk sampling.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Agriculture (other than Animal husbandry and Crop raising)	

CARDINIA PLANNING SCHEME

Use	Condition
Animal husbandry (other than Animal Domestic animal boarding, Apiculture, Extensive animal husbandry, and Intensive animal husbandry Grazing animal production, Intensive animal production, Pig farm, Poultry farm and Poultry hatchery)	The gross floor area of all buildings associated with the use must not exceed 500 square metres.
Caretaker's house	Must be the only caretaker's house on the lot. Must meet the requirements of Clause 2 of this schedule.
Dependent person's unit	Must be the only dependent person's unit on the lot. Must meet the requirements of Clause 2 of this schedule.
Dwelling (other than Bed and breakfast and Caretaker's house)	Must be the only dwelling on the lot. The lot must be at least 10 hectares. This does not apply to lots which were created under the provisions of a planning scheme. This does not apply to the replacement of an existing dwelling if the existing dwelling is removed or altered (so it can no longer be used as a dwelling) within one month of the occupation of the replacement dwelling Must meet the requirements of Clause 2 of this schedule.
Group accommodation	
Host farm	
Mineral, stone, or soil extraction (other than Mineral exploration, Mining, and Search for stone)	
Place of assembly (other than Carnival and Circus)	
Plant nursery	
Primary produce sales	The gross floor area of all buildings associated with the use must not exceed 500 square metres.
Research centre	
Restaurant	
Rural industry (other than Abattoir and Sawmill)	The gross floor area of all buildings associated with the use must not exceed 500 square metres.
Store (other than Boat and caravan storage)	
Timber production	Must meet the requirements of Clause 53.11.

CARDINIA PLANNING SCHEME

Use	Condition
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Abattoir
Accommodation (other than Dependent person's unit, Dwelling, Group accommodation, and Host farm)
Animal boarding
Boat and caravan storage
Cemetery
Child care centre
Cinema based entertainment facility
Crematorium
Display home
Domestic animal boarding
Freeway service centre
Funeral parlour
Hospital
Industry (other than Automated collection point and Rural industry)
Intensive animal husbandry production
Leisure and recreation (other than Informal outdoor recreation)
Office
Pig farm
Poultry farm
Poultry hatchery
Recreational boat facility
Retail premises (other than Plant nursery, Primary produce sales, and Restaurant)
Saleyard
Sawmill
Service station
Veterinary centre
Warehouse (other than Store)

2.0

10/06/2021
C254card

Use of land

A lot may be used for one dwelling (excluding a caretaker's house and dependent person's unit) provided the following requirements are met:

CARDINIA PLANNING SCHEME

- Access must be provided via an all-weather road to the satisfaction of the responsible authority.
- The dwelling must be connected to reticulated sewerage or if not available, the waste water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.
- The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use.
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source to the satisfaction of the responsible authority.

If the use is a caretaker's house or dependent person's unit, an agreement must be entered into under Section 173 of the Act requiring the house or unit to be removed or demolished if the use ceases.

3.0

10/06/2021
C254card

Subdivision

Each lot must be at least 25 hectares.

A permit may be granted to create smaller lots if the subdivision is the re-subdivision of existing lots provided:

- No additional lots are created.
- The potential to create new lots is not increased.
- The potential for the number of dwellings is not increased.
- The proposed lots do not compromise the purpose of the zone.

4.0

04/05/2022
VC210

Buildings and works

A permit is not required to construct a building or construct or carry out works except for any of the following:

- A building or works associated with a use in Section 2 of Clause 1 of this schedule.
- A building which is within any of the following setbacks:
 - 100 metres from a Transport Zone 2.
 - 20 metres from any other boundary.
 - 100 metres from a waterway.
- A building with a gross floor area which exceeds 200 square metres.
- A building which exceeds 7 metres in height.
- Excavation or land fill works which are in excess of 1 metre in depth or height.

5.0

10/06/2021
C254card

Signs

None specified.

6.0**Application requirements**

An application to use or subdivide land, construct a building or construct or carry out works must be accompanied by a report which explains how the proposal:

- Complies with the purposes of the zone.
- Responds to the decision guidelines for the zone.

CARDINIA PLANNING SCHEME**7.0 Decision guidelines**

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, the responsible authority must consider, as appropriate:

- The Land Capability Study for the Cardinia Shire (February 1997).
- Whether the land is liable to flooding and any advice received from Melbourne Water.
- Whether the use, building, works or subdivision will be detrimental to the horticultural significance of the area.
- Whether the dwelling is reasonably required for the operation of the rural activity being conducted on the land.
- Whether the use utilises the high quality soils for horticultural or agricultural pursuits.
- The impact of the use, building, works or subdivision on the character and appearance of the area.
- Whether the site is suitable for the use, building, works or subdivision and the compatibility of the proposal with adjoining and nearby farming and other land uses.

CARDINIA PLANNING SCHEME

10/06/2021
C254card**SCHEDULE 1 TO CLAUSE 37.02 COMPREHENSIVE DEVELOPMENT ZONE**Shown on the planning scheme map as **CDZ1**.**PAKENHAM WEST COMPREHENSIVE DEVELOPMENT PLAN, 1 SEPTEMBER 2005****Land**

Land bounded by the Princes Highway, Toomuc Creek, Gippsland Railway line and Cardinia Road, Pakenham.

Purpose

To designate land suitable for urban development.

To provide for the development of the land generally in accordance with the Pakenham West Comprehensive Development Plan, 1 September 2005.

To ensure that any development and use of the land is in accordance with a local structure plan prepared to the satisfaction of the responsible authority.

To provide a range of dwelling types and lot sizes to meet a diversity of housing needs.

To provide a range of commercial and community facilities to meet the needs of existing and future residents of the area.

To ensure that non-residential uses do not cause a loss of amenity to nearby residents.

To facilitate urban design which creates a strong character and identity for the area, provides for a functional built environment, and promotes community and personal safety.

To manage the quality and quantity of urban stormwater entering local waterways.

1.0**Table of uses**04/12/2023
VG247 Proposed C283card**Section 1 - Permit not required**

Use	Condition
Art and craft centre	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Bed and breakfast	No more than 6 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Car park	The site must be identified for the use or be within an activity centre in a local structure plan prepared to the satisfaction of the responsible authority.

CARDINIA PLANNING SCHEME

Use	Condition
Child care centre	The site must be identified for the use or be within an activity centre in a local structure plan prepared to the satisfaction of the responsible authority.
Cinema based entertainment facility	The site must be identified for the use and be within an activity centre in a local structure plan prepared to the satisfaction of the responsible authority.
Convenience shop	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Dependent person's unit	Must be the only dependent person's unit on the lot.
Display home	The site must be identified for the use in a local structure plan prepared to the satisfaction of the responsible authority.
Dwelling (other than Bed and breakfast)	
Education centre	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Food and drink premises	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Funeral parlour	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Home based business	
Indoor recreation facility	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Informal outdoor recreation	

CARDINIA PLANNING SCHEME

Use	Condition
Medical centre	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Office (other than Medical centre)	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Open sports ground	
Place of assembly (other than Amusement parlour, Carnival, Circus, Drive-in theatre, and Nightclub)	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Postal agency	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Railway	
Railway station	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Search for stone	Must not be costeaning or bulk sampling.
Service industry (other than Panel beating)	The site must be identified for the use or be within an activity centre in a local structure plan prepared to the satisfaction of the responsible authority.
Service station	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.

CARDINIA PLANNING SCHEME

Use	Condition
Shop (other than Adult sex product shop and Convenience shop)	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Store	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Tramway	
Veterinary centre	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Any use listed in clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Accommodation (other than Corrective institution, Dependent person's unit, and Dwelling)	
Agriculture (other than Animal keeping Apiculture, Animal training, Apiculture, Horse stables, and Intensive animal husbandry Domestic animal husbandry, Horse riding school, Horse stables, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery, Racing dog training)	
Amusement parlour	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Animal keeping Domestic animal husbandry (other than Animal Domestic animal boarding)	Must be no more than four animals.
Leisure and recreation (other than Indoor recreation facility, Informal outdoor recreation, Motor racing track, and Open sports ground)	

CARDINIA PLANNING SCHEME

Use	Condition
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)	
Nightclub	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Office (other than Medical centre) - if the Section 1 condition is not met	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Racing dog husbandry (other than Racing dog training)	
Retail premises (other than Food and drink premises, Motor vehicle, boat, or caravan sales, Postal agency, and Shop)	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Shop (other than Adult sex product shop and Convenience shop) - if the Section 1 condition is not met)	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Store - if the Section 1 condition is not met	Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.
Transport terminal (other than Railway station and Road freight terminal)	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

CARDINIA PLANNING SCHEME

Section 3 - Prohibited

Use	
Adult sex product shop	
Animal boarding <u>training</u>	
Animal training	
Corrective institution	
<u>Domestic animal boarding</u>	
Drive-in theatre	
Extractive industry	
Horse stables <u>riding school</u>	
<u>Horse stables</u>	
Industry (other than Automated collection point and Service industry)	
Intensive animal husbandry <u>production</u>	
Motor racing track	
Motor vehicle, boat, or caravan sales	
Panel beating	
<u>Pig farm</u>	
<u>Poultry farm</u>	
<u>Poultry hatchery</u>	
<u>Racing dog training</u>	
Road freight terminal	
Service industry (other than Panel beating) - if the Section 1 condition is not met	
Saleyard	
Warehouse (other than Store)	

2.0

Local structure plan

No subdivision, building or works may take place before the land to be developed is included in a local structure plan prepared to the satisfaction of the responsible authority. The local structure plan must be generally consistent with the Pakenham West Comprehensive Development Plan, (1 September 2005).

With the agreement of the responsible authority, the local structure plan may be prepared in stages and may comprise one or more separate plans or other documents. The local structure plan must show, as considered appropriate by the responsible authority:

- The proposed use and development of each part of the land.
- The staging of development.
- The relationship of the land to existing or proposed land uses on adjoining land.
- Population targets.
- A range of housing types and lot sizes, including areas proposed for medium-density housing.
- Proposed open space and recreation facilities, including pedestrian and bicycle paths.

CARDINIA PLANNING SCHEME

- Proposed retarding basins, lakes and watercourses, and the means by which these will be managed and water quality maintained.
- Proposed commercial and community facilities.
- The proposed layout of major roads and streets, including major traffic control infrastructure.
- Proposed public transport facilities, including the location of the proposed railway station which must allow for appropriate access provision from the land and adjoining land to the south.
- Physical and community infrastructure, including arrangements for their provision and funding. This must include a trunk sewer to service the land and other proposed residential zoned land in the vicinity.
- An overall landscape concept.
- Urban design principles for energy efficiency, community safety and environmental sustainability.

The local structure plan must be referred to the Roads Corporation for comment and may be amended to the satisfaction of the responsible authority.

The use and subdivision of land, construction of buildings and construction and carrying out of works must be consistent with the local structure plan.

3.0

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Use of land

A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any building, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

4.0

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Subdivision**4.1****Permit requirement**

The subdivision of land must satisfy the servicing requirements of relevant referral authorities.

4.2**Exemption from notice and review**

An application to subdivide land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

5.0

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Buildings and works**5.1****Permit requirement**

A permit is not required to construct or extend one dwelling on a lot of at least 300 square meters.

5.2**Application requirements**

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:

CARDINIA PLANNING SCHEME

- The boundaries and dimensions of the site.
- Adjoining roads.
- The location, height and purpose of buildings and works on adjoining land.
- Relevant ground levels.
- The layout of existing and proposed buildings and works.
- All driveways, car parks, pedestrian paths and loading areas.
- Proposed landscape areas.
- All external storage and waste treatment areas.
- Areas not required for immediate use.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, and vehicle parking and loading areas.
- A landscape layout which includes a description of vegetation to be planted, the surfaces to be constructed, site works specifications, and the method of preparing, draining, watering and maintaining the landscape area.

Medium-density housing and residential buildings

An application for any of the following must be accompanied by a neighbourhood and site description and a design response as described in Clause 54.01 or Clause 55.01 (as appropriate):

- To construct or extend one dwelling on a lot of less than 300 square metres.
- To construct a dwelling if there is at least one dwelling on the lot.
- To construct two or more dwellings on a lot.
- To extend a dwelling if there are two or more dwellings on the lot.
- To construct or extend a residential building.

Satisfactory neighbourhood and site description

The responsible authority must inform the applicant in writing before notice of an application is given or, if notice of the application is not required to be given, before deciding the application that the neighbourhood and site description meets the requirements of Clause 54.01-1 or Clause 55.01-1 (as appropriate) and is satisfactory or does not meet the requirements of Clause 54.01-1 or Clause 55.01-1 (as appropriate) and is not satisfactory.

If the responsible authority decides that the neighbourhood and site description is not satisfactory, it may require more information from the applicant under Section 54 of the Act.

The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the neighbourhood and site description meets the requirements of Clause 54.01-1 or Clause 55.01-1 (as appropriate) and is satisfactory.

The above requirements do not apply if the responsible authority refuses an application under Section 52(1A) of the Act.

5.3**Exemption from notice and review**

An application to construct a building or construct or carry out works for a use on a site identified for that purpose or within an activity centre in a local structure plan prepared to the satisfaction of the responsible authority is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

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6.0

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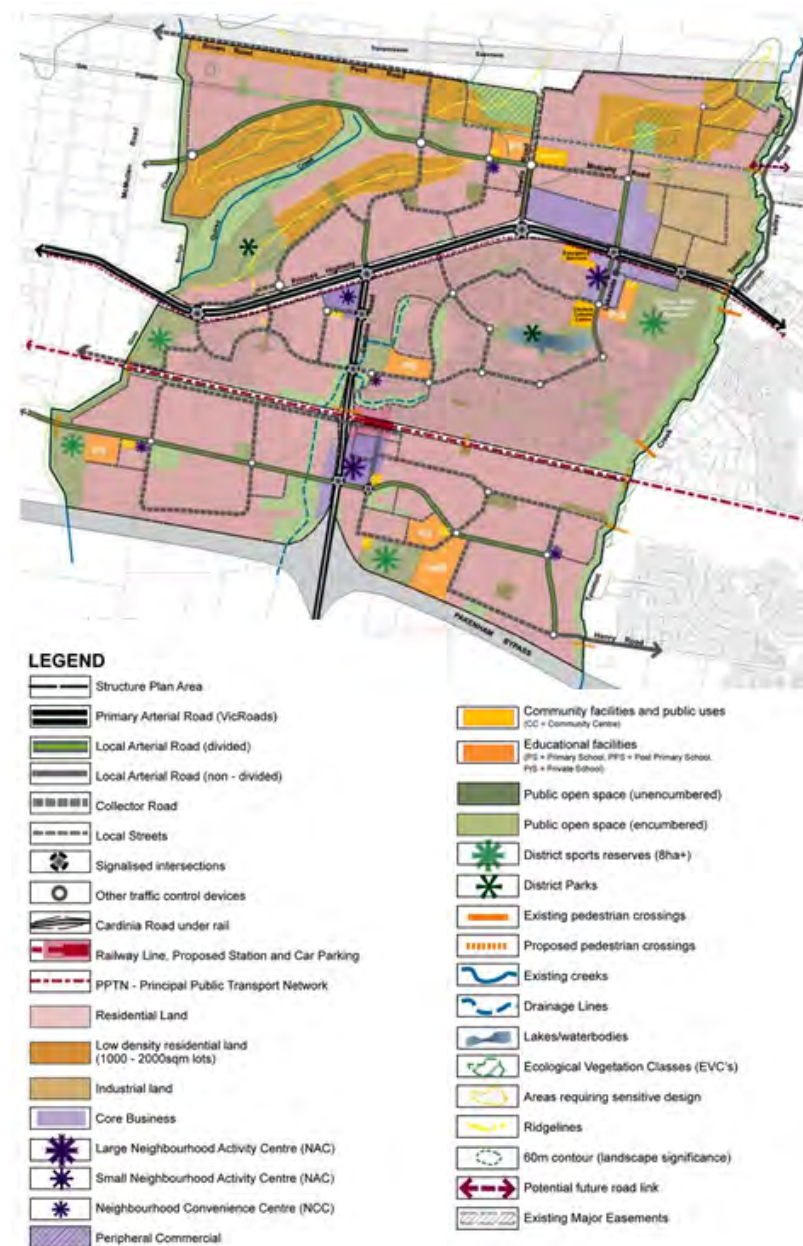
Signs

Land within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 is in Category 1.

CARDINIA PLANNING SCHEME

10/06/2021
C254card**SCHEDULE 1 TO CLAUSE 37.07 URBAN GROWTH ZONE**Shown on the planning scheme map as **UGZ1**.**CARDINIA ROAD PRECINCT STRUCTURE PLAN (SEPTEMBER 2008)****1.0**10/06/2021
C254card**The Plan**

Plan 1 shows the future urban structure proposed in the Cardinia Road Precinct Structure Plan (September 2008).

Plan 1 to Schedule 1 to Clause 37.07

CARDINIA PLANNING SCHEME

2.0 Use and development10/06/2021
C254card**2.1 The Land**10/06/2021
C254card

The provisions specified in this schedule apply to all land zoned UGZ and shown in Plan 1.

Note: Some land shown in Plan 1 is not zoned UGZ and the provisions of this schedule do not apply.

2.2 Applied zone provisions10/06/2021
C254card

None specified.

2.3 Specific provisions – Use of land04/12/2023
GG230 Proposed C283card**Section 1 - Permit not required**

Use	Condition
Bed and breakfast	No more than 6 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Dependent person's unit	Must be the only dependent person's unit on the lot.
Dwelling (other than Bed and breakfast)	
Food and drink premises (other than Hotel and Tavern)	The site must generally form part of a core business or peripheral commercial area as shown in the <i>Cardinia Road Precinct Structure Plan</i> (September 2008).
Home based business	
Informal outdoor recreation	
Medical centre	The site must generally form part of a core business or peripheral commercial area as shown in the <i>Cardinia Road Precinct Structure Plan</i> (September 2008).
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Office (other than Medical centre)	The site must be within a core business or peripheral commercial area as shown in the <i>Cardinia Road Precinct Structure Plan</i> (September 2008), or the office must be a temporary land sales office for land being sold as part of the subdivision of land.
Open sports ground	
Postal agency	The site must generally form part of a core business or peripheral commercial area as shown in the <i>Cardinia Road Precinct Structure Plan</i> (September 2008).

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Use	Condition
Railway	
Railway Station	
Search for stone	Must not be costeaning or bulk sampling.
Shop	The site must generally form part of a core business area as shown in the <i>Cardinia Road Precinct Structure Plan</i> (September 2008). The combined leasable floor area must not exceed the amount specified for the activity centre in the <i>Cardinia Road Precinct Structure Plan</i> (September 2008).
Tramway	
Veterinary centre	The site must generally form part of a core business or peripheral commercial area as shown in the <i>Cardinia Road Precinct Structure Plan</i> (September 2008).
Any use listed in Clause 62.01	Must meet requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Accommodation (other than Corrective institution, Dependent person's unit, and Dwelling)	
Agriculture (other than Animal keeping Apiculture, Animal training, Apiculture and Intensive animal husbandry Domestic animal husbandry, Horse riding school, Horse stables, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery and Racing dog training)	
Amusement parlour	The site must generally form part of a core business or peripheral commercial area as shown in the <i>Cardinia Road Precinct Structure Plan</i> (September 2008).
Animal keeping Domestic animal husbandry (other than Animal Domestic animal boarding)	Must be no more than four animals.
Art and craft centre	
Child care centre	
Cinema based entertainment facility	The site must generally form part of a core business area as shown in the <i>Cardinia Road Precinct Structure Plan</i> (September 2008).
Convenience shop	
Display Home	

CARDINIA PLANNING SCHEME

Use	Condition
Education Centre	
Funeral parlour	
Hotel	The site must generally form part of a core business or peripheral commercial area as shown in the <i>Cardinia Road Precinct Structure Plan</i> (September 2008).
Leisure and recreation (other than Informal outdoor recreation, Motor racing track and Open sports ground)	
Mineral, stone or soil extraction (other than Extractive Industry, Mineral exploration, Mining and Search for stone)	
Motor vehicle, boat or caravan sales	The site must generally form part of a peripheral commercial area as shown in the <i>Cardinia Road Precinct Structure Plan</i> (September 2008).
Nightclub	The site must be within a core business or peripheral commercial area as shown in the <i>Cardinia Road Precinct Structure Plan</i> (September 2008).
Place of assembly (other than Amusement parlour, Carnival, Circus, Drive-in-theatre, and Nightclub)	
Place of worship	
Retail premises (other than Food and drink premises, Motor vehicle, boat or caravan sales, Postal agency, and Shop)	The site must generally form part of a core business or peripheral commercial area as shown in the <i>Cardinia Road Precinct Structure Plan</i> (September 2008).
Service industry (other than Panel beating)	The site must generally form part of a core business or peripheral commercial area as shown in the <i>Cardinia Road Precinct Structure Plan</i> (September 2008).
Service station	<p>The site must adjoin or have access to a road in a Transport Zone 2 or a Transport Zone 3.</p> <p>The site must not exceed either:</p> <ul style="list-style-type: none"> - 3,000 square metres, or - 3,600 square metres if it adjoins on two boundaries a road in a Transport Zone 2 or a Transport Zone 3.
Shop – if the section 1 condition is not met.	The site must generally form part of a core business or peripheral commercial area as shown in the <i>Cardinia Road Precinct Structure Plan</i> (September 2008).

CARDINIA PLANNING SCHEME

Use	Condition
Store	If in a residential area as shown in the <i>Cardinia Road Precinct Structure Plan</i> (September 2008), the store must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.
Tavern	The site must generally form part of a core business or peripheral commercial area as shown in the <i>Cardinia Road Precinct Structure Plan</i> (September 2008).
Transport terminal (other than Railway station and Road freight terminal)	
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not specified in Section 1 or 3	

Section 3 - Prohibited

Use
Adult sex product shop
Animal <u>Domestic animal</u> boarding
Animal training
Corrective institution
Drive-in-theatre
Extractive industry
Industry (other than Service industry)
Intensive animal husbandry <u>production</u>
<u>Horse riding school</u>
<u>Pig farm</u>
<u>Poultry farm</u>
<u>Poultry hatchery</u>
<u>Racing dog training</u>
Motor racing track
Office (other than Medical centre) – if the Section 1 condition is not met
Panel beating
Road freight terminal
Saleyard
Warehouse (other than Store)

CARDINIA PLANNING SCHEME**Use of land**

The use of land must be generally in accordance with the Cardinia Road Precinct Structure Plan (September 2008).

A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Transport of materials or goods to or from the land.
- Traffic generated by the use.
- Appearance of any buildings, works or materials.
- Emissions from the use.

Use of land for a dwelling

A dwelling must be connected to a reticulated recycled water supply system for toilet flushing and garden watering where available to the lot. Where a reticulated recycled water supply system is not available to the lot, a dwelling must be connected to a rainwater tank with a minimum capacity of 2,500 litres for toilet flushing and garden watering purposes or an alternative grey water recycling system to the satisfaction of the responsible authority.

2.4

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Specific provisions - Subdivision

An application to subdivide residential land (as shown in Plan 1 to this schedule), other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.

CLASS OF SUBDIVISION	OBJECTIVES AND STANDARDS TO BE MET
60 or more lots	All except Clause 56.03-5.
16 – 59 lots	All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
3 – 15 lots	All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

2.5

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Specific provisions - Buildings and works**Construction and extension of one dwelling on a lot**

A permit is required to construct or extend one dwelling on a lot of less than 300 square metres.

A development must meet the requirements of Clause 54.

A permit is required to construct a fence within 3 metres of a street if the fence exceeds the maximum front fence height specified in Table A2 of Clause 54.06-2.

Decision guidelines

Before deciding on an application the responsible authority must consider the objectives, standards and decision guidelines of Clause 54.

Construction and extension of two or more dwellings on a lot, dwellings on common property or residential buildings

A permit is required to:

CARDINIA PLANNING SCHEME

- Construct a dwelling if there is at least one dwelling on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a residential building.

A development must meet the requirements of Clause 55. This does not apply to a development of four or more storeys, excluding a basement.

A permit is not required to construct one dependant persons unit on a lot.

A permit is required to construct a fence within 3 metres of a street if the fence exceeds the maximum front fence height specified in Table A2 of Clause 55.06-2.

Buildings and works for non-residential uses

A permit is required to construct a building or construct or carry out works for a non-residential use.

This does not apply to the following in a core business or peripheral commercial area (as shown in Plan 1 to this schedule):

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

3.0

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Application requirements

An application must be accompanied by the following information. If in the opinion of the responsible authority an application requirement of this clause is not relevant to the assessment of the application, it may waive or reduce the requirement.

Urban Design Framework

A permit must not be granted to use or subdivide land, or to construct a building or construct and carry out works within a core business or peripheral commercial area as shown in the Cardinia Road Precinct Structure Plan (September 2008) until an urban design framework for the activity centre has been prepared to the satisfaction of the responsible authority.

The urban design framework may be amended to the satisfaction of the responsible authority.

The responsible authority may grant a permit to subdivide land prior to the preparation of an urban design framework if it is satisfied that the subdivision will not affect the urban design outcomes for the activity centre as set out in the Cardinia Road Precinct Structure Plan (September 2008).

The urban design framework must:

- Be generally in accordance with the Cardinia Road Precinct Structure Plan (September 2008).
- Address the background document Activity Centre Design Guidelines (DSE, 2005) and Safer Design Guidelines for Victoria (DSE, 2005).
- Set out the role and function of the activity centre including the proposed use and development of each part of the activity centre.
- Show the relationship to existing and proposed development surrounding the activity centre.
- Set out building design guidelines including the interface with streets and other public spaces, heights, materials, and articulation to create a strong urban character.

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- Set out the design of streets including street design and widths, pedestrian access and areas, car parking, paving materials and street furniture.
- Set out arrangements for access to the activity centre from adjoining arterial roads.
- Set out the location of public spaces within the activity centre including a town park / square.
- Include an overall landscape concept for the activity centre.
- Set out guidelines to improvement environmental sustainability including integrated water management and energy conservation.
- Set out provisions for car parking including the location and design of car parking areas and car parking rates for proposed uses within the activity centre.
- Set out how public transport will be integrated with the activity centre.
- Set out design guidelines for the provision of signs.
- Set out arrangements for the provision of service areas for deliveries and waste disposal including access for larger vehicles and measures to minimise the impact on the amenity of the activity centre and adjoining neighbourhoods.
- Show how opportunities for housing and future commercial expansion can be incorporated into the activity centre.

Use of Land - non-residential uses

An application to use land for a non-residential use must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of activities which will be carried out.
- The type and quantity of materials and goods to be stored, processed or produced.
- How land which is not required for immediate use is to be maintained.
- The likely effects, if any, on the neighbourhood, including noise levels, traffic, air-borne emissions, emissions to land or water, light spill, glare, solar access and hours of operation (including the hours of delivery and dispatch of materials and goods).

Subdivision

In addition to the requirements of Clause 56, an application for subdivision must be accompanied by the following information for all of the land in the contiguous ownership of the landowner forming part of the development:

- The proposed use and development of each part of the land.
- A table setting out the amount of land allocated for the proposed uses.
- The staging of the development.
- The relationship of the land to existing or proposed development on adjoining land including road connections, open space, pedestrian and bicycle linkages, and drainage networks.
- Population and dwelling targets.
- The proposed range of lot sizes and housing types.
- The proposed road and street network including intersection treatments, proposed bus routes and the interface treatment with arterial roads.
- Proposed open space areas including the role and purpose of the open space.
- An overall landscape concept for the development and a detailed local open space landscape design plan as specified in the Cardinia Road Precinct Structure Plan (September 2008).

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- A topographical assessment plan as specified in the Cardinia Road Precinct Structure Plan (September 2008).
- Lot and building design guidelines for any areas identified as requiring sensitive design.
- An Aboriginal cultural heritage management plan.
- A flora and fauna assessment and vegetation management and biodiversity enhancement plan as specified in the Cardinia Road Precinct Structure Plan (September 2008).
- A hydrogeological assessment of groundwater conditions on the site and the potential impacts on the proposed development including any measures required to mitigate the impacts of groundwater conditions on the development.
- A site assessment of the potential for contaminated land as a result of previous land uses.
- An acoustic assessment of the level of traffic noise from the Princes Freeway (Pakenham Bypass) and any measures required to reduce traffic noise levels to an acceptable level.

Buildings and works

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - All driveway, car parking and loading areas.
 - Proposed landscape areas.
 - All external storage and waste treatment areas.
 - Areas not required for immediate use.
- Elevation drawings to scale showing the colours and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout for the site, and where appropriate adjoining roads and public spaces, which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

4.0

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Conditions and requirements for permits

None specified.

5.0

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Exemption from notice and review

None specified.

6.0

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Decision guidelines**Non-residential land uses**

Before deciding on an application to use land for a non-residential purpose the responsible authority must consider, as appropriate:

CARDINIA PLANNING SCHEME

- Any approved urban design framework approved under this schedule.
- The effect that existing or designated uses on adjoining or nearby land may have on the proposed use.
- The effect that the proposed use may have on the amenity of the neighbourhood.
- The availability and provision of utility services.
- The effect of traffic to be generated by the use.
- The interim use of those parts of the land not required for the proposed use.

Subdivision or one or more dwellings on a lot

Before deciding on an application to subdivide or to construct one or more dwellings on a lot, the responsible authority must consider the objectives, standards and decision guidelines of Clause 54, 55 or 56, as relevant.

Other buildings and works

Before deciding on an application the responsible authority must consider, as appropriate:

- The movement of pedestrians and cyclists, and vehicles, including vehicles involved with deliveries, waste removal, emergency services and public transport.
- The provision of car parking.
- The interface with adjoining areas, especially the relationship with residential areas.
- The streetscape, including the design of verandahs, access from the street front, providing active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or the immediate spaces and the landscaping of land adjoining a road.
- The storage of rubbish and materials for recycling.
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.
- The availability of and connection to services.
- The design of buildings to provide for solar access.

If in the opinion of the responsible authority a requirement of this clause is not relevant to the assessment of the application, it may waive or reduce the requirement.

7.0

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C254card

Signs

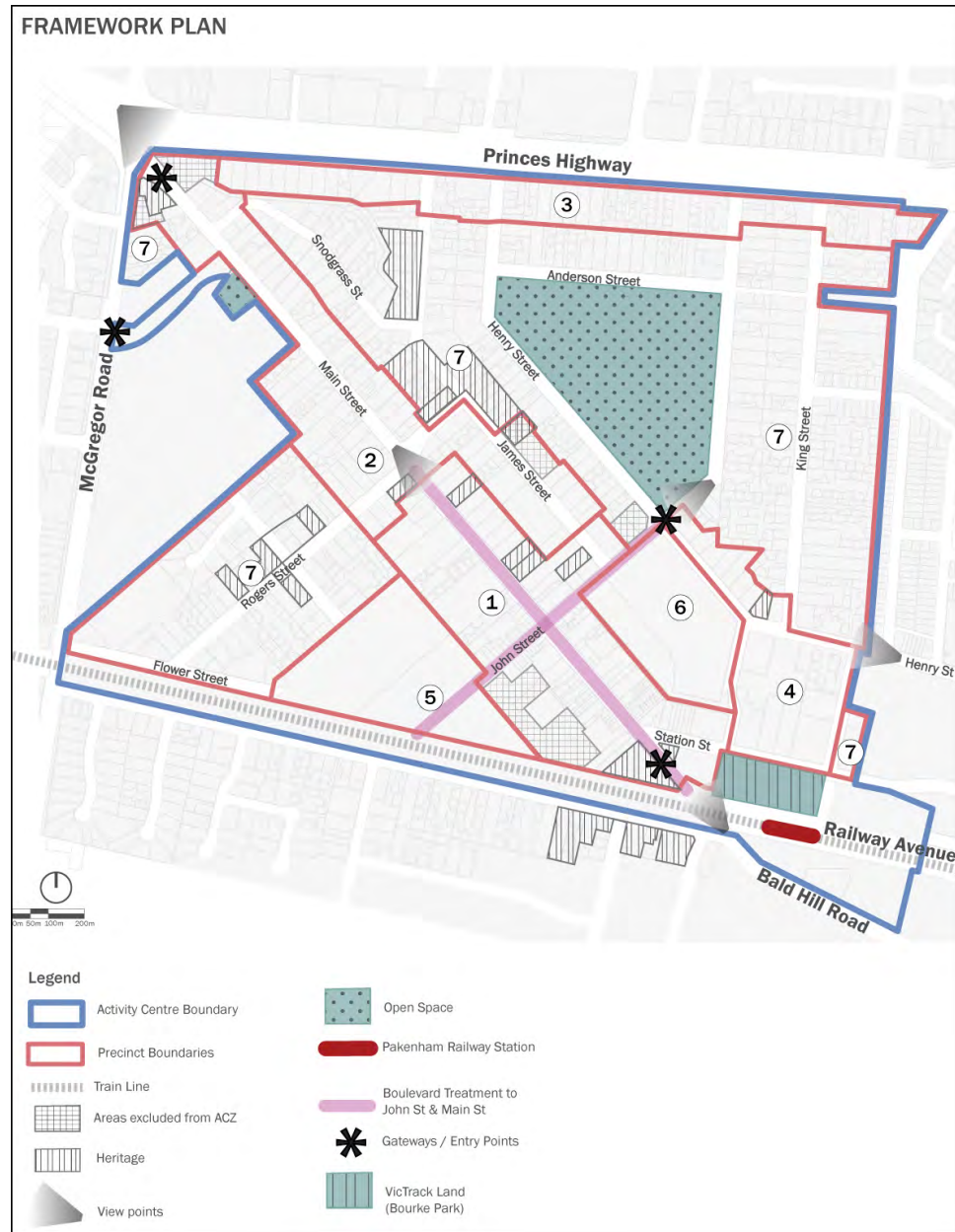
The following sign controls apply.

LAND	SIGN REQUIREMENTS
Land shown as residential in Plan 1 to this schedule	Category 3 - except that a permit may be granted to display a sign that promotes the sale of land or dwellings. The permit must specify an expiry date of 5 years from the date the permit is issued
Land shown as core business or peripheral commercial in Plan 1 to this schedule	Category 1
Land shown as low density residential, public open space, community facilities, public uses and education facilities in Plan 1 to this schedule	Category 4

CARDINIA PLANNING SCHEME

30/09/2021
C228card**SCHEDULE 1 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE**

Shown on the planning scheme map as ACZ1.

PAKENHAM MAJOR ACTIVITY CENTRE**1.0**30/09/2021
C228card**Pakenham Major Activity Centre Framework Plan****2.0**30/09/2021
C228card**Land use and development objectives to be achieved****Activities and land use**

- Support and ensure the provision of diverse well-designed housing that caters to all members of the community.

CARDINIA PLANNING SCHEME

- Reinforce the Pakenham Major Activity Centre's role as a regional hub promoting and encouraging a diverse and compatible mix of land uses that includes retail, commercial, residential as well as civic and community services.
- Provide appropriate transitions and interfaces between different land use and development including surrounding residential, heritage or significant sites.
- Protect and restore the built heritage of the activity centre through the conservation, reuse and restoration of heritage buildings.
- Encourage the co-location or centralisation of community services to support the needs of the local and regional area.
- Facilitate consolidation of land to create viable development sites for the activity centre.

Transport and movement

- Ensure safe and convenient vehicle, pedestrian and cycle networks that facilitates movement through and to the activity centre.
- Encourage active transport on streets, within car parking areas and arcades, in open space and along the creek network.
- Provide a clear, efficient and logical vehicle network and ensure access to convenient and safe car parking in the activity centre.

Public realm

- Create a safe and high-quality cohesive open space network that provides opportunities for a range of activities and users, and assists in creating a sense of place for the activity centre.
- Ensure a network of attractive, safe and accessible streets that cater for and enhance the different activities and land uses within the activity centre.
- Promote human scale and pedestrian focused streets to encourage a vibrant and lively public realm in the retail core, including evening activities.
- Create a sense of arrival to the activity centre at identified key gateway sites through the provision of high quality landscape and/or architectural treatments.

Built form and environment

- Develop a well-integrated built form and neighbourhood character which respects and responds to local context, streetscape character, landscape values, historical and significant developments.
- Ensure contemporary architecture of any new development responds to any adjoining heritage places and precincts and provides appropriate interfaces.
- Ensure all development within the activity centre provides high quality innovative design consistent with the principles of environmentally sustainable design reducing climate change impacts.
- Reinforce and enhance the 'fine grain' built form pattern established within the retail core of the activity centre.
- Provide built form elements that contribute to the pedestrian amenity of users in the retail core of the activity centre.
- Ensure ground floor facades addressing a street or any other public realm space are activated and provide passive surveillance of the public realm.
- Create an urban pattern that establishes an appropriate transition between the core retail, commercial and mixed development areas, and the residential areas within the activity centre.
- Ensure development and public realm are accessible for persons of all abilities and incorporate the principles of Crime Prevention Through Environmental Design (CPTED).

CARDINIA PLANNING SCHEME

3.0

Table of uses

01/12/2023
VG247 Proposed C283card

Section 1 - Permit not required

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Child care centre	Must be located in Precincts 1 or 4. Any frontage at ground floor level must not exceed 2 metres, except entry foyers which much must not exceed 4 metres. Access must not be shared with a dwelling (other than a caretaker's house).
Cinema	Must be located in Precincts 1, 4 or 5. Any frontage must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers which must not exceed 4 metres.
Convenience shop	Must be located at ground level. In Precincts 3 or 7: <ul style="list-style-type: none"> Must be located within 100 metres of land in precincts 1, 2, 4, 5 or 6 of the Activity Centre Zone and must adjoin, or have access to a road in a Transport Zone 2 or a Transport Zone 3. The leasable floor area for each tenancy must not exceed 100 square metres.
Dwelling	Must be located in Precincts 1, 2, 3, 4 or 7. In Precincts 1 or 4: <ul style="list-style-type: none"> Any frontage must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers which must not exceed 4 metres.
Dependent persons unit	Must be located in Precincts 2, 3, or 7.
Domestic animal husbandry	Must be no more than 2 animals.
Education centre (other than Child care centre)	Must be located in Precinct 4.
Food and drink premises (other than Hotel and Bar)	In Precincts 3 or 7: <ul style="list-style-type: none"> Must be located within 100 metres of land in precincts 1, 2, 4, 5 or 6 of the Activity Centre Zone and must adjoin, or have access to a road in a Transport Zone 2 or a Transport Zone 3. The leasable floor area for each tenancy must not exceed 100 square metres.
Home based business	
Indoor recreation facility	Must be located in Precincts 1, 5 or 6. Any frontage must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers which must not exceed 4 metres.

CARDINIA PLANNING SCHEME

Use	Condition
Medical Centre	Must be located in Precinct 2, 3 or 4. The gross floor area of each tenancy must not exceed 250 square metres.
Office (other than Medical centre)	Must be located in Precincts 1, 2, 3, 4, 5 or 6. In Precinct 1 or 6: <ul style="list-style-type: none"> Any frontage must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers or unless the office is a bank, real estate agency, travel agency.
Postal agency	Must be located in Precincts 1 or 4.
Residential aged care facility	Must be in Precinct 3.
Railway	
Shop (other than Adult sex product shop, Convenience shop and Restricted retail premise)	Must be located in Precincts 1, 2, 4, 5 or 6.
Any use listed in Clause 62.01	Must meet requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Accommodation (other than Dwelling, Dependent persons unit, Host farm, Corrective institution, Camping and caravan park and Residential aged care facility)	Any frontage in Precincts 1 or 4 must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers which must not exceed 4 metres.
Adult sex product shop	Must be located in Precincts 1, 4, 5 and 6. Must be at least 200 metres measured by the shortest public pedestrian access route from Precinct 3 or 7, a residential zone, land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.
Bar	Must be located in Precinct 1 or 4.
Child care centre - if the Section 1 condition is not met	Must be located in Precincts 2, 3 or 7. The site must adjoin, have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Cinema – if the Section 1 condition is not met	Must be located in Precinct 6. Any frontage must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers which must not exceed 4 metres.
Commercial display area	Must be located in Precinct 4.

CARDINIA PLANNING SCHEME

Use	Condition
	Must be in conjunction with a use in Section 1 or 2.
Convenience shop – if the Section 1 condition is not met	The site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Dwelling – if the Section 1 condition is not met	In Precincts 5 or 6, must not be located at ground level.
Dependent persons unit– if the Section 1 condition is not met	In Precincts 1 or 4 must not be located along street frontages.
Domestic animal husbandry – if the Section 1 condition is not met	Must be no more than 5 animals.
Indoor recreation facility– if the Section 1 condition is not met	<p>Must be located in Precinct 2 or 4.</p> <p>In Precinct 4:</p> <ul style="list-style-type: none"> Any frontage must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers which must not exceed 4 metres.
Industry (other than Materials recycling, Refuse disposal, Rural industry or Transfer station)	<p>Must be located in Precincts 1, 4, 5 or 6.</p> <p>Must not be a use specified in Clause 53.10.</p> <p>In Precinct 1 or 4:</p> <ul style="list-style-type: none"> Must be in conjunction with a use in Section 1 or 2.
Mail centre	<p>Must be located in Precinct 4.</p> <p>Must be in conjunction with a use in Section 1 or 2.</p>
Medical Centre – if the Section 1 condition is not met	<p>Must be located in Precinct 1, 2, 3 or 4.</p> <p>In Precinct 1: any frontage must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers which must not exceed 4 metres.</p> <p>In Precinct 3: the gross floor area of each tenancy must not exceed 250 square metres.</p>
Nightclub	Must be in Precinct 1.
Office (other than Medical centre) – if the Section 1 condition is not met	<p>In Precinct 7:</p> <ul style="list-style-type: none"> The land must be located within 100 metres of an adjoining precinct of the Activity Centre Zone. The leasable floor area for each tenancy must not exceed 100 square metres.
Place of assembly (other than Cinema, Nightclub and Place of worship)	<p>Must be located in Precincts 3, 4 or 7.</p> <p>The site must adjoin, have access to, a road in a Transport Zone 2 or a Transport Zone 3.</p>
Place of worship	<p>Must be located in Precincts 2, 3 or 7.</p> <p>The gross floor area of all buildings associated with the use must not exceed 250 square metres.</p>

CARDINIA PLANNING SCHEME

Use	Condition
	The site must adjoin, have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Restricted recreation facility	Must be located in Precinct 1, 2, 3, 5 or 6. In Precinct 1: any frontage must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers which must not exceed 4 metres.
Restricted retail premises	Must be located in Precinct 1, 4, 5 or 6. The gross floor area of each tenancy must not exceed 1000 square metres.
Residential aged care facility – if the Section 1 condition is not met	Must be located in Precinct 2 or 7.
Retail premises (other than Adult sex product shop, Convenience shop, Food and drink premises, Restricted retail premises or Shop)	
Shop (other than Adult sex product shop, Convenience shop or Restricted retail premises) – if the Section 1 condition is not met	In Precinct 7: <ul style="list-style-type: none"> The land must be located within 100 metres of land in adjoining precincts 1, 2, 4, 5 or 6 in this Schedule 1 to the Activity Centre Zone.
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Agriculture (other than Domestic animal husbandry)
Camping and caravan park
Corrective institution
Drive-in theatre
Earth and energy resources industry
Host farm
Leisure and recreation (other than Indoor recreation facility, Informal outdoor recreation and Restricted recreation facility)
Materials Recycling
Refuse disposal
Rural Industry
Saleyard
Service Station
Transfer station (other than Automated collection point)
Transport terminal (other than Rail station or Bus terminal)
Warehouse (other than a Commercial display area or Mail Centre)

CARDINIA PLANNING SCHEME

4.030/09/2021
C228card**Centre-wide provisions****4.1**30/09/2021
C228card**Use of land**

A permit is not required to use land for public purposes providing the use is carried out by, or on behalf of, the public land manager.

A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any building, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

4.230/09/2021
C228card**Subdivision**

An application to subdivide residential land, other than an application to subdivide land into lots each containing an existing dwelling or car parking spaces, must meet the requirements of Clause 56.

4.330/09/2021
C228card**Buildings and works****Permit Exemptions**

No permit is required to construct a building or construct or carry out works for the following:

- The installation of an automatic teller machine.
- The alteration to an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 70 per cent of the building façade at ground floor level is maintained as an entry or window with clear glazing.
- Construct a building or carry out works for the purpose of public utility and community facilities or any associated use that is consistent with the intent of the public land reservation or purpose as it carried out by, or on behalf of, the public land manager.
- Construct or extend one dwelling on a lot more than 300 square metres. This exemption does not apply to:
 - Construct a dwelling if there is at least one dwelling existing on the lot.
 - Extend a dwelling if there are two or more dwellings on a lot.
 - Construct or extend a dwelling if it is on common property.
- Construct or carry out works normal to a dwelling.
- Construct or extend an out-building (other than a garage or carport) on a lot, provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with:
 - one dwelling on a lot less than 300 square metres, or
 - two or more dwellings on a lot or a residential building, and
- The fence exceeds the maximum height specified in Clause 54.06-2 and Clause 55.06-2.

CARDINIA PLANNING SCHEME**4.4**30/09/2021
C228card**Design and development**

The following design and development requirements apply to an application to construct a building or construct and carry out works:

Dwelling requirements

- A development must meet the requirements of Clause 54 if it proposes to:
 - Construct or extend one dwelling; or
 - Construct or extend a front fence within 3 metres of a street if the fence exceeds the maximum height of specified in Clause 54.06-2
- A development must meet the requirements of Clause 55, except Clause 55.07-1 to 55.07-15 (inclusive), if it proposes to:
 - Construct a dwelling if there is at least one dwelling existing on the lot.
 - Construct two or more dwellings on a lot.
 - Extend a dwelling if there are two or more dwellings on the lot.
 - Construct or extend a dwelling if it is on common property.
 - Construct or extend a residential building.
 - Construct or extend a front fence within 3 metres of street if:
 - The fence is associated with 2 or more dwellings on a lot or residential building; and
 - The fence exceeds the maximum height specified in Clause 55.06-2.

Clause 55 does not apply to an application to construct or extend an apartment development, or to construct or extend a dwelling in or forming part of an apartment development.

Commercial and mixed use requirements and guidelines

- Buildings should be designed to address street frontages and respond to their urban context by:
 - Addressing roads and public spaces for passive surveillance, and minimise overlooking of private spaces.
 - Providing visual interest and avoid blank walls.
 - Minimise casting shadows on public space and open space.
- Buildings with ground-level frontages to streets, pedestrian areas and/or passive open spaces should contribute to the appearance and function of these areas by providing:
 - At least 70% of the street frontage as transparent entries or display windows.
 - Clear glazing (tinted, or obscured glazing should not be used) with any security screens open in design and located behind glass in windows.
 - The provision of awnings / all-weather protection canopies over footpaths (extending at least 2.5 metres from the building façade) unless it is demonstrated that due to particular circumstances this distance can not be achieved or there is not a requirement for this element.
 - Direct access from the footpath to ground level premises with minimal change of level and is universally accessible.
 - Floor to ceiling heights at ground level of a minimum of 3.5 metres to accommodate changes of use over time.

CARDINIA PLANNING SCHEME

- Ground floor level car parking areas should be located at the rear of buildings or sleeved behind built form at street frontages; otherwise car parks should be located above ground level active uses or below ground level as basement or semi-basement parking areas.
- Crossovers providing vehicle access to sites should be designed to minimise their impact on ground level street frontages and pedestrian movement.
- Large format developments and uses should be sleeved by smaller retail and commercial uses which present fine grain activated frontages to the street.
- Buildings should be designed to respond to the solar orientation of the site.
- New buildings adjoining a residential property or Precinct 7 not on or within 200mm of a boundary should be set back from side or rear boundaries:
 - At least 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre of height over 6.9 metres.
- New buildings adjoining a residential property or Precinct 7 should respect the existing or preferred urban context and respond to the features of the site. Buildings should be set back from side and rear boundaries, and other buildings within the site to:
 - Ensure adequate daylight into new habitable room windows.
 - Ensure that where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with 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 9 am and 3 pm on 22 September.
If existing sunlight to the secluded private open space of an existing dwelling is less than this requirement, the amount of sunlight should not be further reduced.
 - Avoid direct views into habitable room windows and private open space of new and existing dwellings. Developments should avoid relying on screening to reduce views.
 - Provide an outlook from dwellings that creates a reasonable visual connection to the external environment.

Heritage guidelines

New buildings on sites containing heritage buildings or sites adjoining heritage sites should be designed to:

- be visually recessive and not visually dominate the heritage building and the heritage streetscape.
- respond sympathetically by transitioning heights and minimise massing.
- retain the primacy of the three-dimensional form of the heritage building as viewed from the public realm to avoid 'facadism'.
- incorporate simple architectural detailing that does not detract from significant elements of the heritage building and the heritage streetscape.

Building height requirements

Preferred building heights are specified for each precinct in section 5.0 of this Schedule.

Building height guidelines

Buildings and works which exceed a height of 14 metres should:

- Be environmentally sustainable.
- Reduce visual impact by transitioning height to adjoining properties, public realm and streetscape.
- Provide a maximum Street Wall Height of 15 metres.

CARDINIA PLANNING SCHEME

- Setback the upper levels of buildings.
- Provide sufficient solar penetration throughout the development.
- Not adversely impact key public spaces, pedestrian routes and adjoining properties with overshadowing as measured on 21 March/September (Equinox) between 10.30am and 2.00pm.

A development with a height of 14 metres or less on a site large enough to accommodate a substantially taller development should be constructed to structurally accommodate a taller building in the future.

The building height guidelines do not apply to service equipment including plant rooms, lift overruns, solar collectors and other such equipment provided the following criteria are met:

- No more than 50% of the roof area is occupied by the equipment.
- The equipment is located in a position on the roof so as to minimise additional overshadowing of neighbouring properties and public spaces.
- The equipment is designed, screened and finished in a non-reflective material and of a colour to the satisfaction of the responsible authority.

Building setback requirements

Preferred setbacks for new development are specified for each precinct in section 5.0 of this Schedule.

Building setback guidelines

Buildings and works such as balconies, verandahs, architectural features, sunshades, screens and artworks may be constructed within setback areas, and should not encroach more than 2 metres within the preferred setback areas.

Buildings and works which exceed the preferred maximum building height should be designed so the upper levels cannot be seen from the street.

Landscape design guidelines

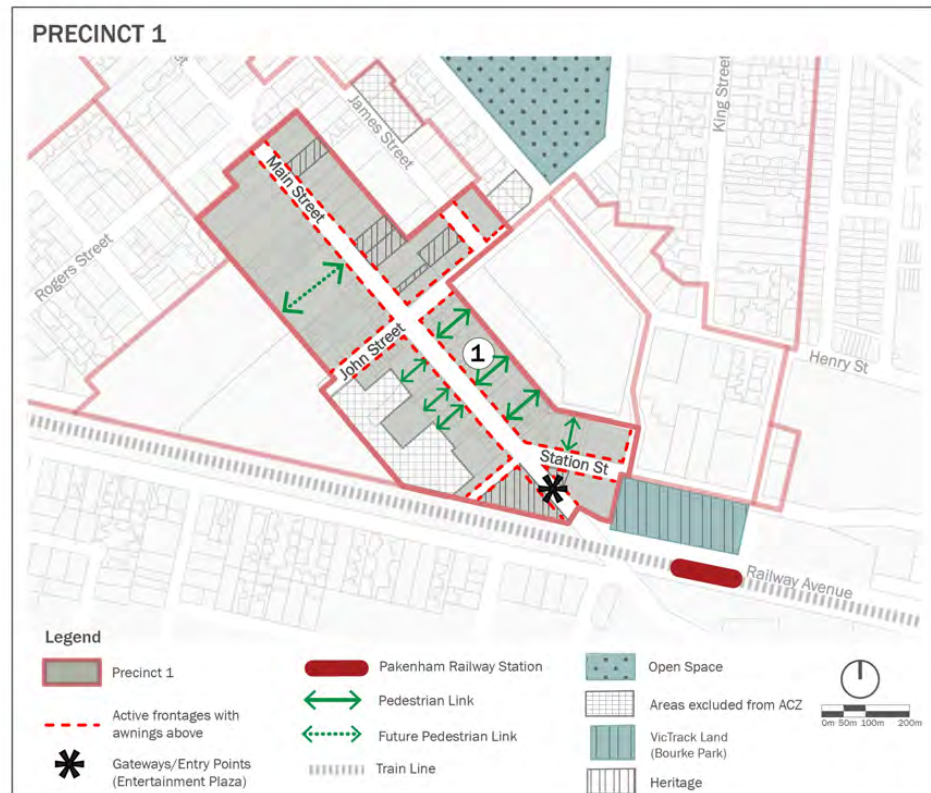
Landscape elements and treatments should:

- Be provided within the front and side setbacks, and along the rear boundary on multi-level apartment and townhouse developments.
- Be provided within the front setbacks, the streetscape and public open space areas that are accessible, safe, attractive and functional.
- Allow for passive surveillance.
- Provide screening of driveways and car parks.

Environmentally Sustainable Design (ESD) guidelines

Developments should incorporate best practice environmentally sustainable design (ESD), including water sensitive urban design (WSUD), thermal performance, energy efficiency, stormwater management, facilitating active transport and materials.

CARDINIA PLANNING SCHEME

5.0 Precinct provisions30/09/2021
C228card**5.1 Precinct 1 – Core Retail****5.1-1 Precinct map****5.1-2 Precinct objectives**

- Create a pedestrian focused and prioritised Entertainment Plaza in the south east corner of the precinct which provides outdoor dining, civic facilities and space for community activities/festivals.
- Reinforce the character of the precinct by encouraging active frontages with fine grain built form.
- Create attractive streetscapes on main thoroughfares that enhance and create a sense of place for the precinct.

CARDINIA PLANNING SCHEME

- Facilitate the re-development of the pedestrian links including arcades located along Main Street, which enhances and activates access to and from the retail core.
- Facilitate activation of the street in the evening by encouraging outdoor dining areas and active uses throughout the precinct.

5.1-3**Precinct requirements**

Preferred building height	Preferred building setbacks
None specified	0 metre front setback
	0 metre setback from the road reserve of any adjoining street or laneway

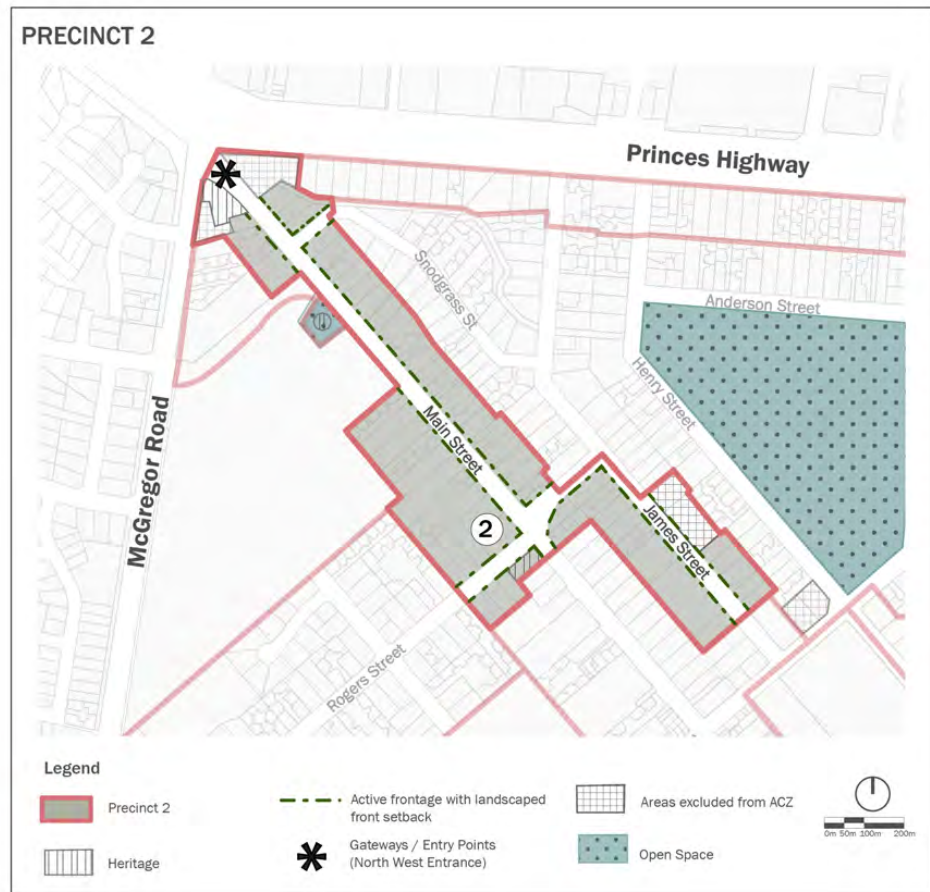
5.1-4**Precinct guidelines**

- Provide effective weather protection through a continuous canopy treatment along building frontages.
- Main entrances for developments and uses located on John and Main Streets should address the street.
- Uses in upper storeys should be compatible with the ground floor uses.
- Uses and developments should provide passive surveillance that supports safe linkages throughout the activity centre.
- Development should provide visually permeable treatments along facades fronting streets, laneways and/or arcades.
- Development should provide strong built form that integrates and overlooks the gateway sites.
- Building heights in the retail core are measured from ground level and should reflect a typical height of 3.5 metres between levels.
- Development adjoining heritage is to continue the fine grained character and provide transition of setbacks from boundary and height from heritage sites.
- Development on land within a heritage overlay and on land immediately adjoining a heritage building on Main Street, Pakenham to consider the context of the nil metre front setback with regards to design which reduces visually dominant massing.
- Larger format retail uses should be sleeved with fine grain built form which addresses the street.
- Provide pedestrian access from the street and avoid creating any internalised malls.
- Locate entrance foyers to upper storeys which are accessible from the street.
- Commercial and mixed use development on Main Street to provide zero side boundary setback and no windows, where appropriate.
- Ensure development addresses all street frontages and the rear boundary, where appropriate.

CARDINIA PLANNING SCHEME

5.2 Precinct 2 – West Commercial and Mixed Use

5.2-1 Precinct map



5.2-2 Precinct objectives

- Provide mixed use, community, commercial and residential opportunities within the precinct.
- Encourage retail premises at ground floor level which activates the street, office uses in upper levels and the rear of the development, and residential uses located within the upper levels of the development.
- Improve pedestrian amenity by contributing to the establishment of attractive streetscapes for all streets in the precinct.

CARDINIA PLANNING SCHEME

- Improve the interface with Main Street by encouraging the redevelopment of sites and/or adaptive reuse of existing buildings, including the preservation and protection of heritage places and precincts to activate the streetscape.
- Development that interfaces with a gateway site should support and contribute to the enhancement of the public realm and reinforce the entrance to Pakenham Major Activity Centre.

5.2-3**Precinct requirements**

Preferred building height	Preferred building setbacks
None specified	2 metre front setback

5.2-4**Precinct guidelines**

- Development should address and interface with all streets by providing active frontages including entrance canopies to the street.
- Developments should provide sympathetic interface treatments and articulation to any adjoining residential precincts and heritage places or precincts.
- Development should consolidate lots to achieve a range of mixed use developments.
- Developments should provide a transition between the retail uses and commercial uses whilst being sympathetic to the current streetscape character.
- Development should provide passive surveillance of the street.
- Buildings should respond appropriately to heritage elements and the landscape.
- Development should provide strong built form that integrates with gateway sites.
- Developments should provide highly activated frontages with windows and entrances as the predominant elements of the ground floor façade.
- Balcony's and living areas of any residential component of a development is to address the public realm that adjoins the site.
- Development on land within a heritage overlay and on land immediately adjoining a heritage building on Main Street, Pakenham to consider the context of the 2 metre setback with regards to design which reduces visually dominant massing.

CARDINIA PLANNING SCHEME

5.3 Precinct 3 – Princes Highway**5.3-1 Precinct map****5.3-2 Precinct objectives**

- Encourage complementary residential uses such as including aged care, medical and health-related services, child care and offices.
- Encourage a mix of residential types within the precinct to transition from a traditional residential development to higher density.
- Encourage the consolidation of sites to facilitate a broader range of medium and higher density residential developments.
- Encourage non-residential uses in mixed use developments.
- Establishes a built form that is responsive, in terms of scale and orientation, to its interface with a major transport corridor and the urban structure of adjoining precincts of the activity centre.

5.3-3 Precinct requirements

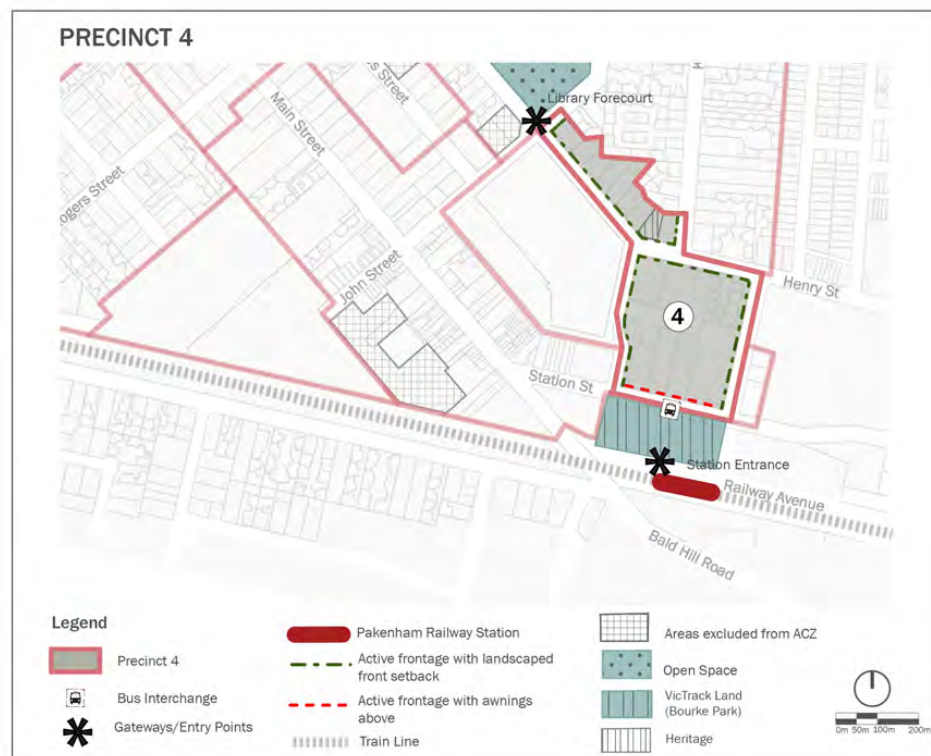
Preferred building height	Preferred building setbacks
13.5 metres	4 metres front setback

5.3-4 Precinct guidelines

- Buildings and works should not exceed a height of 13.5 metres.
- On-site parking should not be provided in the front setback.
- New commercial uses should be compatible with nearby residential development.

CARDINIA PLANNING SCHEME

- Development should be sympathetic to the scale of adjoining residential areas through urban design, screening, articulation, and built form responses.
- Buildings should address the street with entrances clearly visible from the street and upper storey elements providing passive surveillance to the street.
- Screen car parking areas and all loading and all other service areas from the public realm.
- Entrances to developments should address the street.
- Developments with non-residential uses at ground floor level to provide activated frontages with windows and entrances as the predominant features.

5.4 Precinct 4 – East Commercial and Mixed Use**5.4-1 Precinct map****5.4-2 Precinct objectives**

- Provide employment opportunities that maximise the precinct's proximity to public transport, the core retail area and community facilities.
- Encourage the consolidation of sites for commercial development and entertainment activities to facilitate a broader range of medium and higher density mixed use developments.
- Ensure development and built form innovatively and appropriately responds to flooding extents on Station Street.

CARDINIA PLANNING SCHEME

- Ensure street frontages and land uses activate the precinct and provide passive surveillance of public open space and the public realm.
- Ensure street amenity and access priorities pedestrian movements by minimising vehicle crossovers around the perimeter of the precinct.

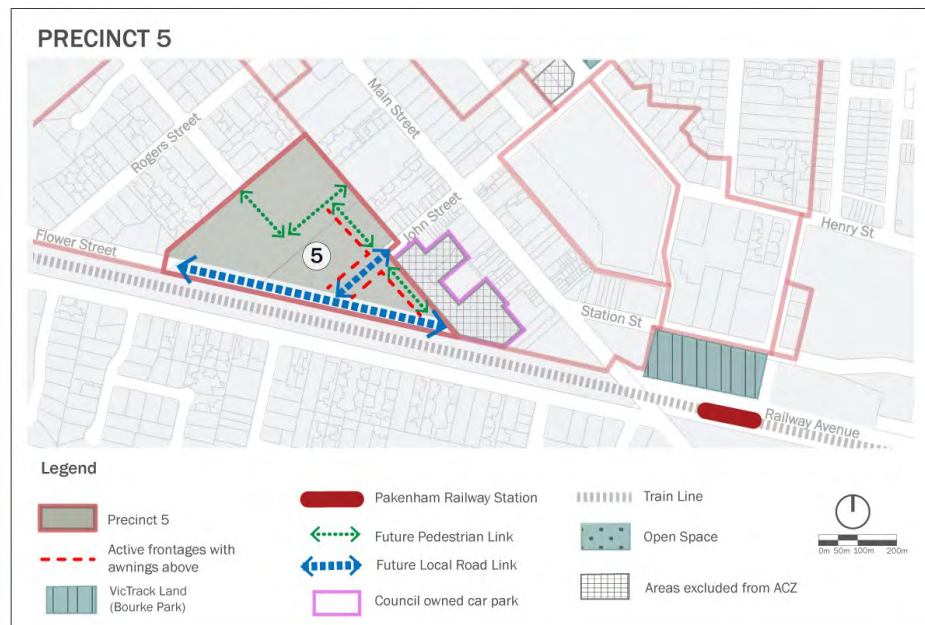
5.4-3 Precinct requirements

Preferred building height	Preferred building setbacks
None specified	Minimum 2 metres front setback
	0 metres front setback from Station Street

5.4-4 Precinct guidelines

- Development to provide visually permeable frontages at ground floor level addressing the street.
- Development to provide active frontages and weather protection through a continuous canopy treatment along building frontages on Station Street.
- Developments to provide a scale that is responsive to any sensitive uses or precinct boundary that adjoins the site.
- Car parking is to be located at the rear of the development and is to be sleeved by built form.
- Developments to provide a range of fine grain commercial uses at ground floor level with residential and office uses above.
- Larger retail and commercial developments to provide active uses and fine grain retail that address the street and sleeves the larger format use.
- Developments fronting Slattery Place, Cook Drive, and Henry Street to provide a landscaped setback.
- Developments should provide highly activated frontages with windows and entrances as the predominant elements of the ground floor façade.
- Balconies and living areas of any residential component of a development is to address the public realm that adjoins the site.
- Locate entrances to the upper storeys in the primary street façade or a façade interfacing with a public realm space.

CARDINIA PLANNING SCHEME

5.5 Precinct 5 – Pakenham Place - Key Development Site**5.5-1 Precinct map****5.5-2 Precinct objectives**

- Create a shopping street typology that supports anchor and specialty retail functions of the precinct.
- Encourage an appropriate range of retail, entertainment and commercial facilities.
- Create an interconnected precinct with passive surveillance, interactive uses, increased pedestrian linkages and active frontages that address streets.
- Create a strong pedestrian and cycle environment within the precinct, particularly along Wadsley Avenue and to and from Council owned car parks.
- Provide new local road connections by extending Flower Street to Drake Place and John Street to Flower Street.

5.5-3 Precinct requirements

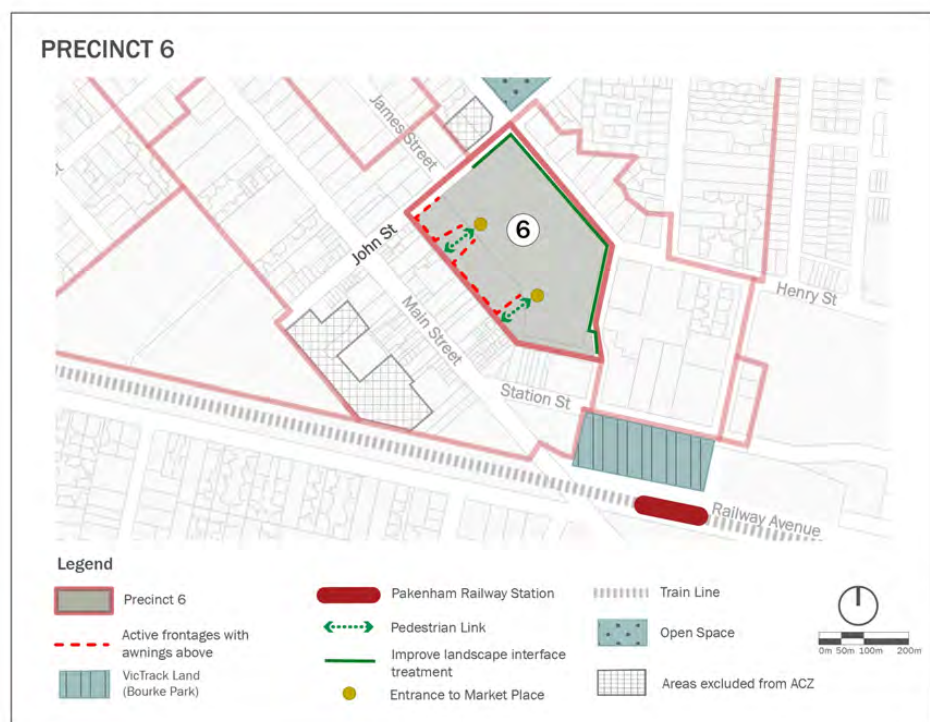
Preferred building height	Preferred building setbacks
None specified	0 metres front setback

5.5-4 Precinct guidelines

- Ensure the redevelopment of the precinct has minimal impact on the amenity of the surrounding residential areas.
- Redevelopment of this precinct should provide activated frontages along John Street, and Drake Place.

CARDINIA PLANNING SCHEME

- Development interfacing with the Flower Street future local road link to provide intermittent breaks within the building design to prevent a long stretch of loading bays and/or blank walls.
- Limit any expanse of blank wall in a ground floor façade to a maximum width of 2 metres.
- Provide well-designed, landscaped and pedestrian dominated car parking located to the rear of the development.
- Any new development to sleeve larger format retail by continuing the fine grain and general built form of the existing shops in the core retail area at ground floor level.
- Larger format retail use is to avoid creating internalised malls.
- Entrance foyers to upper storeys to be accessible from the street.
- Provide continuous weather protection canopy along the ground floor facades.
- Ensure pedestrian connections from the development to the Council owned car parks.

5.6 Precinct 6 – Marketplace**5.6-1 Precinct map****5.6-2 Precinct objectives**

- Provide for the expansion of the development providing comprehensive retail and commercial uses.
- Support the redevelopment of the Council owned car park as a multi-deck car park and commercial development.

CARDINIA PLANNING SCHEME

- Improve pedestrian connections from Pakenham Central Marketplace to Main Street via the laneway and arcade network.
- Encourage retail and commercial uses at ground floor level that do not conflict with the core retail area.
- Encourage improved interfaces and pedestrian connectivity to the adjacent residential areas.

5.6-3**Precinct requirements**

Preferred building height	Preferred building setbacks
None specified	0 metres front setback

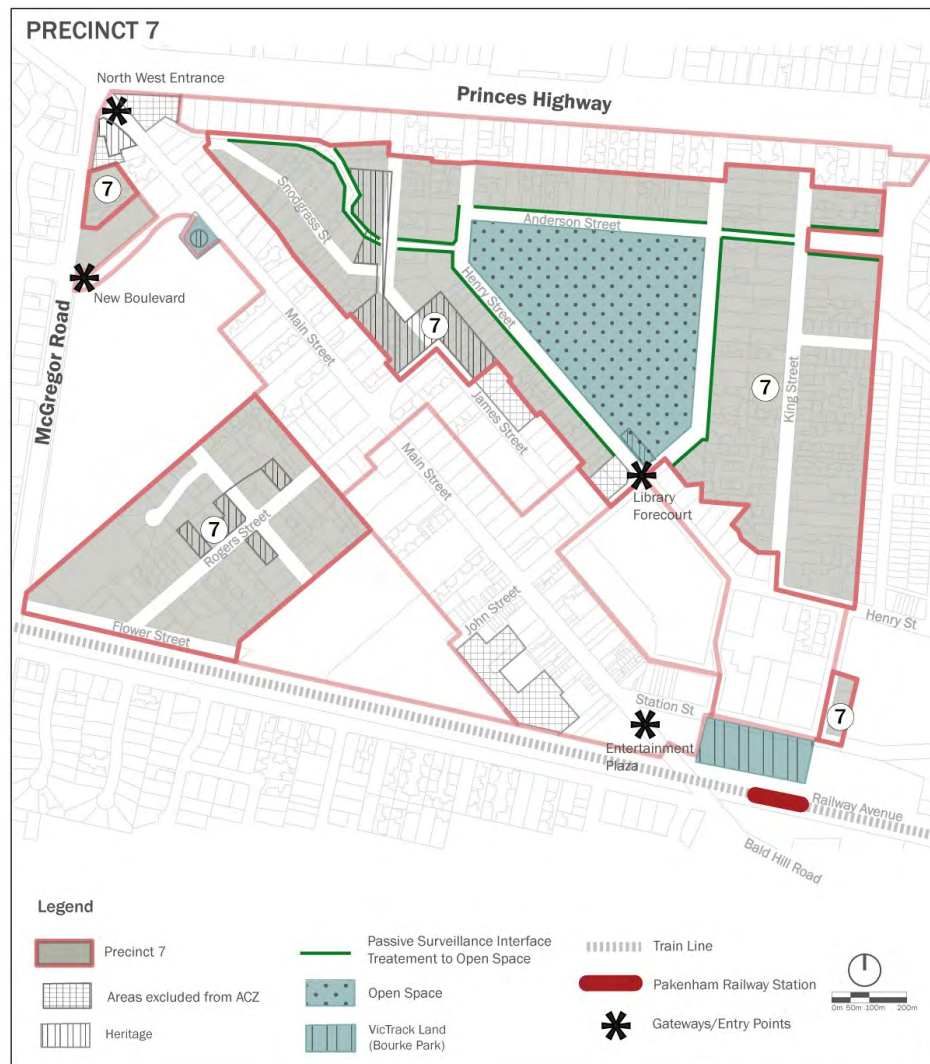
5.6-4**Precinct guidelines**

- New development should consider multi-level car parking and commercial development to be located adjacent to Treloar Lane.
- Retail and commercial floor spaces should be located on the ground floor of the site.
- Pedestrian connections should connect with the laneway and arcade network through to Main Street and John Street.
- Future development should provide clear pedestrian sightlines to Main Street, John Street and Treloar Lane.
- Locate entrances to upper storeys accessible from the street.
- Any new development should be sympathetic to the scale of the surrounding residential neighbourhood and height is to be stepped down to adjoining residential areas
- Development is to maximise the extent of building frontages addressing streets and laneways presenting highly activated frontages.
- Any redevelopment of the Pakenham Central Marketplace Shopping Centre or Council owned car parks should include streetscape improvements and activation of the existing building treatments to Henry Street, John Street and Treloar Lane.
- Provide a continuous weather protection canopy above the full length of all ground floor facades with an interface to a street and are to extend out over the footpath a minimum of 2.5 metres.

CARDINIA PLANNING SCHEME

5.7 Precinct 7 – Residential

5.7-1 Precinct map



5.7-2 Precinct objectives

- Achieve a higher density precinct predominately residential with mixed use components.
- Create a contemporary urban character which protects and preserves heritage places and precincts and is well integrated with the public realm and open space.
- Encourage high quality design of residential development which provides a transition in scale from the boundary of the retail core precinct of the activity centre to surrounding residential areas.

CARDINIA PLANNING SCHEME

- Encourage lot consolidation for a focus on medium density development at a higher scale to the centre of the Activity Centre and lower scale to the boundary edge.
- Encourage residential areas adjoining open spaces to be designed with an active interface with passive surveillance of public spaces.

5.7-3**Precinct requirements**

Preferred building height	Preferred building setbacks
13.5 metres	4 metres front setback

5.7-4**Precinct guidelines**

- Buildings and works should not exceed a building height of 13.5 metres.
- Development should consist of medium density housing comprising a variety of housing types and layouts which responds to the evolving urban character of this precinct.
- Encourage lot consolidation to deliver increased housing densities close to the retail core of the activity centre.
- Developments should integrate with the Pakenham Creek and open space as key features.
- Buildings on corner sites to address the two street frontages and demonstrate built form that provides a sense of arrival to the activity centre.
- Development should provide landscaping in the front and rear setback.
- Development adjoining heritage properties or precincts to provide setbacks and height transition which respects the heritage character.
- Encourage the inclusion of verandas and/or balconies in the front set back to improve articulation and passive surveillance.

6.030/09/2021
C228card**Application requirements**

In addition to the application requirements set out at Clause 37.08, and elsewhere in the scheme, the following must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Plans drawn to scale and dimensioned which show:
 - Illustrations of sight lines from balcony edges to demonstrate the extent of passive surveillance and overlooking.
 - Cross sections of the proposed building.
- A three-dimensional plan of the proposed development in the context of the surrounding development including:
 - Potential overshadowing impact of the development on open space, pedestrian routes, streetscape and habitable rooms of adjoining properties and within the proposed development; and
 - How the design minimises impacts and ensures maximum solar access internally for dwellings, to neighbouring properties and the public realm.
 - Potential impact of the development on the public realm adjacent to the proposal ensuring that overshadowing of major pedestrian routes, heritage sites, reserves and other public spaces is minimised.
- A Waste Management Plan.

CARDINIA PLANNING SCHEME

- A Landscape Plan.
- A Construction Management Plan which sets out the principal construction issues and how the anticipated process will be managed.
- A certified access and inclusion report for applications for use or construction of a publicly accessible building confirming that the development complies with the *Disability Discrimination Act 1992*.
- An Environmentally Sustainable Design Report which outlines the ESD initiatives included within the proposal and address the ESD provisions in sub-section 4.4 of this Schedule.
- An application for subdivision must demonstrate that they support consolidation of lots and the objectives for Pakenham Major Activity Centre to facilitate the creation of viable development sites.
- An application for a development at 56-62 Station Street, Pakenham must include:
 - A preliminary risk screen assessment statement in accordance with the *Environment Protection Act 2017* stating that an environmental audit is not required for the proposed use, or;
 - An environmental audit statement under Part 8.3 of the *Environment Protection Act 2017* stating that the land is suitable for the proposed use.
- An application which does not meet the preferred building heights or design requirements set out in sub-section 4.4 and section 5.0 of this schedule must provide a Design Response and Urban Context Report that demonstrates how the built form transition, height, setbacks, massing, shadow diagrams and detail of the development achieves the relevant objectives, requirements and guidelines in this Schedule.
- A Heritage Report from a suitably qualified heritage consultant that assesses the impact of the application on a heritage place on the land or adjoining land which demonstrates built form transition of height, setbacks, massing and articulation.
- An application for a permit on public land by a person other than the relevant public land manager must be accompanied by the written consent of the public land manager, indicating that the public land manager consents generally or conditionally either:
 - To the application for permit being made and/or to the proposed use of development.

7.030/09/2021
C228card**Notice and review**

An application to construct a building or carry out works is not exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act if:

- The application is in Precinct 3 or 7 and exceeds the precinct requirements including the preferred building heights or preferred building setbacks contained within section 5.0 of this schedule, or;
- The application is in Precinct 1, 2, 4, 5 or 6 and exceeds the preferred building setbacks contained within section 5.0 of this schedule, or;
- The application exceeds a height of 14 metres.

8.030/09/2021
C228card**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 37.08, in addition to those specified in Clause 37.08 and elsewhere in this scheme which must be considered, as appropriate, by the responsible authority:

CARDINIA PLANNING SCHEME**Use**

Whether the proposal provides for:

- An appropriate scale of development in order to accommodate the mix and intensity of uses envisaged for each precinct.
- The compatibility of uses within a mixed use development.

Environmental Audit

For land at 56-62 Station Street, Pakenham, the findings and recommendations of:

- A preliminary risk screen assessment statement in accordance with the *Environment Protection Act 2017*.
- An environmental audit statement under Part 8.3 of the *Environment Protection Act 2017*.

Design and built form

Whether the proposed development:

- Creates a strong visual interest by providing building types based on innovative and current day architecture, urban design and environmentally sustainable development principles.
- Provides weather protection to adjoining key pedestrian footpaths or shared pathways, and main boulevards.
- Provides access points that minimise disruption to the continuity of the public realm and pedestrian routes.
- Provides car parking, loading and other service areas that is screened from view of the public realm or located at the rear of the site.
- Provides passive surveillance of the public realm.
- Achieves the preferred building height and setbacks having regard to lot size, dimensions (width and depth) and/or those sites within or adjoining the Heritage Overlay.
- Represents an underdevelopment of a site.
- Provides upper level setbacks when the preferred height is exceeded.
- Provides a sensitive interface with residential dwellings or Precinct 7 in relation to built form, overlooking and overshadowing.
- Reduces overlooking of adjacent property and uses minimal screening.
- Provides an increased upper level setback and transitional heights having regard to the heritage significance of the site or an adjoining site within the Heritage Overlay.
- Provides elements of Environmentally Sustainable Design.

Subdivision

Whether the subdivision:

- Is associated with a development proposal that supports the objectives promoted by this schedule.
- Consolidates lots to support the medium density development objectives of this schedule.

Transport and movement

Whether the proposed development:

- Integrates car parking requirements into the design of the buildings and land form by discouraging ground floor car parks seen at the street frontage.
- Provides vehicular access to buildings fronting key boulevards off side streets or via rear access.
- Limits the number of vehicle crossing to each development.

CARDINIA PLANNING SCHEME**Non-residential uses and development in Precinct 7**

Whether:

- The use and/or development is compatible with residential use.
- The use generally serves local community needs.
- The impact on the amenity of nearby residential uses.
- The design, height, setback and appearance of the proposed buildings and works and its impact on the character of the surrounding area.
- The proposed landscaping.
- The proximity to a designated public transport route.
- The capacity of the road servicing the site and provision of car and bicycle parking and associated access ways.
- The proposed loading and refuse collecting facilities.
- The safety, efficiency and amenity effects of traffic to be generated by the proposal.
- The proposal will segregate a single dwelling or a collection of dwellings from the surrounding residential area.

9.0

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Signs

Sign requirements are at Clause 52.05. All land located within Precinct 7 and 3 is in Category 3. All other land is in Category 1.

10.0

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Other provisions of the scheme

None specified

11.0

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C228card

Reference documents

Cardinia Shire Pakenham Major Activity Centre Structure Plan, 15 February 2021

Cardinia Shire Pakenham Major Activity Centre Urban Design Framework, 15 February 2021

CARDINIA PLANNING SCHEME

10/06/2021
C254card**SCHEDULE 2 TO CLAUSE 37.02 COMPREHENSIVE DEVELOPMENT ZONE**Shown on the planning scheme map as **CDZ2**.**FORMER PAKENHAM RACECOURSE COMPREHENSIVE DEVELOPMENT PLAN (JANUARY 2010)****Land**

This schedule applies to the land generally bounded by Racecourse Road, Pakenham Creek, Railway Avenue and the rear boundary of properties fronting King Street and Henry Street, Pakenham as identified in the Former Pakenham Racecourse Comprehensive Development Plan (February 2010).

Purpose

To develop the land for a mix of residential, retail, education and community uses that supports the strategic role of Pakenham Activity Centre and benefits from the close proximity to the Pakenham railway and bus interchange.

To achieve a higher density mixed use precinct that creates a new urban character which supports a vibrant and safe public realm with a high level of cross- site permeability.

To achieve excellence in architecture, urban design and landscape and deliver high quality internal and external amenity in all buildings.

To integrate Pakenham Creek as a key feature and ensure drainage, flood control and public open space functions are accommodated and enhanced.

1.0**Table of uses**04/12/2023
V6247 Proposed C283card**Section 1 - Permit not required**

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Child care centre	
Convenience shop	
Dependent persons unit	Must be the only dependent person's unit on the lot.
Display home	
Dwelling	Must be generally in accordance with the Comprehensive Development Plan. In Precinct 1, any frontage at ground floor level must not exceed 4 metres.
Education centre	Must be generally in accordance with the Comprehensive Development Plan
Food and drink premises (other than Hotel and Tavern)	Must be generally in accordance with the Comprehensive Development Plan
Home based business	

CARDINIA PLANNING SCHEME



Use	Condition
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Office	Must be generally in accordance with the Comprehensive Development Plan.
Place of Assembly (other than Amusement parlour, Carnival, Circus, Drive-in theatre, Nightclub)	Must be generally in accordance with the Comprehensive Development Plan.
Railway	
Search for stone	Must be costeaning or bulk sampling
Residential aged care facility	Must be generally in accordance with the Comprehensive Development Plan.
Shop (other than Convenience shop)	Must be located in the 'Mixed Use Development area' of Precinct 1. Must be generally in accordance with the Comprehensive Development Plan.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Accommodation (other than Dependent persons unit, Dwelling, Residential aged care facility and Corrective Institution)	Must be generally in accordance with the Comprehensive Development Plan.
Shop (other than Convenience shop)	Must not be located in Precinct 2. Must be generally in accordance with the Comprehensive Development Plan.
Restricted retail premises	Must be located in the mixed use area or commercial area of Precinct 1. Must be generally in accordance with the Comprehensive Development Plan.
Leisure and recreation (other than Informal outdoor recreation and Motor racing track)	
Mineral, stone, or soil excavation (other than Extractive Industry, Mineral exploration, Mining and Search for stone)	
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in 1 or 3	Must be generally in accordance with the Comprehensive Development Plan.

CARDINIA PLANNING SCHEME

Section 3 - Prohibited

Use	
Adult sex product shop	
Intensive animal husbandry production	
Cemetery	
Corrective institution	
Crematorium	
Drive-in theatre	
Extractive industry	
Freeway service centre	
Gambling premises	
Industry (other than Automated collection point, Car wash, Dry cleaner, Laundromat, and Research and development centre)	
Motor racing track	
Pig farm	
Poultry farm	
Poultry hatchery	
Road freight terminal	
Saleyard	
Transport terminal	
Warehouse	

2.0

10/06/2021
C254card

Use of land

Exemption from notice and appeal

An application for use is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act, if it is generally in accordance with the Former Pakenham Racecourse Comprehensive Development Plan (February 2010).

3.0

10/06/2021
C254card

Subdivision

Exemption from notice and appeal

An application for subdivision is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act, if it is generally in accordance with the *Former Pakenham Racecourse Comprehensive Development Plan* (February 2010).

4.0

10/06/2021
C254card

Buildings and works

Application Requirements

An application to construct a building or to construct or carry out works must be generally in accordance with the Former Pakenham Racecourse Comprehensive Development Plan (February 2010).

CARDINIA PLANNING SCHEME

An application must be accompanied by the following information, as appropriate:

- Site context and existing conditions plan including:
 - boundaries and dimensions of the site with adjoining roads, open space areas and relevant ground levels;
 - The location, height and use of existing buildings on adjoining land, pedestrian and other public areas, public transport availability and an evaluation of opportunities and constraints;
 - Urban design rationale report and plan explaining how the development responds to the broader town centre;
- Demolition plan;
- The staging of the development and interim treatment of areas until development occurs;
- Detailed land use plan including approximate floor area schedule;
- A development plan drawn to scale which shows:
 - Perspective views;
 - The layout plans for basement(s), ground floor and other floors within the development, roof plan, elevations including a schedule of colour and materials of all buildings and works, and sections. All plans must be to scale with dimensions;
 - Vehicle access and the location and layout of all car parking areas;
 - Location and layout of loading and unloading areas / facilities;
 - Location and layout of rubbish storage and waste recycling;
 - Location of all external plant, building services and equipment, including lift over runs;
 - Shadow plans for 22 September on the hour between 10am and 2pm;
- A traffic, parking and transport plan that shows:
 - Traffic management and control works in adjoining and nearby roads when the development or any stage of the development is completed;
 - The timing of proposed traffic works relative to the staging of the development;
 - Public transport arrangements and access routes;
 - Vehicle access and the location and layout of public/ commercial car parking areas.
- An open space plan including:
 - The hierarchy of public open space including but not limited to area, recreational use and extent of ecological systems; linkages to P.B Ronald Reserve, Pakenham Creek, existing public open space off Simon Drive, and anticipated future open space on Deep Creek (east of Cameron Way);
 - A management plan for the permanent maintenance of all open space areas available to the public;
 - Identification of areas of open space that will be available to the public (public areas) and non-public areas;
- An Environmentally Sustainable Development report identifying the environmental and energy efficient features to be included in the development, demonstrating best practice principles;
- Report addressing pedestrian connections and design and access arrangements appropriate to meet the needs of people with disabilities;
- A landscape concept plan that shows, in relation to the proposed development:

CARDINIA PLANNING SCHEME

- The provision of appropriate landscape buffers, including fencing where the land directly abuts an adjoining residential area not included in this schedule;
- The treatment of car parking areas, including any rooftop and decked parking areas;
- The treatment and layout of the public realm including adjacent streets, road reserves and public areas;
- A staging strategy for the implementation of landscape works and ongoing management strategy for the permanent maintenance of all open space areas available to the public;
- Areas of open space that will be available to the public (public areas) and non-public areas;
- Lighting plan;
- Any temporary structures.

Exemption from notice and appeal

An application for buildings and works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act, if it is generally in accordance with the Former Pakenham Racecourse Comprehensive Development Plan (February 2010).

5.0

10/06/2021
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Signs

Sign requirements are at Clause 52.05. All land within Precinct 1 as indicated in the Comprehensive Development Plan is in Category 1. All land within Precinct 2 as indicated in the Comprehensive Development Plan is in Category 3.

6.0**Decision guidelines**

Before deciding on an application, the responsible authority should consider:

- The incorporated document titled:
 - Former Pakenham Racecourse Comprehensive Development Plan (February 2010) as amended from time to time.
- Any shopfront and sign guidelines approved by the responsible authority for this site.

CARDINIA PLANNING SCHEME

10/06/2021
C254card**SCHEDULE 3 TO CLAUSE 37.01 SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ3**.**TYNONG RACECOURSE AND TRAINING FACILITY****Purpose**

To provide for the use and development of the land for Racecourse including Horse stables and horse training facility and the co-location of other uses legitimately connected/ operating in conjunction with these pursuits.

To provide for dwellings on the land that are used and located in conjunction with horse training facilities and horse stables.

To ensure that horse racing and training facilities are established in a manner which does not cause loss of amenity to, and is consistent with, surrounding land uses including metropolitan green wedge land.

1.0**Table of uses**14/11/2022
VG227 Proposed C283card**Section 1 - Permit not required**

Use	Condition
Agriculture (other than Animal keeping Domestic animal husbandry, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery, Racing dog husbandry and Timber production)	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Betting agency	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Car park	
Education centre (other than Primary school or Secondary school)	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Food and drink premises (other than Convenience restaurant, Hotel and Tavern)	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Function centre	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Helicopter landing site	Must be in conjunction with the Major sports and recreation facility.
Home based business	
Major sports and recreation facility	
Mineral exploration	
Minor sports and recreation facility (other than Outdoor recreation facility)	Must be generally in accordance with Map 1 and Table 1 in this schedule.

CARDINIA PLANNING SCHEME

Use	Condition
Mining	Must meet the requirements of Clause 52.08-2
Racing dog training	
Search for stone	Must not be costeaning or bulk sampling
Veterinary centre	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Convenience restaurant	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Dwelling	Must meet the requirements in Clause 2.
Equestrian supplies	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Hotel	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Industry (other than Automated collection point)	
Market	
Mineral, stone, or soil extraction (other than Mineral exploration, Mining, and Search for stone)	
Office	Must be directly associated with the management of the racecourse.
Residential hotel	Must be used in conjunction with a Major sports and recreation facility.
Tavern	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation (other than Dwelling)
Animal keeping Domestic animal husbandry
Convenience restaurant
Gaming premises (other than Betting agency)

CARDINIA PLANNING SCHEME

UseIntensive animal ~~husbandry~~ production

Motor racing track

Outdoor recreation facility

Pig farmPoultry farmPoultry hatchery

Place of assembly (other than Function centre)

Retail premises (other than Food and drink premises, Market or Equestrian supplies)

Racing dog husbandry (other than Racing dog training)

Timber production

Any other use not in Section 1 or 2

2.010/06/2021
C254card**Use of land**

All use must be generally in accordance with Map 1 and Table 1 in this schedule.

Environment Management Plan

Prior to the commencement of any use on the land, an Environmental Management Plan must be prepared and approved to the satisfaction of the responsible authority. The Environmental Management Plan is to provide for:

- The impact of the use or development on the flora and fauna on the site and its surrounds and methods to avoid, minimise or mitigate those impacts.
- The need to protect and enhance the biodiversity of the area, including the retention of native vegetation and fauna habitat and the re-vegetation of important areas of habitat and integration of native vegetation into landscaping of the site.
- Avoidance and mitigation of impacts on Growling Grass Frog ecological community and habitat and the implementation of a Growling Grass Frog Management Plan approved to the satisfaction of the responsible authority.
- Management of impacts on Ararat Creek and surrounding environment.
- The management, treatment and disposal of stormwater, litter and effluent on site to avoid and minimise impacts of contaminants, nutrient and litter entering Ararat Creek, other waterways and on native vegetation.
- An assessment of the likely environmental impact on the natural physical features and resources of the area and in particular any impact caused by the proposal on soil and water quality and by the emission of effluent, noise, dust and odours.
- Water sensitive urban design including methods for water collection and reuse.
- The management of any impacts on adjoining land associated with the horse racing and training facilities including noise, dust, traffic, hours of operation, night-lighting, light spill, effect on the privacy of adjoining properties, solar access, and glare.
- The management of impacts, if any, during the construction and carrying out of works, including dust, noise, litter, traffic and other amenity impacts.
- The management of areas identified in the reference document for future use and development.

CARDINIA PLANNING SCHEME**Use of land for a Dwelling**

A permit may only be granted to use land for the purposes of a Dwelling if:

- The use is in conjunction with the business of horse training.
- Training facilities have been constructed on the land or a permit has been issued to construct training facilities associated with the dwelling.
- The occupier is a 'Trainer' within the meaning of the Australian Rules of Racing, as amended from time to time, or is an employee of a Trainer. For the avoidance of doubt, a dwelling may only be occupied by a horse Trainer or employee of a Trainer together with their domestic partner and any dependents.
- There is only one dwelling on a lot.
- The dwelling can be connected to a reticulated sewerage system or if not available, the waste water can be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- The dwelling can be connected to a reticulated potable water supply or is able to have an alternative potable water supply with adequate storage for domestic use as well as for firefighting purposes.
- The dwelling can be connected to a reticulated electricity supply or have an alternative energy source.
- The permit is issued for a dwelling subject to a condition requiring the owner to enter into an agreement with the responsible authority under section 173 of the *Planning and Environment Act 1987* that provides for or requires that:
 - The land on which the dwelling is located must be used for the purposes of horse training and horse stables;
 - The land may be used for the purposes of a dwelling only if:
 - It is in conjunction with horse training and horse stables.
 - It is occupied by a 'Trainer' within the meaning of the Australian Rules of Racing or an employee of a Trainer'. A horse 'Trainer' may occupy the dwelling together with their domestic partner and any dependants.
 - There is only one dwelling on a lot.
 - Ongoing management arrangements of private property and common property.

3.0

10/06/2021
C254card

Subdivision

A permit is required to subdivide land.

A permit may only be granted to subdivide land if:

- The racetrack and training track have been constructed or are under construction on the site.

The subdivision is generally in accordance with Clause 6.

- Each lot to be created is at least 0.4 hectares in area.
- The permit is issued subject to a condition requiring the owner to enter into an agreement with the responsible authority under section 173 of the *Planning and Environment Act 1987* that provides for or requires that:
 - The land must be used for the purposes of horse training and horse stables.

CARDINIA PLANNING SCHEME**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The layout of the subdivision, suitability of the location of the horse training facilities on the site and access arrangements.
- The location and design of existing and proposed infrastructure services including gas, water, drainage, telecommunications and sewerage facilities which minimise the visual impact on the landscape.
- The Environmental Management Plan approved in accordance with clause 2.0.
- The integration of the subdivision with other use and development on the site.

4.0

10/06/2021
C254card

Buildings and works

A permit is required to construct a building or construct or carry out works.

All buildings and works must be generally in accordance with Clause 7.

No buildings and works (other than associated with the racetrack) are to be located within 100 meter of the Nar Nar Goon-Longwarry Road.

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Demonstrated compliance with the Environment Management Plan approved under clause 2.0 to the schedule.
- A plan drawn to scale and dimensioned which shows:
 - The boundaries and dimensions of the site.
 - The location and names of adjoining roads.
 - The layout of existing and proposed buildings and works.
 - The location of access ways, internal vehicle road network, vehicle parking and loading areas.
 - The location, layout and planting schedule for all landscape areas.
 - Elevations detailing facade articulation and external materials, colours and finishes.
 - Stages, if any, in which the land is to be developed.
- A written summary of the proposed uses of the building, including, but not limited to, days and hours of operation and staffing levels.
- Transport of materials, goods or commodities to or from the land.
- Emission of noise, artificial light, vibration, dust, waste water, or waste products.

5.0**Signs**

10/06/2021
G254card Proposed C283card None specified.

**6.0****Decision guidelines**

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, the responsible authority must consider, as appropriate:

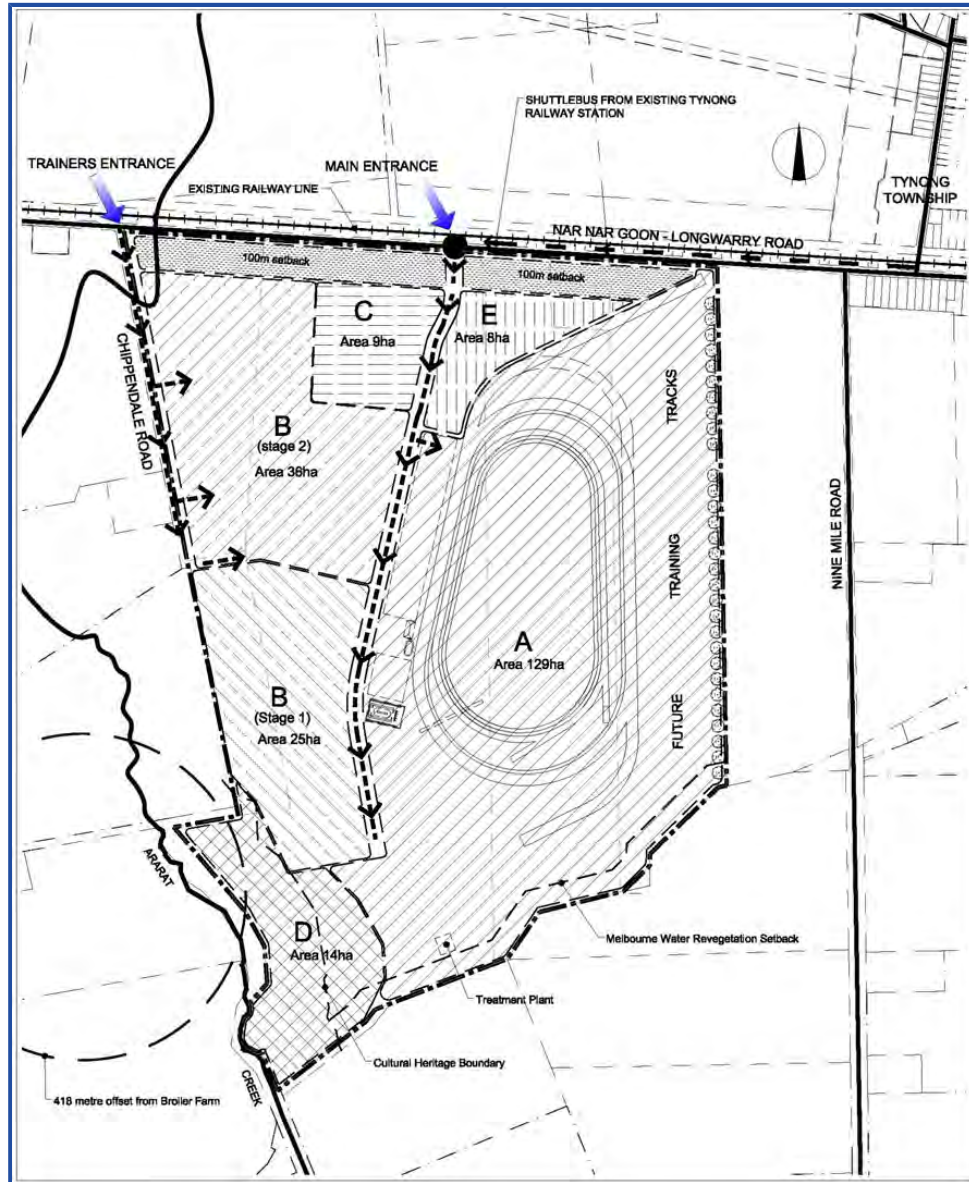
CARDINIA PLANNING SCHEME

- The Environmental Management Plan approved in accordance with clause 2.0.
- The impact of the use, building, works or subdivision on the existing and surrounding land uses and whether it supports the values of the surrounding green wedge land.
- The location and extent of any buildings and works with respect to the natural environment, landscape values, vistas and water features and the measures to be undertaken to minimise any adverse impacts.
- The design of buildings, works and landscape treatment.
- The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.
- The location and design of proposed infrastructure services which minimises the visual impact on the landscape.
- The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific significance or of natural scenic beauty or importance.
- The location and design of existing and proposed roads, site access and parking and their impact on the landscape and impact of the use and subdivision to the extent which traffic generation may require additional traffic management programs to be initiated.

CARDINIA PLANNING SCHEME

7.0 Tynong Racecourse and Training Facilities

Map 1 to Schedule 3 to Clause 37.01



CARDINIA PLANNING SCHEME

Table 1 to Schedule 3 to Clause 37.01

Land Use	Precinct & Approx Land Area	Road Access, Connectivity, Parking, Public Transport	Internal Movement Network, Integration Principles
<ul style="list-style-type: none"> Racecourse Car park Mounting yard Grandstand /Administration Float park Access tunnel 	Precinct A Land area 129ha	<ul style="list-style-type: none"> Minimum car spaces 2500. Car Parking for racing facilities to be all weather. Access to car park directly at main entrance at Longwarry Road. Shuttle bus route initially from Tynong Station until rail station for racing events established as and when required, but beyond immediate planning. 	<ul style="list-style-type: none"> Race day access for patrons via main entrance ensures separation of horse float access from spectator access essential for safety criteria.
Dwelling (other than a Bed and breakfast) <ul style="list-style-type: none"> Dwellings (Trainer Allotments) <ul style="list-style-type: none"> Lot sizes 0.4ha-0.8ha Stage 1 Trainers Lots (20 lots) Stage 2 Trainers Lots (50-100 lots) 	Precinct B Land area 61ha	<ul style="list-style-type: none"> Access for both race day horse floats and trainers facilities via Chippendale Road entrance as indicated. Bus route and Patrons entrance via main entrance at Longwarry Road. 	<ul style="list-style-type: none"> Access for both horse floats via Chippendale Road and trainers allotments ensures separate connectivity to track and stripping stalls for both external and internal horse access.
Ancillary Activities: <ul style="list-style-type: none"> Residential hotel Function and conference centre 	Precinct C Land area 9ha	<ul style="list-style-type: none"> Ancillary and equine related facilities to have designated parking at each facility. Access to ancillary facilities to be made through main entrance. Any heavy duty vehicles/horse floats via Chippendale Road to ensure segregation from patrons/spectator vehicles. 	<ul style="list-style-type: none"> Access to be used for residential hotel/exhibition centre. Located centrally between the racetrack and associated facilities and Longwarry Road to aid ease of access from public/race goers.
Environment <ul style="list-style-type: none"> Flora / Fauna habitat Wetlands Water harvesting Growling Grass Frog habitat 	Precinct D Land area 14ha	<ul style="list-style-type: none"> Vehicular access via main entrance and internal road network. 	<ul style="list-style-type: none"> Area provides for integrated water treatment/recycling as part of a precinct wide environmental management plan strategy.
Future Development (examples) <ul style="list-style-type: none"> Veterinary Centre Horse sales Feed merchant Recycled manure sales 	Precinct E Land area 8ha	<ul style="list-style-type: none"> Future development access to be via Longwarry Road, either directly from racing entrance or via a service road as and when required subject to traffic. Development to have appropriate road frontage treatment, vegetation and/or screening along Longwarry Road. 	<ul style="list-style-type: none"> As a related and integrated service area, this site will provide access directly to Tynong/Nar Nar Goon as well as internal access to the site.

CARDINIA PLANNING SCHEME

Land Use	Precinct & Approx Land Area	Road Access, Connectivity, Parking, Public Transport	Internal Movement Network, Integration Principles
Agriculture (other than Animal keeping and Intensive animal husbandry Domestic animal husbandry, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery and Racing dog husbandry and Racing dog training)	Setback land area 11ha (100m setback to Longwarry Road)	<ul style="list-style-type: none"> To be used for landscaping, horse spelling and a variety of agricultural uses. 	<ul style="list-style-type: none"> N/A

CARDINIA PLANNING SCHEME

10/06/2021
C254card**SCHEDULE 3 TO CLAUSE 37.02 COMPREHENSIVE DEVELOPMENT ZONE**Shown on the planning scheme map as **CDZ3****RACECOURSE ROAD, PAKENHAM COMPREHENSIVE DEVELOPMENT PLAN****Land**

A 17.86ha parcel of land located on the east side of Racecourse Road, Pakenham immediately south of the Pakenham Creek drainage reserve.

Purpose

To facilitate the use and development of the land for residential purposes, including retirement accommodation, generally in accordance with the Racecourse Road, Pakenham Comprehensive Development Plan, October 2010.

To provide for the development of a quality residential development integrated with landscaped open space.

To provide for effective stormwater management in accordance with water sensitive urban design principles and Melbourne Water requirements.

To ensure that the use and development of the land address potential noise and odour emissions from the industrial precinct to the south and west of the land.

To ensure the orderly staging of construction and development.

To ensure that provision is made for the protection and enhancement of habitat for the Growling Grass Frog (*Litoria raniformis*).

1.0**Table of uses**04/12/2023
VG247 Proposed C283card**Section 1 - Permit not required**

Use	Condition
Animal keeping Domestic animal husbandry (other than Animal Domestic animal boarding)	Must be no more than 2 animals.
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Bed and breakfast	No more than 6 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Dependent person's unit	Must be the only dependent person's unit on the lot.
Home based business	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2
Place of worship	Must be no social or recreation activities.

CARDINIA PLANNING SCHEME

Use	Condition
	The gross floor area of all buildings must not exceed 180 square metres.
	The site must not exceed 1200 square metres.
	The site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Railway	
Search for stone	Must not be costeaning or bulk sampling.
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 – Permit required

Use	Condition
Accommodation (other than Bed and breakfast and Dependent person's unit)	
Agriculture (other than Animal keeping <u>Apiculture</u> , Animal training, Apiculture, Horse stables, and Intensive animal husbandry <u>Domestic animal husbandry, Horse riding school, Horse stables, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery and Racing dog training</u>)	
Animal keeping <u>Domestic animal husbandry</u> (other than Animal <u>Domestic animal boarding</u>)- If the Section 1 condition is not met	Must be no more than 5 animals.
Car park	Must be used in conjunction with another use in Section 1 or 2.
Car wash	The site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Convenience Shop	
Food and drink premises	
Leisure and recreation (other than Informal outdoor recreation and Motor racing track)	
Market	
Medical centre	
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)	
Place of assembly (other than Amusement parlour, Carnival, Circus, Nightclub, and Place of worship)	
Plant nursery	

CARDINIA PLANNING SCHEME

Use	Condition
Service station	
Store	Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use	
Adult sex product shop	
Amusement parlour	
Animal boarding <u>training</u>	
Animal training	
Cinema based entertainment facility	
<u>Domestic animal boarding</u>	
Extractive industry	
Horse stables <u>riding school</u>	
<u>Horse stables</u>	
Industry (other than Automated collection point and Car wash)	
Intensive animal husbandry <u>production</u>	
Motor racing track	
Nightclub	
Office (other than medical centre)	
<u>Pig farm</u>	
<u>Poultry farm</u>	
<u>Poultry hatchery</u>	
<u>Racing dog training</u>	
Restricted retail premises	
Retail premises (other than Convenience shop, Food & drink premises, Market and Plant nursery)	
Saleyard	
Transport terminal	
Warehouse (other than Store)	

CARDINIA PLANNING SCHEME**2.0**10/06/2021
C254card**Use of land****Exemption from notice and review**

An application to use land generally in accordance with the Racecourse Road, Pakenham Comprehensive Development Plan, October 2010 is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

3.010/06/2021
C254card**Subdivision****Exemption from notice and review**

An application to subdivide land generally in accordance with the Racecourse Road, Pakenham Comprehensive Development Plan, October 2010 is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

4.010/06/2021
C254card**Buildings and works****Exemption from notice and review**

An application to develop land generally in accordance with the Racecourse Road, Pakenham Comprehensive Development Plan, October 2010 is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

5.0**Permit requirements**

The use, development and subdivision of the land must be generally in accordance with the Racecourse Road, Pakenham Comprehensive Development Plan, (October 2010) and must meet the following requirements:

- Prior to the use, development or subdivision of the land for residential purposes, the owner of the land must enter into an agreement with the responsible authority (and any other relevant party) under Section 173 of the Planning and Environment Act 1987 to provide for measures to control noise and odour emissions from nearby industrial operations to an acceptable level specified under the relevant State Environment Protection Policy. The agreement must also provide for obligations for the ongoing maintenance of the measures specified in the agreement.
- The development must provide for landscape improvements to the Pakenham Creek drainage reserve to the north of the land, including the provision of a pedestrian and bicycle path.
- Prior to the use, development or subdivision of the land for residential purposes, the owner of the land must enter into an agreement with the responsible authority (and any other relevant party) under Section 173 of the Planning and Environment Act 1987 to ensure that the proposed wetlands and habitat are designed, retained and managed for the requirements of the Growling Grass Frog (*Litoria raniformis*).

6.0**Application requirements**

An application to use, subdivide or develop land for residential, commercial or mixed use purposes must be accompanied by, as appropriate:

- A report detailing the extent to which the proposal advances the purpose of this schedule.
- A report detailing the consistency between the proposal and the Racecourse Road, Pakenham Comprehensive Development Plan, October 2010.

CARDINIA PLANNING SCHEME

- A report detailing the extent to which the development layout manages the interface with adjoining land, including the rail line to the south and industrial uses to the south and west.
- A report prepared by a suitably qualified civil engineer providing details of necessary engineering works to provide for stormwater management and the application of water sensitive urban design principles in accordance with Melbourne Water requirements.
- A report prepared by a suitably qualified acoustic engineer which considers the implications of any noise emissions from the rail line to the south and the industrial precinct to the south and west of the land on the amenity of future residents and specifies any necessary measures to address amenity implications.
- A report prepared by a suitably qualified environmental scientist/engineer which considers the implications of odour emissions from the industrial precinct to the south and west of the land on the amenity of future residents and specifies any necessary measures to address amenity implications.
- A report prepared by a suitably qualified traffic engineer addressing arrangements for vehicle access to Racecourse Road, internal access way layout and connections to neighbouring properties.
- A report prepared by a suitably qualified person detailing the extent to which the development layout provides for the retention of remnant vegetation and manages flora and fauna habitat, including that of the Growling Grass Frog.
- A management plan prepared by a suitably qualified person which addresses the protection and ongoing management of the Growling Grass Frog. The management plan must address, but not be limited to, the following issues:
 - Details of wetland design and construction (including the proposed water source).
 - Pollution management (including that from roads, pesticides and fertilisers).
 - Management actions to be undertaken, including a schedule for implementation.
 - Salvage of Growling Grass Frogs, in the event that they are located upon commencement of earthworks.
 - A proposed monitoring program.
 - Management of pest plants and animals, in particular Mosquito Fish, and contingency arrangements in the event that Mosquito Fish are detected.
 - Proposed public education about the Growling Grass Frog and the danger of introducing fish to the wetlands.
- A plan that details how the proposal will meet the requirements of Net Gain.
- Plans drawn to scale which show:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - All driveways, car parks, pedestrian paths and loading areas.
 - Proposed landscape areas.
 - All external storage and waste treatment areas.
 - Areas not required for immediate use.

CARDINIA PLANNING SCHEME

- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, and vehicle parking and loading areas.
- A landscape concept which includes a description of vegetation to be planted, the surfaces to be constructed, site works specifications and the method of preparing, draining, watering and maintaining the landscape area.

7.0**Decision guidelines**

Before deciding on an application to develop land, the responsible authority must consider, as appropriate:

- The extent to which the proposal advances the purpose of this schedule.
- The consistency between the proposal and the Racecourse Road, Pakenham Comprehensive Development Plan, (October 2010).
- The extent to which the development layout manages the interface between the site and adjoining land, including the rail line to the south and industrial uses to the south and west.
- The extent to which the development layout provides for the retention of remnant vegetation and manages flora and fauna habitat, including that of the Growling Grass Frog.
- The effect of the proposal on the amenity of the area.
- The views of Melbourne Water.
- The views of the Environment Protection Authority.
- The views of the Department of Sustainability and Environment.
- The orderly development of land, including management of traffic, car parking, the provision of pedestrian ways and open space.
- The overall objective of achieving an integrated development in a neighbourhood setting that has been master planned to provide a sympathetic, distinctive and attractive urban design.
- The extent to which the proposal meets the requirements of Net Gain.
- The following design objectives for the land:
 - To create a quality living environment.
 - To enhance safety and movement on the surrounding road network.
- To provide for integration of the development with the pedestrian and cycle networks in the locality.
- To provide for attractive and distinctive public or common spaces and streetscapes.
- To limit development generally to two storeys.
- To protect and improve the amenity of neighbouring residential areas.
- To contribute to the improvement of on-site and off-site local stormwater drainage systems, including significant stormwater retention within the buffer areas.
- To facilitate the provision of appropriate landscaping in the buffer areas and the adjoining Pakenham Creek drainage reserve and throughout the development.
- To optimise opportunities for energy efficient and water sensitive urban design.

8.0

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Signs

Sign requirements are at Clause 52.05. All land located within this Schedule to this zone is in Category 3.

CARDINIA PLANNING SCHEME

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C254card

SCHEDULE 4 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ4**.

SPECIAL USE ZONE GROWTH AREAS (CARDINIA ROAD EMPLOYMENT PRECINCT)**Purpose**

To implement the Municipal Planning Strategy and the Planning Policy Framework including the local planning policies.

To manage the transition of non-urban land into an urban land context in accordance with the *Cardinia Road Employment Precinct Structure Plan* (September 2010).

To identify land within a growth area where the Growth Areas Infrastructure Contribution is not applicable.

To provide a range of uses and the development of land in accordance with the *Cardinia Road Employment Precinct Structure Plan* (September 2010).

1.0

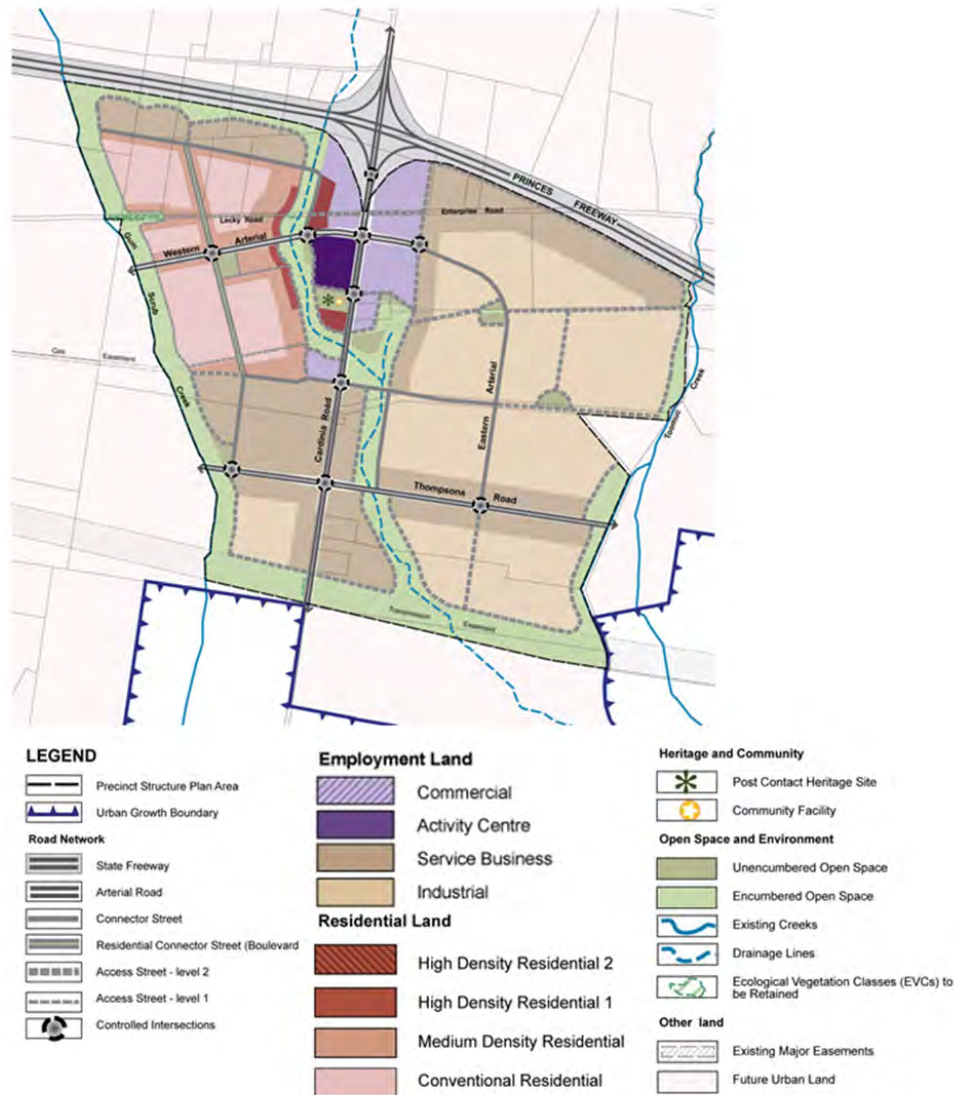
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The Plan

Plan 1 shows the future urban structure proposed in the Cardinia Road Employment Precinct Structure Plan (September 2010).

CARDINIA PLANNING SCHEME

Plan 1 to Schedule 4 to Clause 37.01



CARDINIA PLANNING SCHEME

2.0 Use and development04/11/2010
C130**2.1 The land**10/06/2021
C254card

The use and development provisions specified in this schedule apply to the land shown in Plan 1 of this Schedule and shown as Special Use Zone 4 on the planning scheme maps.

2.2 Table of uses04/12/2023
VG247 Proposed C283card**Section 1 - Permit not required**

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Search for stone	Must not be costeaning or bulk sampling.
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Emergency services facility	Must not be located on land reserved under the <i>National Parks Act 1975</i> .
Renewable energy facility (other than Wind energy facility)	Must meet the requirements of Clause 53.13.
Wind energy facility	Must not be located on land reserved under the <i>National Parks Act 1975</i> . Must meet the requirements of Clause 52.32.
Utility installation (other than Minor utility installation and Telecommunications facility)	Any gas holder, or sewerage or refuse treatment or disposal works, must be at least 30 metres from land (not a road) which is designated for residential use in Plan 1, or shown as Activity Centre or Commercial.
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation

CARDINIA PLANNING SCHEME

Use

Agriculture

Cemetery

Freeway service centre

Industry (other than Automated collection point)

Leisure and recreation (other than Informal outdoor recreation)

Intensive animal husbandry

Office

Place of assembly (other than Amusement parlour, Exhibition centre, Function centre, Hall, Library, Nightclub, Restricted Place of Assembly)

Recreational boat facility

Retail premises

Saleyard

Warehouse

Winery

Use of land

The use of land must be generally in accordance with the Cardinia Road Employment Precinct Structure Plan (September 2010).

2.304/11/2010
C130**Permit Requirements****Specific provisions – Removal of existing waterbodies**

A permit is required to remove any existing waterbody, including dams and wetlands.

3.004/11/2010
C130**Application requirements****Subdivision of land**

All applications for subdivision must be accompanied by the following information to the satisfaction of the responsible authority:

- Details of the proposed use and development of each part of the land.
- A table setting out the amount of land allocated for the proposed uses.
- The staging of road network development within the subject land.
- A plan showing proposed encumbered and unencumbered open space areas including land designated as 'waterways - drainage corridors' in Plan 11 of the *Cardinia Road Employment Precinct Structure Plan (September 2010)*, and a description of role and purpose to the satisfaction of Melbourne Water and the responsible authority.
- A site assessment of the land by a suitably qualified environmental professional including:
 - detail of the nature of the previous and existing land use/activities on the land;
 - an assessment of the potential level and nature of contamination on the land.
 - advice on whether the environmental condition of the land is suitable for the proposed use/s and whether an environmental audit of all, or part, of the land is recommended having regard to the Potentially Contaminated Land General Practice Note June 2005, DSE.

CARDINIA PLANNING SCHEME

Specific Requirements – Lot 1 TP542938 (PSP Property Number 22)

Any application to remove Dam 38 on Lot 1 TP542938 (270 Cardinia Road, Officer South) must include written advice from the Department of Sustainability and Environment that it is satisfied there has been successful colonisation and breeding of Growling Grass Frogs (GGFs) (defined by the presence of metamorphs) at a minimum of one waterbody shown in Plan 13 of the *Cardinia Road Employment Precinct Structure Plan (September 2010)*.

4.004/11/2010
C130**Conditions for permits – general**

A planning permit must include a condition or conditions which ensure that any requirements or conditions set out in the *Cardinia Road Employment Precinct Structure Plan (September 2010)* are implemented as part of the planning permit or the plans endorsed under the permit.

Any permit granted for subdivision, or the construction of a building or the carrying out of works in respect of land where a Native Vegetation Precinct Plan has identified any native vegetation to be retained must contain the conditions set out in the Cardinia Road Employment Precinct Native Vegetation Precinct Plan.

Environmental Assessment of Potentially Contaminated Land

If an application for a permit includes a site assessment recommending an environmental audit of all or part of the land, then the permit must contain conditions that for that part of the land recommended for the audit;

1. Either:

- A certificate of environmental audit issued for the relevant land in accordance with Part 1XD of the *Environmental Protection Act 1970*, or
- A statement by an environmental auditor appointed under the *Environment Protection Act 1970*, in accordance with Part 1XD of that Act that the environmental conditions of the relevant land are suitable for a sensitive use (with or without conditions on the use of the site);

must be provided to the responsible authority before any building on the relevant land is occupied; and

2. If a statement by an environmental auditor is provided rather than a certificate of environmental audit and the statement indicates that the environmental conditions of the relevant land are suitable for a sensitive use subject to conditions, the owner of the land must enter into an agreement with the responsible authority under Section 173 of the *Planning and Environment Act 1987* before any building on the relevant land is occupied to provide for;

- ongoing compliance with all conditions in the Statement by the Environmental Auditor;
- the responsible authority's reasonable legal costs and expenses of drafting/reviewing and registering the agreement to be borne by the owner of the relevant land.

Construction Environmental Management Plan Requirements

A permit to use or subdivide land, or to construct a building or construct and carry out works must contain a condition that prior to the commencement of any buildings or works, Construction Environmental Management Plan (CEMP) is to be prepared.

The CEMP must specifically address significant flora and fauna, where the buildings or works are within:

- 50 metres of any native vegetation to be retained in the Cardinia Road Employment Precinct Native Vegetation Precinct Plan; and/or
- 200 metres of any waterbody (including creeks, drains, dams and wetlands) under the provisions of the Cardinia Road Employment Precinct Conservation Management Plan for GGF.

CARDINIA PLANNING SCHEME

The CEMP must address all requirements specified in section 4.5.6 of the *Cardinia Road Employment Precinct Structure Plan (September 2010)* and be to the satisfaction of the Department of Sustainability and Environment and the responsible authority.

Conservation Management Plan - Growling Grass Frog

Where a Conservation Management Plan (CMP) for GGF has been approved by the Secretary to the Department of Sustainability and Environment (DSE) and it applies to the land, any permit granted for subdivision or the construction of a building or the carrying out of works that directly or indirectly results in the destruction of habitat for the GGF must include the following conditions as appropriate:

- Prior to any works commencing within 100 metres of the edge of any waterbody which is to be retained, a highly visible fence is to be installed 20 metres from the edge of the waterbody.
- No dumping of soil or materials is to occur within 30 metres of any waterbody.
- No vehicle access is permitted within 30 metres of any waterbody.
- No polluted and/or sediment laden run-off is to be discharged directly or indirectly into drains or watercourses.
- Pollution or litter traps must be provided on the land at appropriate points along the drainage system or drainage lines.
- The actions which identify the responsible agent as the “landowner” in Table A2.1 of the CMP for the GGF must be implemented to the satisfaction of the Department of Sustainability and Environment.
- Water run-off from construction sites must be managed to maintain water quality of dams.
- A salvage and translocation plan must be prepared and implemented to the satisfaction of DSE and the responsible authority, in accordance with section 3.4.3 of the CMP, where:
 - construction of a building or carrying out of works is within 200 metres of an existing waterbody; or
 - an existing waterbody is being removed, as approved under the CMP.

4.1

04/11/2010
C130

Conditions for permits - subdivision

Any permit granted for subdivision must contain the following conditions as appropriate:

- At the time of subdivision, or other time as agreed with Melbourne Water, land shown as ‘waterways – drainage corridor’ in Plan 6 of the *Cardinia Road Employment Precinct Structure Plan (September 2010)* must be vested in Melbourne Water.
- At the time of subdivision, or other time as agreed with Cardinia Shire Council, land identified as ‘Project Land’ in the infrastructure funding agreement under Section 173 of the *Planning and Environment Act (1987)* for the Cardinia Road Employment Precinct must be vested in Cardinia Shire Council.
- Before the Statement of Compliance is issued under the *Subdivision Act 1988*, the applicant or owner must make a financial contribution to Melbourne Water to fund the management and maintenance of waterways to fulfil the requirements of the CMP for GGF.

5.0

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C254card

Signs

The following sign controls apply:

CARDINIA PLANNING SCHEME

Land (shown in Plan 1)	Sign Requirements
Land shown as Open Space, community facilities or other public use	Category 3

CARDINIA PLANNING SCHEME

10/06/2021
C254card**SCHEDULE 6 TO CLAUSE 37.01 SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ6**.**PRIVATE EDUCATION FACILITY****Purpose**

To provide for areas in private ownership to be used for an education centre.

To ensure that the use and development of these facilities takes place in an orderly and proper manner and does not cause loss of amenity to the neighbourhood.

1.0**Table of uses**04/12/2023
VG247 Proposed C283card**Section 1 - Permit not required**

Use	Condition
Accommodation	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority. Must be in conjunction with use of the land for an education centre.
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Car park	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority.
Child care centre	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority.
Education centre	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority.
Home based business	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor sports and recreation facility	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority.
Place of worship	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority.
Railway	
Search for stone	Must not be costeaning or bulk sampling.
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

CARDINIA PLANNING SCHEME

Section 2 - Permit required

Use	Condition
Agriculture (other than Animal keeping , Animal training , Apiculture training, Apiculture, Domestic animal husbandry, Horse riding school, Horse stables, and Intensive animal husbandry Intensive animal production, Pig farm, Poultry farm and Poultry hatchery)	
Animal keeping Domestic animal husbandry (other than Animal Domestic animal boarding)	
Car wash	
Market	
Convenience shop	
Food and drink premises	
Leisure and recreation (other than Minor sports and recreation facility and Motor racing track)	
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)	
Office	The leasable floor area must not exceed 500 square metres.
Place of assembly (other than Amusement parlour, Nightclub, and Place of worship)	
Plant nursery	
Racing dog husbandry (other than Racing dog training)	
Store	
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation – if the Section 1 condition is not met
Amusement parlour
Animal Domestic animal boarding
Animal training
Cemetery
Crematorium
Extractive industry
Horse stables riding school

CARDINIA PLANNING SCHEME

UseHorse stables

Industry (other than Automated collection point and Car wash)

Intensive animal ~~husbandry~~ production

Motor racing track

Nightclub

Pig farmPoultry farmPoultry hatcheryRacing dog training

Retail premises (other than Market, Convenience shop, Food and drink premises, and Plant nursery)

Saleyard

Service station

Transport terminal

Warehouse (other than Store)

2.010/06/2021
C254card**Use of land****Application requirements**

The following application requirements apply to an application for a permit to use land under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Any master plan for the site prepared to the satisfaction of the responsible authority.
- The purpose of the use and the types of activities that will be carried out.
- The likely effects, if any, on adjacent land including noise levels, traffic and hours of operation.

Exemption from notice and review

An application to use land that is in accordance with a master plan prepared to the satisfaction of the responsible authority is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The effect that the proposed use may have on existing uses.
- The effect that the proposed use may have on the amenity of the neighbourhood.

3.010/06/2021
C254card**Subdivision**

A permit is required to subdivide land.

Each lot must be at least the area specified for the land in a schedule to this zone. If no area is specified, each lot must be at least 40 hectares.

CARDINIA PLANNING SCHEME

A permit may be granted to create smaller lots if any of the following apply:

- The subdivision is the re-subdivision of existing lots, the number of lots is not increased, and the number of dwellings that the land could be used for does not increase. An agreement under Section 173 of the Act must be entered into with the owner of each lot created which ensures that the land may not be further subdivided so as to increase the number of lots. The agreement must be registered on title. The requirement to enter into an agreement only applies to a lot which could be further subdivided in accordance with this scheme.
- The subdivision is by a public authority or utility service provider to create a lot for a utility installation.

4.0

10/06/2021
C254card

Buildings and works**Permit requirement**

No permit is required to construct a building or construct or carry out works for the following:

- Pathways, trails, seating, picnic tables, drinking taps, shelters, barbeques, rubbish bins, security lighting, irrigation, drainage or underground infrastructure.
- Playground or sporting equipment.
- Planting or landscaping.

Application requirements

The following application requirements apply to an application for a permit to construct a building or construct or carry out works under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Any master plan for the site prepared to the satisfaction of the responsible authority and the requirements of the Roads Corporation.
- A plan, drawn to scale, which shows:
 - The boundaries and dimensions of the site.
 - Relevant ground levels.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.
 - The layout and use of existing and proposed buildings and works including driveways and car parking and loading areas.
 - Elevation drawings indicating the colour and materials of all proposed buildings and works.
 - Construction details of all drainage works, driveways and car parking and loading areas.
 - Details of existing and proposed landscaping.

An application to use or develop land within 200 metres of a gas pipeline must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause unless in the opinion of the responsible authority the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the Department of Primary Industries.

CARDINIA PLANNING SCHEME**Exemption from notice and review**

An application to construct a building or construct or carry out works that is in accordance with a master plan prepared to the satisfaction of the responsible authority is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Decision guidelines

The following decision guidelines apply to an application for a permit to construct a building, construct or carry out works under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The interface with adjoining land, especially the relationship with residential areas.
- The appearance and bulk of buildings having regard to the adjoining land, especially the relationship with residential areas.
- The effect of the proposed buildings and works on the amenity of the neighbourhood, including the effects of noise, lighting, overshadowing and privacy.
- The provision of land for landscaping and beautification.
- The location and type of access to the site.
- The views of the Roads Corporation where there is a change in the intensity of the use or a change in access arrangements for the site that could impact on the operation of a Roads Corporation managed road.
- The provision for car parking.
- The movement of vehicles providing for supplies, waste removal, emergency services and public transport.
- Loading and service areas.
- The safe movement of pedestrians and cyclists across nearby road and rail corridors including at rail level crossings.
- The need for the preparation and implementation of a traffic management plan to the requirements of the Roads Corporation and to the satisfaction of the responsible authority.

5.0

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Signs

None specified.

CARDINIA PLANNING SCHEME

10/06/2021
C254card**SCHEDULE 7 TO CLAUSE 37.01 SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ7**.**SOUTH EAST FOOD PRODUCTION, EXPORT AND EMPLOYMENT NODE****Purpose**

To enhance the local, national and global market competitiveness of food production within the South-East region.

To provide for an integrated supply chain enabling the use and development of the site for co-location of food processing facilities.

To provide for the continued use of land for abattoir purposes as well as the use and development of land for food production through the co-location of other uses.

To protect the area from the encroachment of sensitive land uses.

To promote food security and sustainable agriculture in the region.

1.0**Table of uses**04/12/2023
VG247 Proposed C283card**Section 1 - Permit not required**

Use	Condition
Agriculture (other than Animal keeping, Animal training and Aquaculture <u>training, Aquaculture, Domestic animal husbandry, Horse riding school, Racing dog husbandry</u>)	
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Car park	
Carnival	Must meet the requirements of 'A Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
Circus	Must meet the requirements of 'A Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
Industry (other than Automated collection point)	Must be associated with primary production and food processing facilities on the land or adjacent land
Mineral exploration	
Manufacturing sales	
Milk depot	
Mining	Must meet the requirements of Clause 52.08
Minor utility installation	

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Use	Condition
Natural systems	
Primary produce sales	
Road	
Rural store	
Telecommunications facility	
Warehouse (other than Fuel depot, Mail centre, Shipping container storage and Boat and caravan storage)	Must be associated with primary production or must be associated with food processing facilities on the land or adjacent land
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Caretaker's house	
Office	Must be associated with primary production and food processing facilities on the land or adjacent land
Shipping container storage	Must be associated with primary production and food processing facilities on the land or adjacent land
Transport Terminal	Must be associated with primary production and food processing facilities on the land or adjacent land
Utility Installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation (other than Caretaker's house)
Art and Craft Centre
Cinema based entertainment facility
Crematorium
Education Centre (other than Employment training centre)
Funeral parlour
Hospital
Industry (other than Automated collection point) - if the Section 1 condition is not met
Leisure and recreation (other than Minor sports and recreation facility)
Place of Assembly
Retail premises (other than Manufacturing sales, Primary produce sales)
Recreational boat facility

CARDINIA PLANNING SCHEME

Use**Service station****Warehouse (other than Shipping container storage) - if the Section 1 condition is not met****2.0 Requirement before a Permit is Granted**

A permit must not be granted to use or subdivide land, construct a building or construct or carry out works (other than minor works) until a Master Plan has been prepared to the satisfaction of the Responsible Authority.

The Responsible Authority can consider an application for minor works before a Master Plan has been approved. All proposals for minor works must be accompanied by a report demonstrating that they will not prejudice the future development of the land in an integrated manner.

3.0 Master Plan

A Master Plan must be prepared to the satisfaction of the Responsible Authority.

A Master Plan may be prepared in stages.

A Master Plan may be amended to the satisfaction of the Responsible Authority.

A Master Plan may be approved with or without conditions.

Requirements for Master Plan

The Master Plan must show or describe as appropriate:

- Existing natural and built features of the land including topography, vegetation, buildings, other works, utility services, drainage lines and watercourses.
- The relationship to existing and proposed surrounding development.
- A plan indicating the type of existing native vegetation and any areas where it is proposed to remove native vegetation.
- A flora and fauna assessment, including consideration of Growling Grass Frog habitat, and responses to that assessment.
- An environmental management plan for the site.
- All buildings and facilities established in a manner which does not cause loss of amenity to, and is consistent with, surrounding land uses.

4.0

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Use of land**Application requirements**

The following application requirements apply to an application for a permit to use land under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The type and quantity of goods to be stored, processed or produced.
- How land not required for immediate use is to be maintained.
- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
- Whether a notification under the *Occupational Health and Safety (Major Hazard Facilities) Regulations 2000* is required, a licence under the *Dangerous Goods Act 1985* is required, or a

CARDINIA PLANNING SCHEME

fire protection quantity under the *Dangerous Goods (Storage and Handling) Regulations 2000* is exceeded.

- The likely effects, if any, on the neighbourhood, including:
 - Noise levels.
 - Air-borne emissions.
 - Emissions to land or water.
 - Traffic, including the hours of delivery and dispatch.
 - Light spill or glare.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposed use is generally in accordance with the Master Plan
- The effect that the use may have on nearby existing or proposed uses, having regard to any comments or directions of the referral authorities.
- The interface with adjoining land.
- The provision of land for landscaping and beautification.
- Any impact on flora and fauna found on the land, and the response to any flora and fauna assessment undertaken for the land.
- The effect that nearby industries may have on the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.
- The provision for car parking.
- The movement of vehicles providing for supplies, waste removal, emergency services and public transport.
- Loading and service areas.

5.0

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Subdivision

A permit is required to subdivide land.

Decision Guidelines

A permit may only be granted to subdivide land if:

- The subdivision is generally in accordance with the Master Plan.
- Each lot to be created is at least 0.4 hectares in area.

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The layout of the subdivision;
- Site access arrangements;

CARDINIA PLANNING SCHEME

- The impact of the subdivision on existing and future land uses;
- The location and design of existing and proposed infrastructure services including gas, water, drainage, telecommunications and sewerage facilities;
- The approved Master Plan.

6.0

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Buildings and works

A permit is required to construct a building or construct or carry out works.

All buildings and works must be generally in accordance with the Master Plan.

Application requirements

The following application requirements apply to an application for a permit to construct a building or carry out works under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan, drawn to scale, which shows:
 - The boundaries and dimensions of the site.
 - Relevant ground levels
 - Adjoining roads
 - The location, height and purpose of the proposed buildings and works and the relationship, if any, with existing buildings and works within with Master Plan area.
 - The layout and use of existing and proposed buildings and works including driveways and carparking and loading areas.
 - Elevation drawings indicating the colour and materials of all proposed buildings and works.
 - Construction details of all drainage works, driveways and car parking and loading areas.
 - Details of existing and proposed landscaping.
 - External storage and waste treatment areas.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Traffic impacts on the road network.
- The need to minimise any adverse impacts of siting, design, height, bulk and colours and materials to be used on landscape features
- The location and design of existing and proposed infrastructure services which minimise the visual impact on the landscape.
- The provision of land for landscaping and beautification.
- Any impact on flora and fauna found on the land, and the response to any flora and fauna assessment undertaken for the land.
- The views of the Roads Corporation where there is a change in access arrangements for the site that could impact on the operation of a Roads Corporation managed road.
- The need for the preparation and implementation of a traffic management plan to the requirements of the Roads Corporation and to the satisfaction of the responsible authority.

CARDINIA PLANNING SCHEME

- The movement of vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision for car parking.
- Interface with neighbouring sites.
- Location and adequacy of loading and service areas.
- Adequacy of lighting for security purposes and to avoid light spill off site.
- Stormwater discharge.

7.0 Exemption from notice and review

An application for subdivision, to use land, construct a building or construct or carry out works that is generally in accordance with the Master Plan is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

8.0

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Signs

A permit is not required to construct or display a sign on any land within the Master Plan area which is directed toward people attending the site and that cannot be seen from outside the facility. Sign requirements are at Clause 52.05. All land located within this schedule to this zone is in Category 3.

CARDINIA PLANNING SCHEME

26/04/2013
G162**SCHEDULE 14 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO14**.**170 MCDONALDS TRACK, LANG LANG****1.0**26/11/2009
G60**Requirement before a permit is granted**

A planning permit may be granted to use land, construct a building or construct or carry out works before a development plan has been approved to the satisfaction of the responsible authority. All proposals must be accompanied by a report demonstrating that they will not prejudice the future development of the land in an integrated manner.

2.026/11/2009
G60**Conditions and requirements for permits**

The following conditions and requirements apply to the subdivision and development of the land:

- A 300 metre buffer zone must be provided from the Lang Lang Sewage Treatment Plant title boundary to any odour sensitive use. Any food and drink premise, café, convenience restaurant, office (other than ancillary to an industry or warehouse), restricted retail (bulky goods), place of assembly, place of worship and childcare centre must not be located in the 300 metre buffer zone unless to the requirements of South East Water and the satisfaction of the responsible authority.
- Prior to the commencement of any use or development, Aquatic surveys, particularly targeting Australian Grayling, Dwarf Galaxias and Growling Grass Frogs must be carried out to the requirements of the Department of Sustainability and Environment and satisfaction of the responsible authority.
- Access to and egress from the site must utilise existing cleared areas along the road reserve. If removal of roadside vegetation is unavoidable, only the minimal amount to allow access to the site may be removed. If minimal clearance of native vegetation on the roadside is deemed necessary, a targeted fauna survey for the Southern Brown Bandicoot must be conducted to the requirements of the Department of Sustainability and Environment and the satisfaction of the responsible authority. (This threatened species is known to occur along roadside vegetation in this area. The proposal may need to be referred to Environment Australia under the *Environment Protection and Biodiversity Conservation Act 1999*, as the Southern Brown Bandicoot is listed as threatened under this Act).
- Best practise sedimentation control and stormwater treatment must be provided during and subsequent to construction to ensure minimisation of impacts on Adams Creek to the satisfaction of the responsible authority.
- Roadway design and the provision of fire services within the residential area must be to the requirements of the Country Fire Authority guideline "Requirements for Water Supplies and Access for Subdivisions in Residential 1 and 2 and Township Zones" and to the satisfaction of the responsible authority.
- Roadway design and the provision of fire services within the industrial area must be to the requirements of the Country Fire Authority's "Water Supplies and Access for Subdivisions in Industrial Zones" and to the satisfaction of the responsible authority.

3.026/11/2009
G60**Requirements for development plan**

The development plan must demonstrate and/or contain the following to the satisfaction of the responsible authority:

Subdivision Layout

An indicative lot layout for the whole site covered by the schedule showing:

CARDINIA PLANNING SCHEME

- The size and dimensions of lots.
- The location of vehicle crossings.
- The arrangement of the pedestrian/bicycle and road network.
- Suitable provision of public open space to meet the local community needs.
- A subdivision design which creates an effective interface between the industrial-zoned land and residential-zoned land, including an appropriate buffer that may include open space, visual screening, streetscape or landscaping designs where appropriate.
- A subdivision design which must protect scattered native trees on site.

Staging

- Details on the staging of the subdivision and anticipated timing of development.

Land Use

- The proposed use and development of each part of the land.
- Details on the proposed range of housing types and lot sizes.
- An explanatory statement illustrating the demand for the range of lots provided.
- The residential subdivision must to the satisfaction of the responsible authority:
 - Maintain 80% of lots with sizes over 700 square metres.
 - Discourage small allotments of less than 600 square metres.
 - Avoid gated street formats.
 - Discourage cul-de-sacs, and if used, they should be connected through to another street by a wide reserve and path for safe pedestrian and bicycle access.
 - Maintain a sense of spaciousness within and between residential buildings by providing a building envelope on each lot that demonstrates a minimum side setback of 2.5 metres; minimum front setback of 7 metres or no less than the average setback of the adjoining two (2) dwellings; maximum building site coverage of 40% of the lot size and minimum lot width of 18 metres.
 - Develop a clear, legible road network that provides a high level of internal connectivity and external linkages for local vehicle, pedestrian and bicycle movements.
 - Maintain generous street, footpath and easement widths. Provide a minimum width for internal streets of 7.3 metres to allow for parking on either side and access for emergency vehicles.
 - Ensure protection and conservation of native vegetation.
- The relationship of the land to existing or proposed developments on adjoining land to achieve the integrated subdivision of the land in the area.

Transport

- A traffic management plan to be carried out to the satisfaction of the responsible authority, in consultation with Vic Roads showing arrangements for vehicle ingress and egress to the development, including the road layout, construction standards and traffic management.
- Convenient and safe pedestrian pathway networks and bicycle linkages within and leading to the development.
- Setting aside of land for a future 30 metre wide road reserve in consultation with Vic Roads, Cardinia Shire Council and the Department of Sustainability and Environment.

CARDINIA PLANNING SCHEME

- A subdivision design that addresses amelioration of amenity impacts of the 30 metre wide road reserve on residential and industrial zoned land, including the use of noise attenuation and visual screening where appropriate;
- A noise attenuation plan prepared by a suitably qualified acoustic consultant to the satisfaction of the responsible authority, in consultation with Vic Roads. The plan must provide recommendations for a noise attenuation treatment necessary to protect residential properties/developments from traffic noise from the future 30 metre wide road reserve to a level of 63 dB (A) L10 (18hours) or less, measured at the façade of habitable buildings;

Landscaping

- An indicative landscape plan must be prepared to the satisfaction of the responsible authority, demonstrating:
 - The location of landscaped areas
 - Details of any landscape themes for the site
 - The landscape design needs to incorporate a consistent streetscape theme
 - Consideration needs to be given to the surface finishes of pathways and driveways
 - Consideration needs to be given to using a majority of local indigenous species in all landscape plantings
 - An explanatory statement illustrating landscape maintenance of the site

Environment

- Investigations by a suitably qualified environmental professional to provide soil sampling and testing to fully assess the soil contamination status of the site;
- An Environmental Management Plan must be prepared and approved by the responsible authority, as a component of the subdivision application, indicating how Adams Creek and the native in-stream and riparian flora and fauna associated with it will be protected from runoff from future subdivision. A schedule for management actions should be included (including how the schedule will be implemented and who will be responsible for implementation);
- Water Sensitive Urban Design must be achieved in any development of the site and a Stormwater Management Plan should be prepared and approved by the responsible authority to show how nutrient, sediment and gross pollution from the development will be minimised and treated so that the water quality of Adams Creek (and subsequently Lang Lang River and Westernport) is not affected;
- Any native vegetation removal must comply with Victoria's Native Vegetation Management – A Framework for Action and Net Gain in extent and quality of vegetation, must be achieved through appropriate offsets and must be in accordance with any requirements of the Department of Sustainability and Environment. (note: a permit to take protected flora under the *Flora and Fauna Guarantee Act 1988* may be required, depending on the species proposed for removal);

Community Services/Infrastructure

- The provision of utility services infrastructure required to service the development and details of the arrangements for the provision of the infrastructure;
- Any other community services or infrastructure required for the development of the land identified by the responsible authority;

4.026/04/2013
6162**Expiry**

This schedule expires on 26 January 2014.

CARDINIA PLANNING SCHEME

24/02/2022
C240card**SCHEDULE 24 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO24**.**SIMS LANE KOO WEE RUP RESIDENTIAL PRECINCT****1.0**24/02/2022
C240card**Objectives**

- To integrate with the surrounding area by responding to the existing neighbourhood character, enhancing the public realm and existing road networks.
- To ensure choice and diversity of housing appropriate to the setting that achieves a high quality of amenity and urban design.
- To ensure the stormwater is managed on site up to the 1 in 100 year ARI storm event to pre-development flow rates.

2.024/02/2022
C240card**Requirement before a permit is granted**

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority if the responsible authority is satisfied that the permit will not prejudice the future integrated use and development of the land.

3.024/02/2022
C240card**Conditions and requirements for permits**

The following conditions and/or requirements apply to permits:

- Building envelopes that achieve the front and side building setbacks required by this schedule and the approved development plan are implemented in the form of a Restriction on the certified Plan of Subdivision, or through an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987, which is recorded on the Certificate of Title of the land. The owner of the land or permit holder must pay all reasonable costs of the preparation, execution and registration of the restriction or agreement, including the reasonable costs of the responsible authority.
- Construction of the internal road network to the satisfaction of the responsible authority, including upgrades to Sims Lane to a local access street with a sealed road, kerb and channel, 7.5 metre wide road pavement between invert of kerbs, and underground drainage.
- Before a statement of compliance is issued under the Subdivision Act 1988, the land owner must enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987 to provide for the bushfire requirements of this schedule and the approved development plan. The land owner must pay the reasonable costs of the preparation, execution, and registration of the Section 173 Agreement.

4.024/02/2022
C240card**Requirements for development plan**

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

The Development Plan must be generally in accordance with the Concept Plan labelled Figure 1 to this Schedule.

Subdivision Layout

- An indicative lot layout showing how the subdivision encourages a range of dwelling types to cater for a variety of housing needs and addresses the size, dimension and orientation of lots and includes:
 - The provision of a range of lot sizes.

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- The provision of 70 per cent of the lots greater than 700 square metres and range up to 1000 square metres.
- The avoidance of smaller lots of less than 600 square metres.
- Lots with a minimum width of 18 metres where possible.
- A transition to the green wedge land to the south through larger lots of greater than 1000 square metres.
- Lots addressing Supreme Close, Townley Road, Sims Lane and the green wedge land to the south.
- An indicative building envelope for each lot providing:
 - A minimum front setback of 7 metres or no less than the average setback of the adjoining two dwellings.
 - Minimum side and rear setbacks of 2.5 metres.
 - Setbacks for defensible space from bushfire where required.
- Provides either a minimum 12 metre wide looped service road or 10 metre wide tree reserve adjacent to the ~~Road Zone 1~~ Transport Zone 2 (Rossiter Road).
- Provides access to new lots facing Rossiter Road via an internal loop road that connects from Townley Road/Supreme Close to Sims Lane.
- Provides a perimeter road adjacent to the green wedge land to the south.
- Provides driveway access to new lots from Sims lane.
- No new vehicle crossovers or road access from Rossiter Road.

Staging

- Details on the anticipated sequencing and timing of development of the precinct including the delivery of roads and open space.

Environment and Landscaping

- An **Environmental Management Plan** that addresses vegetation and trees (including roadside vegetation) to be retained and how vegetation removal will be avoided, and if it cannot be avoided, how will it be minimised or offset, and measures to protect the trees which includes buffer and tree protection zones, and provides:
 - A **flora and fauna assessment** (including a habitat hectare assessment) of the site prepared to the satisfaction of the responsible authority.
 - Provides an assessment of the flora and fauna on site including Ecological Vegetation Classes.
 - Assesses suitable habitat for threatened species on site.
 - Provides a flora listing of each habitat patch.
 - An **arboricultural assessment** of all vegetation prepared by a suitably qualified person(s) that identifies any significant trees or vegetation on the land, any existing street trees, roadside vegetation and grassed road verges.
 - A targeted survey of threatened species (including but not limited to the Southern Brown Bandicoot) must be prepared where suitable habitat is found on site in consultation with the Department of Environment, Land, Water and Planning.
- A **Landscape Plan** showing:

CARDINIA PLANNING SCHEME

- The location, preservation and protection of significant trees/vegetation, existing street trees, roadside vegetation and grassed road verges. Including maintaining the long term, sustainable health and condition of existing vegetation to be retained.
- The location, preservation and protection of any threatened species.
- The location of landscaped areas.
- Details of any landscape themes.
- Landscape design incorporating a consistent streetscape theme.
- New plantings consistent with existing species of vegetation from connecting roads and reserves.
- The provision of street trees (minimum pot size of 45L when planted) for shade and aesthetic quality at an early stage of development – to be planted or bonded to the satisfaction of the responsible authority prior to Statement of Compliance of a subdivision.
- Defendable space for bushfire purposes in accordance with Table 6 of Clause 53.02 (Bushfire Planning) of the Cardinia Planning Scheme to ensure development is exposed to a radiant heat flux of less than 12.5 kilowatts/square metre. See CFA's publication 'Landscaping for Bushfire, Garden Design and Plant Selection' for assistance with plant selections within perimeter roads that are located within the defendable space.

Bushfire

- A **Bushfire Management Assessment**, including a bushfire hazard site assessment, prepared by a suitably qualified person. The bushfire management assessment should include details of how development will respond to 'Clause 13.02-1S Bushfire Planning' of this planning scheme and demonstrate that development is exposed to a radiant heat flux of less than 12.5 kilowatts/square metre.
- The bushfire hazard site assessment must be based on hazards proposed to form part of the completed development, including final landscape treatments on the site and along the adjoining grassland, and must include the following:
 - the retention and construction of Sims Lane within the existing 20 metre wide road reserve which will act as a perimeter road along the eastern precinct boundary;
 - the provision of a perimeter road along the southern precinct boundary to form part of minimum 19 metre wide area of defendable space, along the entire southern boundary is preferable; and,
 - if any defendable space is required on private lots, building envelopes must be provided to provide a minimum 19 metre wide area of defendable space, and vegetation within the defendable space within private lots must be managed in accordance with Table 6 of Clause 53.02 (Bushfire Planning).
 - Defendable space may also be achieved through the construction of a wetland system for the purpose of stormwater retention that is well maintained.

Aboriginal Cultural Heritage

- An **Aboriginal cultural heritage assessment/archaeological survey** must be prepared by a suitably qualified person(s).
- Location(s) and protection of any Aboriginal cultural heritage on the land in accordance with a Cultural Heritage Management Plan (CHMP) required by the *Aboriginal Heritage Act 2006*.

CARDINIA PLANNING SCHEME**Traffic and Transport**

- **An Integrated Transport and Impact Assessment** prepared to conform with arterial road access management policies to the satisfaction of the responsible authority. The assessment must include but not limited to:
 - Expected number of trips generated by the site, how this would impact on the existing and future operation of nearby intersections on Rossiter Road, and mitigating treatment options if necessary.
- **A Traffic Impact and Design Assessment** prepared to the satisfaction of the responsible authority, showing arrangements for vehicle ingress and egress to the development, including the road layout, construction standards, traffic management which includes waste and emergency vehicle access.
- A clear legible and convenient pedestrian, bicycle and road network that:
 - Connects and integrates with existing networks, including a pedestrian and bicycle path along Sims Lane and Rossiter Road to connect with the existing path network at Townley Road, and creates new opportunities for improved local permeability in the future.
 - Provides for pedestrian and bicycle pathways in locations adjacent to any public open space.
 - Avoids traffic impacts that would generate any significant upgrade to the Denhams Road-Sims Lane, and Rossiter Road-Koo Wee Rup-Longwarry Road intersection. This must be taken into consideration when determining the layout of the local road network within this area.
 - Provides internal street widths of 7.5 metres between invert of kerbs with underground drainage, and generous footpath and nature strip widths.
 - Discourages cul-de-sacs, and if used they are connected through to other streets by a wide reserve and path for safe pedestrian and bicycle access.
 - Provides only one driveway per lot.
 - Includes construction of Sims Lane to a local access street with a sealed road, kerb and channel with at least 7.5 metres between invert of kerbs, and underground drainage.
- New roads are designed having regard to the standard cross sections in the VPA (GAA) Engineering Design and Construction Manual.

Infrastructure and Drainage

- Provision of utility services infrastructure required to service the development and details of the arrangements for the provision of the infrastructure.
- Provision of a reticulated sewerage system.
- A **Fill Plan** which identifies the depth and fill material, and staging in a manner and time designed to minimise any adverse impacts on the amenity of nearby areas, to the satisfaction of the responsible authority and the relevant water authority.
- A **Drainage Strategy** for the subdivision showing filling of residential lots with roads providing for overland flows and/or raised minimum floor levels for development, to the satisfaction of the relevant water authority and the responsible authority.

Public Open Space

- The provision of at least 5,600m² of the development plan area as unencumbered public open space for the purpose of a local park, with 1380 square metres provided on No. 30 Sims Lane and the remainder provided on No. 9A Supreme Close and no. 22 Sims Lane.

CARDINIA PLANNING SCHEME

- A cash contribution is required to be made in lieu of land for the purpose of unencumbered public open space, equivalent to 8% of the value of the land, by land parcels that are not required to contribute land as shown in Figure 1, unless a contribution has previously been made.
- A **mechanism for equalisation of public open space contributions** required by Clause 53.01, whereby Council is required to provide monetary compensation for the portion of land above 8% to land parcels that are required to contribute land for the purpose of unencumbered public open space that exceeds 8% of the land area as shown in Figure 1, following a valuation based on development values (highest and best use of the land) that is carried out within 28 days of the issue of a statement of compliance by a Council approved property valuer.
- The public open space (local park) should be bounded by a road on all sides.

Urban Design and character

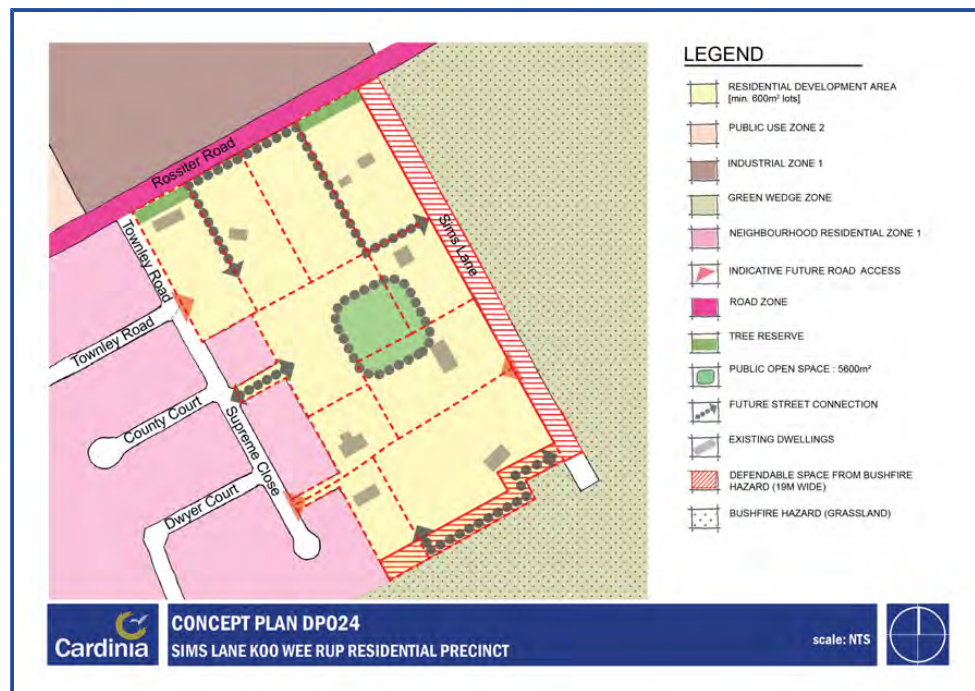
- Configure dwellings to maximise retention of existing vegetation and allow only one access driveway to a lot.
- Avoid front fences. If lots are fenced provide low front fences no more than 1.2 metres high.
- Dwellings interfacing with public open space should give consideration to issues of safety and passive surveillance. Lots adjoining public open space should be avoided. Any lots adjoining public open should provide no, or low and transparent fencing.
- New road treatments and street furniture should be consistent with the existing styles of road treatments and street furniture found in Koo Wee Rup Township.
- Provide footpaths with a minimum width of 1.8 metres.
- The interface between development and grassland must be responsive to the bushfire risk.

Figure 1

The land parcels affected by this schedule are identified as:

- No. 390, 394, 400 and 404 Rossiter Road, Koo Wee Rup.
- No. 22, 30 and 34 Sims Lane, Koo Wee Rup.
- No. 9A, 23 and 25 Supreme Close, Koo Wee Rup.

CARDINIA PLANNING SCHEME



CARDINIA PLANNING SCHEME

10/06/2021
C254card**SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY****1.0**10/06/2021
C254card**Application requirements**

None specified.

2.0**Heritage places**01/08/2024
C265card

Proposed C283card The requirements of this overlay apply to both the heritage place and its associated land.



PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
AVONSLEIGH									
HO13	Avonsleigh Church of Christ 17 Avon Road, Avonsleigh	Yes	Yes	Yes	Yes	No	No	No	No
BAYLES									
HO146	House 683 Koo Wee Rup-Longwarry Road, Bayles	No	No	No	Yes	No	No	No	No
BEACONSFIELD									
HO133	Woods Street Commercial & Civic Precinct War memorial on Old Princes Highway, 11-17, 19-21, 23-25, 24-26 and 37 Woods Street, Beaconsfield	Yes	No	Yes	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO147	Woods Street Residential Precinct 48, 54 & 56 Woods Street, Beaconsfield Incorporated plan: Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	Yes	No	No	No	No
HO17	Beaconsfield Station Master's Residence and Bunya Bunya tree 20 Beaconsfield Avenue, Beaconsfield and part of adjacent railway land (CA 33A and part of CA33)	Yes	No	Yes (Bunya Bunya tree)	Yes	No	No	No	No
HO18	Payne House Part CA56A & CA56B Beaconsfield-Emerald Road, Beaconsfield	Yes	No	Yes	Yes	Yes	No	No	No
HO53	Kenilworth Coach House 10 Coach House Lane , Beaconsfield	No	No	Yes	Yes	Yes Coach House	No	No	No
HO95	Villa Maria 7-11 Marcanna Place, Beaconsfield	Yes	Yes	Yes	Yes	No	No	No	No
HO96	Holm Park 237 O'Neil Road, Beaconsfield	Yes	Yes	Yes	Yes	Yes	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO100	Central Hotel 1 Old Princes Highway, Beaconsfield	Yes	No	No	Yes	No	No	No	No
HO242	Hybrid Oak 40 Railway Terrace, Beaconsfield	No	No	Yes	Yes	No	No	No	No
BEACONSFIELD UPPER									
HO71	Beaconsfield Upper Milk Bar, Former Cormore Tea Rooms 28 Beaconsfield-Emerald Road, Upper Beaconsfield	Yes	No	No	Yes	No	No	No	No
HO9	Rosemont 11 A'Beckett Road, Beaconsfield Upper	Yes	No	Yes	Yes	No	No	No	No
HO8	Fassifern Garden 50 A'Beckett Road, Beaconsfield Upper	No	No	Yes	Yes	Yes	No	No	No
HO7	Calambeen 71 A'Beckett Road, Beaconsfield Upper	Yes	No	Yes	Yes	No	No	No	No
HO19	Victorian Orchardists Coolstore & Fruit Packaging Company Packing Shed	Yes	No	No	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	24-25 Beaconsfield-Emerald Road, Beaconsfield Upper								
HO23	The Towers 194 Berglund Road, Beaconsfield Upper	Yes	No	Yes	Yes	No	No	No	No
HO27	Stone Pine at Windy Hills Farm 30 Buchanan Road, Beaconsfield Upper	No	No	Yes	Yes	No	No	No	No
HO72	Highland Park 2 McBride Road, Beaconsfield Upper	Yes	No	No	Yes	No	No	No	No
HO148	Staverton Garden 201 Quamby Road, Beaconsfield Upper	No	No	Yes	Yes	No	No	No	No
HO112	Upper Beaconsfield War Memorial Salisbury Road, Beaconsfield Upper	Yes	No	No	Yes	No	No	No	No
HO111	Upper Beaconsfield Post Office 4 Salisbury Road, Beaconsfield Upper	Yes	No	No	Yes	No	No	No	No
HO110	Kincraik 5-9 Salisbury Road, Beaconsfield Upper	Yes	No	Yes	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO149	Former Upper Beaconsfield Assembly Hall 10-12 Salisbury Road, Beaconsfield Upper	No	No	No	Yes	No	No	No	No
HO118	Lo-Yuan 84 Split Rock Road, Beaconsfield Upper	Yes	Yes	Yes	Yes	No	No	No	No
HO128	Cork Oak & Woodlands 21 Walnut Grove, Beaconsfield Upper	Yes	No	Yes	Yes	No	No	No	No
HO272	Huntingdon Elm 10-12 Salisbury Road, Beaconsfield Upper	No	No	Yes	Yes	No	No	No	No
HO243	Radiata Pine 120 A'Beckett Road, Beaconsfield Upper	No	No	Yes	Yes	No	No	No	No
BUNYIP									
HO150	Bunyip, George Street Residential Precinct 3, 5, 7 and 9 George Street, Bunyip Incorporated plan: Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO46	Bunyip Commercial & Civic Precinct 9-34 Main Street, 2A, 2, and 7-23 High Street, Bunyip Incorporated plan: Cardinia Commercial Heritage Precincts Incorporated Plan Permit Exemptions, December 2020	Yes	No	No	Yes	No	No	No	No
HO5	St. Thomas Church of England 16 A'Beckett Road, Bunyip	Yes	Yes	No	Yes	Yes	No	No	No
HO6	Ballantrae 190 A'Beckett Road, Bunyip	Yes	No	Yes	Yes	No	No	No	No
HO28	Bunyip General Cemetery Part CA30 Bunyip-Tonimbuk Road, Bunyip	Yes	No	Yes	Yes	Yes	No	No	No
HO151	House 4 Hope Street, Bunyip	No	No	No	Yes	No	No	No	No
HO56	Bunyip Hall 32 Main Street, Bunyip	Yes	Yes	No	Yes	No	No	No	No
HO57	Railway Hotel 14 Main Street, Bunyip	Yes	No	No	Yes	No	No	No	No
HO58	Former Flett Bros. Grocers 18 Main Street, Bunyip	Yes	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO59	Bakehouse 19 Main Street, Bunyip	Yes	No	No	Yes	No	No	No	No
HO60	Nathan's Shop Row 20-22 Main Street, Bunyip	Yes	No	No	Yes	No	No	No	No
HO142	Bunyip Railway Sub Station Nar Nar Goon-Longwarry Road, Bunyip	-	-	-	-	-	Yes Ref No H2025	Yes	No
HO84	Bunyip State School 1290 Nar Nar Goon-Longwarry Road, Bunyip	Yes	No	Yes	Yes	No	No	No	No
HO99	Bunyip Fire Station 13 Pearson Street, Bunyip	Yes	No	No	Yes	No	No	No	No
HO152	House 5-7 Princess Street, Bunyip	No	No	No	Yes	No	No	No	No
HO139	Main Drain Bridge Southbank Road, Bunyip	Yes	No	No	Yes	No	No	No	No
BUNYIP NORTH									
HO122	Woodlands (later Fern Hill) 50 Topp Road, Bunyip North	Yes	No	Yes	Yes	No	No	No	No
CARDINIA									

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HO153	Corofin (House) & Hawthorn Hedges 2245 Ballarto Road, Cardinia	No	No	Yes	Yes	No	No	No	No
HO154	Cardinia Presbyterian Church 2400 Ballarto Road, Cardinia	No	No	Yes	Yes	No	No	No	No
HO155	Cardinia Public Hall 2401 Ballarto Road, Cardinia	No	No	No	Yes	No	No	No	No
HO156	House & Canary Island Palms 2416 Ballarto Road, Cardinia	No	No	Yes	Yes	No	No	No	No
HO157	E. Gunton Oval Cardinia Recreation Reserve 2440 Ballarto Road, Cardinia	No	No	Yes	Yes	No	No	No	No
HO158	House & Stables 2005 Pound Road, Cardinia	No	No	No	Yes	Yes Stables	No	No	No
CATANI									
HO159	Lineham Farm complex 35 Linehams Road, Catani	No	No	No	Yes	No	No	No	No
HO160	Catani Uniting Church 41 Taplins Road, Catani	No	No	Yes	Yes	No	No	No	No
HO161	Former Catani General Store and residence	No	No	No	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

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	72 Taplins Road, Catani								
HO162	Catani Soldiers' Memorial Hall 75 Taplins Road, Catani	No	No	Yes	Yes	No	No	No	No
HO163	Hawthorn Hedges Cnr of Walshes Road & Heads Road, Catani	No	No	Yes	Yes	No	No	No	No
HO244	Hybrid Oak 55 Taplins Road, Catani	No	No	Yes	Yes	No	No	No	No
COCKATOO									
HO164	Cockatoo War memorial 20 Belgrave-Gembrook Road, Cockatoo	No	No	No	Yes	No	No	No	No
HO73	Cash & Co. 44 McBride Street, Cockatoo	Yes	No	No	Yes	No	No	No	No
HO274	Former Cockatoo Kindergarten 2-10 McBride Street, Cockatoo	-	-	-	-	-	Yes Ref No H2303	Yes	No
HO97	Providence House 31 Pakenham Road, Cockatoo	Yes	No	Yes	Yes	Yes	No	No	No
HO126	Mt. View (Weekender) 14 Viewhill Road, Cockatoo	Yes	No	Yes	Yes	No	No	No	No

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HO245	Red, Hybrid, English Oak McBride Street, Cockatoo	No	No	Yes	Yes	No	No	No	No
HO246	Cherry Laurel Alma Treloar Reserve, 79 Pakenham Road, Cockatoo	No	No	Yes	Yes	No	No	No	No
CORA LYNN									
HO16	Cora Lynn Cheese Factory 464 Bayles-Tynong Road, Cora Lynn	Yes	No	No	Yes	No	No	No	No
HO165	Former Cora Lynn Catholic Parish School 370 Convent School Rd, Cora Lynn	No	No	No	Yes	No	No	No	No
HO247	English Oak Cnr of Dessent and Main Drain Road, Cora Lynn	No	No	Yes	Yes	No	No	No	No
DALMORE									
HO166	Former Dalmore Post Office & Store 280 Dalmore Road, Dalmore	No	No	No	Yes	No	No	No	No
HO167	Glen-Keith Farm complex and trees 250 Peers Road, Dalmore	No	No	Yes	Yes	No	No	No	No

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HO237	Former Rutter Farm trees 320 Tooradin Station Road, Dalmore	No	No	Yes	Yes	No	No	No	No
HO275	Dalmore Hall 231 Dalmore Road, Dalmore	No	No	No	Yes	No	No	Yes	No
EMERALD									
HO168	Emerald Country Club, Estate and Landscape Precinct 9, 11, 17, 21 and , 34, 36, 38, 40 and 48 Lakeside Drive and 10, 12, 14, 18, 20, 22 and 24 Sycamore Avenue, Emerald Incorporated plan: Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	Yes	Yes	Yes Early Garages	No	No	No
HO1	Aboriginal Sacred Rocks Cardinia Reservoir Park	No	No	Yes	Yes	No	No	No	Yes
HO250	Cherry Laurel Hedge 29-63 Beaconsfield Emerald Road, Emerald	No	No	Yes	Yes	No	No	No	No
HO20	Lawson False Cyprus at Verlys 1 Cloverleigh Avenue, Emerald	No	No	Yes	Yes	No	No	No	No

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HO253	Lawson's and Hinoki Cypress 356-358 Belgrave Gembrook Road, Emerald	No	No	Yes	Yes	No	No	No	No
HO174	Koombahla 395 Belgrave-Gembrook Road, Emerald	No	No	No	Yes	No	No	No	No
HO252	Bay Laurel 6 Brookdale Avenue, Emerald	No	No	Yes	Yes	No	No	No	No
HO29	Carramar Homestead 5 Carramar Court, Emerald	Yes	Yes	Yes	Yes	No	No	No	No
HO175	Tyrrell 8 Carramar Court, Emerald	No	No	Yes	Yes	No	No	No	No
HO249	Pin Oak 2-28 Emerald Monbulk Road, Emerald	No	No	Yes	Yes	No	No	No	No
HO34	Rose Charman's Cottage 77 Emerald-Monbulk Road, Emerald	No	No	No	Yes	No	No	No	No
HO106	Emerald Lake Park and landscape Emerald Lake Road, Emerald	Yes	No	Yes	Yes	Yes	No	No	No
HO176	Emerald Railway Station	No	No	Yes	Yes	Yes	No	No	No

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	Kilvington Drive, Emerald					Three goods sheds, water tower, picket fencing			
HO270	Former Emerald Bakery 1 Kilvington Drive (rear), Emerald	No	Yes (Bake oven only)	No	Yes	No	No	No	No
HO177	Former Emerald Police Station & Lockup 15 Kilvington Drive, Emerald	No	No	No	Yes	Yes Lockup	No	No	No
HO171	Oak Lee, House and trees 11 Lakeside Drive, Emerald	No	No	Yes	Yes	No	No	No	No
HO173	Sycamore Lodge 34 Lakeside Drive, Emerald	No	No	No	Yes	No	No	No	No
HO181	Emerald Reserve 402A Main Street (Gembrook-Belgrave Road), Emerald	No	No	Yes	Yes	No	No	No	No
HO178	Pair of shops 369-371 Main Street, Emerald	No	No	No	Yes	No	No	No	No
HO179	Former Stephens butcher shop and residence 381 Main Street, Emerald	No	No	No	Yes	No	No	No	No

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HO180	Emerald Post Office and residence 398 Main Street, Emerald	No	No	No	Yes	No	No	No	No
HO3	Silver Birches 1 Mary Street, Emerald	Yes	No	Yes	Yes	Yes	No	Yes	No
HO182	Former Barnes' Weekender 11 Ogilvy Road, Emerald	No	No	No	Yes	No	No	No	No
HO273	Former Nobelius Nursery, Packing Shed and Railway Siding Princess Avenue and Emerald Lake Road, Emerald	-	-	-	-	-	Yes Ref No H2285	Yes	No
HO254	Beech Railway Reserve, Sellers Road, Emerald	No	No	Yes	Yes	No	No	No	No
HO255	Dutch Elm and Oaks Station Avenue, William Street and Ambrose Street, Emerald	No	No	Yes	Yes	No	No	No	No
HO183	Former Cascades Guesthouse 10 Telopea Road, Emerald	No	No	No	Yes	Yes Stone dairy	No	No	No
HO295	Three Sequoia sempervirens, Coast Redwood 4 Dewhurst Road, Emerald	No	No	Yes	Yes	No	No	No	No

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	Statement of Significance: Sequoia sempervirens, Coast Redwood, 4 Dewhurst Road, Emerald								
HO296	Sequoia sempervirens, Coast Redwood 44 Beaconsfield-Emerald Road, Emerald Statement of Significance: Sequoia sempervirens, Coast Redwood, 44 Beaconsfield-Emerald, Emerald	No	No	Yes	Yes	No	No	No	No
HO297	Fargus sylvatica 'Purpurea', Purple Beech 8 Benson Street, Emerald Statement of Significance: Fargus sylvatica 'Purpurea', Purple Beech, 8 Benson Street, Emerald	No	No	Yes	Yes	No	No	No	No
HO299	Angophora costata, Smooth-barked Apple 79 Emerald-Monbulk Road, Emerald Statement of Significance: Angophora costata, Smooth-barked Apple, 79 Emerald-Monbulk Road, Emerald	No	No	Yes	Yes	No	No	No	No

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GARFIELD									
HO85	Garfield Commercial Precinct 33-101 Nar Nar Goon-Longwarry Road (Main Street), Garfield Incorporated plan: Cardinia Commercial Heritage Precincts Incorporated Plan <u>Permit Exemptions</u> , December 2020.	Yes	No	No	Yes	No	No	No	No
HO256	Cotton Palm 6 Campbell Street, Garfield	No	No	Yes	Yes	No	No	No	No
HO70	Smith Orchard House 20 Martin Road, Garfield	Yes	No	No	Yes	No	No	No	No
HO86	J. & M. E. Lowndes Bakery & Residence 41-43 Nar Nar Goon-Longwarry Road, Garfield	Yes	No	No	Yes	No	No	No	No
HO87	Garfield Picture Theatre 51 Nar Nar Goon-Longwarry Road, Garfield	Yes	Yes	No	Yes	No	No	No	No
HO88	ANZ Bank 79 Nar Nar Goon-Longwarry Road, Garfield	Yes	No	No	Yes	No	No	No	No

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HO186	Teacher's residence & Canary Island Palm 86 Railway Avenue, Garfield	No	No	Yes	Yes	No	No	No	No
HO187	St Mary's Church of England 90 Railway Avenue, Garfield	No	No	No	Yes	Yes Front fence	No	No	No
GARFIELD NORTH									
HO36	Cannibal Hill 260 Garfield North Road, Garfield North	No	No	Yes	Yes	No	No	No	No
HO188	Former Garfield North State School No. 3849 375 Garfield North Road, Garfield North	No	No	Yes	Yes	No	No	No	No
HO94	Mikado Park 265 Old Sale Road, Garfield North	Yes	No	Yes	Yes	Yes	No	No	No
HO101	Towt's Cool Store & Packing Shed 71 Garfield Road, Garfield North	Yes	No	No	Yes	No	No	No	No
HO113	Lamble Orchard House 145 Sanders Road, Garfield North	Yes	No	No	Yes	No	No	No	No

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GEMBROOK									
HO189	Gembrook Commercial Precinct 62-72 & 75-97 Main Street and 66A Station Road, Gembrook Incorporated plan: Cardinia Commercial Heritage Precincts Incorporated Plan Permit Exemptions, December 2020.	Yes	No	Yes	Yes	No	No	No	No
HO11	Russell 'Big Mill' (Number 1) Ash Landing Road, Bunyip State Park	No	No	No	Yes	No	No	No	No
HO12	Russell 'Little Mill' (Number 2) West of Ash Landing Road, Bunyip State Park	No	No	No	Yes	No	No	No	No
HO22	Sunset Guest House 65 Beenak East Road, Gembrook	Yes	No	Yes	Yes	No	No	No	No
HO82	Mt. Eirene Guest House 315 Mt Eirene Road, Gembrook	Yes	No	Yes	Yes	No	No	No	No
HO37	Californian Redwoods Gembrook Road, Gembrook	No	No	Yes	Yes	No	No	No	No
HO38	Gembrook Park Gembrook Road, Gembrook	No	No	Yes	Yes	No	No	No	No

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HO40	Gilwell Park Scout Camp 2555 Gembrook-Launching Place Road, Gembrook	Yes	Yes	Yes	Yes	Yes	No	Yes	No
HO41	Charcoal Burning Kiln Gembrook-Tonimbuk Road, Bunyip State Park	Yes	Yes	No	Yes	No	No	No	No
HO190	Wattle Bank 18 Innes Road, Gembrook	No	No	Yes	Yes	No	No	No	No
HO268	Algerian Oak, Hybrid Oak Main Street, Gembrook	No	No	Yes	Yes	No	No	No	No
HO258	Hybrid Oaks Redwood Road, Gembrook	No	No	Yes	Yes	No	No	No	No
HO259	Messmate Gum Ure Raod, Gembrook	No	No	Yes	Yes	No	No	No	No
HO61	Bhutan Pines at Gembrook Railway Station Site Main Street, Gembrook	No	No	Yes	Yes	No	No	No	No
HO63	Sacred Hearth Catholic Church 93 Main Street, Gembrook	Yes	Yes	Yes	Yes	No	No	No	No
HO79	Oak Avenue 275 Mountain Road, Gembrook	No	No	Yes	Yes	No	No	No	No

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HO80	Gembrook Union 438 Mountain Road, Gembrook	Yes	Yes	Yes	Yes	No	No	No	No
HO21	Kurth Kiln Soldiers Road, Gembrook	-	-	-	-	-	Yes Ref No H2012	Yes	No
HO257	Small leaved Linden Bank Smith Drive, Gembrook	No	No	Yes	Yes	No	No	No	No
HO125	Silverwells 330 Ure Road, Gembrook	-	-	-	-	-	Yes Ref No H611	Yes	No
HO134	Balance Ure Farm Complex (Silverwells) 330 Ure Road, Gembrook	No	No	Yes	Yes	No	No	No	No
HO294	Eucalyptus dalrympleana, Mountain White Gum Road Reserve, 185 Mountain Road, Gembrook Statement of Significance: Eucalyptus dalrympleana, Mountain White Gum, Road Reserve, 185 Mountain Road, Gembrook	No	No	Yes	Yes	No	No	No	No
HO300	Eucalyptus sieberi, Silvertop Ash	No	No	Yes	Yes	No	No	No	No

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	45 Mentiplay Road, Gembrook Statement of Significance: Eucalyptus sieberi, Silvertop Ash, 45 Mentiplay Road, Gembrook								
HEATH HILL									
HO191	Heath Hill Railway Station residence 1405 Westernport Road, Heath Hill	No	No	No	Yes	No	No	No	No
IONA									
HO35	St. Joseph of the Sacred Heart Convent, Catholic Church & Precinct 1215 Bunyip River Road, Iona	Yes	Yes	Yes	Yes	No	No	No	No
HO136	Bunyip River Bridge Fourteen Mile Road, Iona	Yes	No	No	Yes	No	No	No	No
HO192	Tehennepe 495 Little Road, Iona	No	No	No	Yes	No	No	No	No
HO193	Former St John's Presbyterian Church 580 Little Road, Iona	No	No	No	Yes	No	No	Yes	No
HO194	House & Oaks	No	No	Yes	Yes	No	No	No	No

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	935 Murray Road, Iona								
HO120	Iona State School SS3201 Site 430 Thirteen Mile Road, Iona	No	No	Yes	Yes	No	No	No	No
KOO WEE RUP									
HO195	Koo Wee Rup Commercial Precinct 275-297 & 272-300 Rossiter Road and 2-16, 56-86 Station Street, Koo Wee Rup Incorporated plan: Cardinia Commercial Heritage Precincts Incorporated Plan Permit Exemptions, December 2020.	No	No	No	Yes	No	No	No	No
HO196	Rossiter Road Residential Precinct 360, 362, 370, 372 and 376 Rossiter Road, Koo Wee Rup Incorporated plan: Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	Yes	No	No	No	No
HO197	Dunlop's cheese factory, cottage & tree 150 Koo Wee Rup-Longwarry Road, Koo Wee Rup	No	No	Yes	Yes	Yes Dairy, stalls, machinery room, cheese making room, well, workers' cottages.	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO198	Shepton Mallet 145 Rossiter Road, Koo Wee Rup	No	No	Yes	Yes	No	No	No	No
HO200	St George's Church of England 270 Rossiter Road, Koo Wee Rup	No	No	No	Yes	No	No	No	No
HO230	Former Wattle Theatre 284-286 Rossiter Road, Koo Wee Rup	No	Yes Decorated proscenium arch and ceiling	No	Yes	No	No	No	No
HO203	St Andrew's Presbyterian Church 319 Rossiter Road, Koo Wee Rup	No	No	No	Yes	No	No	No	No
HO204	Mallow House and former Koo Wee Rup Police Lockup 325 Rossiter Road, Koo Wee Rup	No	No	No	Yes	No	No	No	No
HO205	Eason Memorial gates and trees 345 Rossiter Road, Koo Wee Rup	No	No	No	Yes	No	No	No	No
HO116	Harewood 3300 South Gippsland Highway, Koo Wee Rup	-	-	-	-	-	Yes Ref No H284	Yes	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO140	Old Yallock 3940 South Gippsland Highway, Koo Wee Rup	No	No	Yes	Yes	Yes	No	No	No
HO117	Warrook 4150-4170 South Gippsland Highway, Koo Wee Rup	No	Yes	No	Yes	No	No	No	No
HO207	Air Raid Shelter 30 (rear) Station Street, Koo Wee Rup	No	No	No	Yes	No	No	No	No
HO208	House 140-146 Station Street, Koo Wee Rup	No	No	No	Yes	No	No	No	No
HO269	Royal Hotel 96-102 Station Street, Koo Wee Rup	No	No	No	Yes	No	No	No	No
HO127	The Grange Lot 1, PS 318270, Walker Street, Koo Wee Rup	No	No	Yes	Yes	No	No	No	No
HO298	Quercus robur, English Oak Cochranes Park, Rossiter Road, Koo Wee Rup Statement of Significance: Quercus robur, English Oak,	No	No	Yes	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Cochranes Park, Rossiter Road, Koo Wee Rup								
LANG LANG									
HO210	Carnarvon & Rupert Streets Precinct 10, 12, 14, 16, 20, 22, 23 and 25 Carnarvon Street and 12, 14 and 14A-C Rupert Street, Lang Lang Incorporated plan: Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	Yes	No	No	No	No
HO212	Lang Lang Railway Houses Precinct 17, 20, 22, 24 and 26 Roseberry's Street, Lang Lang Incorporated plan: Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	Yes	No	No	No	No
HO50	Bay View (House, Dairy Shed & Well) 115 Jetty Road, Lang Lang	No	No	Yes	Yes	Yes	No	No	No
HO213	Lang Lang Cemetery & trees McDonalds Track, Lang Lang	No	No	Yes	Yes	No	No	No	No
HO214	Palace Hotel	No	No	No	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	140 McDonalds Track, Lang Lang								
HO215	House & former dairy 1 Westernport Road, Lang Lang	No	No	No	Yes	No	No	No	No
HO216	Former Lang Lang Infant Welfare Centre & Lang Lang War Memorial 1 & 3 Whitstable Street , Lang Lang	No	No	Yes	Yes	No	No	No	No
HO217	House 13-17 Westernport Road, Lang Lang	No	No	No	Yes	No	No	No	No
HO218	Missions Butchers Shop & residence 34-36 Westernport Road, Lang Lang	No	No	No	Yes	Yes Front fence	No	No	No
HO219	ANZ Bank 47 Westernport Road, Lang Lang	No	No	No	Yes	No	No	No	No
HO220	Finlay McQueen Uniting Church complex 46 Westernport Road, Lang Lang	No	Yes	No	Yes	No	No	No	No
HO221	Priestley's store site & Oak	No	No	Yes	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	49 (rear) Westernport Road, Lang Lang								
HO239	Brick Trough 190 Westernport Road, Lang Lang	No	No	Yes	Yes	No	No	No	No
HO222	Stafford House & hedge Lot 1, TP109006 Westernport Road, Lang Lang	No	No	Yes Hawthorn hedge only	Yes	No	No	No	No
HO131	Cottages 4 Whitstable Street, Lang Lang	Yes	No	No	Yes	No	No	No	No
HO223	St John The Evangelist Anglican Church complex 6-10 Whitstable Street, Lang Lang	No	Yes	No	Yes	No	No	No	No
MARYKNOLL									
HO55	Maryknoll Precinct 23 & 70 Girrahween Road , 6, 9, 19, 41, 45, 51 and 61 Koolbirra Road and Bush Bush Reserves, Manoora Reserve, Manoora Road, Wirragulla Reserve, Barongarook Road North, Koala, Koolbirra Road, St Joseph's Square,	No	No	Yes	Yes	Yes	No	No	no

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Turrumurra Road, Sister Chanel Reserve and Nagle Crescent, Maryknoll Incorporated plan: Maryknoll Township Heritage Precinct Incorporated Plan.								
HO54	Holy Family Church 6 Koolbirra Road, Maryknoll Incorporated plan: Maryknoll Township Heritage Precinct Incorporated Plan.	No	Yes	Yes	Yes	No	No	No	No
MONOMEITH									
HO77	Monomeith Homestead 405 Monomeith Road, Monomeith	-	-	-	-	-	Yes Ref No H452	Yes	No
HO78	Monomeith Park 490 Monomeith Road, Monomeith	No	No	Yes	Yes	Yes	No	No	No
NAR NAR GOON									
HO225	Nar Nar Goon North Hall 642 Dore Road, Nar Nar Goon	No	No	No	Yes	No	No	No	No
HO83	Commercial Bank of Australia 3 Nar Nar Goon Road, Nar Nar Goon	Yes	Yes	No	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO39	St James Catholic Church 60 Nar Nar Goon Road, Nar Nar Goon	Yes	Yes	No	Yes	No	No	No	No
HO114	St. Johns Church of England 6-8 Main Street, Nar Nar Goon	Yes	Yes	Yes	Yes	No	No	No	No
NAR NAR GOON SOUTH									
HO15	Shady Oaks 615 Bald Hill Road, Nar Nar Goon South	Yes	No	No	Yes	No	No	No	No
HO32	McCutcheon Farm 350 Eight Mile Road, Nar Nar Goon South	Yes	No	Yes	Yes	Yes	No	No	No
NAR NAR GOON NORTH									
HO31	Aringa 40 Clark Road, Nar Nar Goon North	Yes	No	Yes	Yes	Yes	No	No	No
HO132	Wilson Farm Part CA137, Wilson Road, Nar Nar Goon North	Yes	No	Yes	Yes	Yes	No	No	No
OFFICER									
HO90	Kaduna Park 270 Cardinia Road, Officer	Yes	No	Yes	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO144	Mature Oak, Greenslopes 15 Bayview Road, Officer	No	No	Yes	Yes	No	No	No	No
HO91	Cardinia Park 410 Officer South Road, Officer	Yes	No	No	Yes	No	No	No	No
HO92	Jesmond Dene 425 Officer South Road, Officer	No	No	Yes	Yes	No	No	No	No
HO105	Berwick Pottery 350 Princes Highway, Officer	Yes	Yes	Yes	Yes	Yes	No	Yes	No
HO102	Primrose Park 250 Princes Highway, Officer	Yes	No	Yes	Yes	No	No	Yes	No
HO103	Firwood Park 265 Princes Highway, Officer	Yes	No	Yes	Yes	No	No	Yes	No
HO104	James Hicks Pty. Ltd. Pottery 365 Princes Highway, Officer	Yes	Yes	No	Yes	Yes	No	No	No
HO143	Officer Union Church & Officer Public Hall 16 to 18 Tivendale Road, Officer	Yes	Yes (Church only)	No	Yes	No	No	Yes	No
HO130	Grant House 36 Whiteside Road, Officer	Yes	Yes	Yes	Yes	No	No	Yes	No
HO262	Hybrid Oaks	No	No	Yes	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	13-23 Tivendale Road, Officer								
PAKENHAM									
HO10	Salvation Army Commandant's & Nurses Barracks 34 Army Settlement Road, Pakenham	Yes	No	No	Yes	No	No	No	No
HO226	Pakenham War Memorial Corner of Henry and John Streets, Pakenham	No	No	No	Yes	No	No	No	No
HO227	Grason 6 Henty Street, Pakenham	No	No	Yes	Yes	No	No	No	No
HO228	House 21 James Street, Pakenham	No	No	Yes	Yes	Yes Fences and carriage gates	No	No	No
HO49	Pakenham Scout Hall 34 James Street, Pakenham	Yes	Yes	No	Yes	No	No	No	No
HO65	St. James Church of England 1A Main Street, Pakenham	Yes	Yes	No	Yes	Yes	No	No	No
HO264	Algerian Oak 9-13 Main Street, Pakenham	No	No	Yes	Yes	No	No	No	No
HO66	Pakenham Gazette & Berwick City News Offices	Yes	No	No	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	100 Main Street, Pakenham								
HO64	Pakenham Hotel 153 Main Street, Pakenham	Yes	No	Yes	Yes	No	No	No	No
HO76	Koo-Man-Goo-Nong 85 McGregor Road, Pakenham	Yes	No	Yes	Yes	Yes	No	No	No
HO229	I.Y.U. Pre-emptive right homestead site 245 McGregor Road, Pakenham	No	No	Yes	Yes	No	No	No	No
HO81	Mt. Ararat Pre-emptive Right 125 Mt. Ararat Road North, Pakenham	Yes	No	Yes	Yes	No	No	No	No
HO98	Oak Drive at Oak Springs 415 Pakenham Road, Pakenham	No	No	Yes	Yes	No	No	No	No
HO271	Former St Patrick's Catholic Church 144 Princes Highway, Pakenham	No	No	No	Yes	No	No	No	No
HO263	English Oak 30 metres west of intersection Princes Highway and Oaktree Drive, Pakenham	No	No	Yes	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO108	Bourke House & Stables 65 Racecourse Road, Pakenham	Yes	No	Yes	Yes	Yes	No	No	No
HO265	English Oak North-east corner of Syme and Toomuc Valley Road, Pakenham	No	No	Yes	Yes	No	No	No	No
HO233	Pakenham Cemetery 50 Thewlis Road, and Cemetery Road, Pakenham	No	No	No	Yes	No	No	No	No
HO121	Whangarei 667 Toomuc Valley Road, Pakenham Upper	Yes	Yes	Yes	Yes	Yes	No	No	No
HO275	Pyrus communis (Pear Tree) 40 Dore Road, Pakenham	No	No	Yes	Yes	No	No	No	No
HO279	House 18A Henry Street, Pakenham	No	No	No	Yes	No	No	No	No
HO281	House (H.B. Thomas House) 49 James Street, Pakenham	No	No	No	Yes	No	No	No	No
HO283	House 39 Main Street, Pakenham	No	No	No	Yes	No	No	No	No
HO284	Shop	No	No	No	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	62 Main Street, Pakenham								
HO285	House 84 Main Street, Pakenham	No	No	No	Yes	No	No	No	No
HO286	Shop and Residence 90-92 Main Street, Pakenham	No	No	No	Yes	No	No	No	No
HO287	Group Listing Pakenham State Bank and War Services Homes Group 11, 14, 17 & 5/19 Rogers Street, Pakenham	No	No	No	Yes	No	No	No	No
HO288	Shop 1 Station Street, Pakenham	No	No	No	Yes	No	No	No	No
HO290	House 23 Rogers Street, Pakenham	No	No	No	Yes	No	No	No	No
HO291	St James Village Precinct, Dame Pattie Avenue Pakenham 1-17 & 2-18 Dame Pattie Avenue, Pakenham Incorporated plan: Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	Yes	No	No	No	No
HO292	Henty Street Precinct	No	No	No	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	3-5, 7-10 Henty Street, Pakenham Incorporated plan: Cardinia Residential Heritage Precincts Incorporated Plan.								
HO293	James Street Precinct 5-19 (West Side), 20-32 (East Side) James Street and 1 Snodgrass Street, Pakenham Incorporated plan: Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	Yes	No	No	No	No
HO14	Windarra 40 Greenhills Road, Pakenham Statement of Significance: 'Windarra', 40 Greenhills Road Pakenham, Statement of Significance, July 2021 Incorporated Plan: 'Windarra', 40 Greenhills Road Pakenham, Incorporated Plan - Permit Exemptions, July 2021	No	No	Yes	No	No	No	No	No
PAKENHAM SOUTH									
HO25	Snow View 300 Bourke Road, Pakenham South	Yes	No	Yes	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO74	Wood Farm Complex 575 McDonalds Drain Road, Pakenham South	Yes	No	Yes	Yes	Yes	No	No	No
HO75	Ellett Farm 615 McDonalds Drain Road, Pakenham South	Yes	No	Yes	Yes	No	No	No	No
HO234	Pakenham South Hall 815 McDonalds Drain Road West, Pakenham South	No	No	Yes	Yes	No	No	No	No
PAKENHAM UPPER									Yes
HO24	Pakenham Upper Civic & Residential Precinct Bourke Creek Road & Old Gembrook Road, Pakenham Upper	Yes	No	No	Yes	No	No	No	No
HO48	The Grange 15 Huxtable Road, Pakenham Upper	Yes	Yes	Yes	Yes	Yes	No	No	No
HO69	Goronga Lot CM, Lot 4, Lot 6 and part Lot 5 PS317138, 20 Matilda Drive, Pakenham Upper	Yes	Yes	Yes	Yes	No	No	No	No
HO93	Pakenham Upper Church Hall	Yes	Yes	Yes	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Old Gembrook Road, Pakenham Upper								
HO266	Spotted and Scarlet Flowering Gum Cnr of Bourke's Creek Road and Pakenham Road, Pakenham Upper	No	No	Yes	Yes	No	No	No	No
HO231	Valley View Orchards Manager's House & former Coolstore 15 & 30 Shelton Road, Pakenham Upper	No	No	No	Yes	No	No	No	No
RYTHDALE									
HO47	Dalmore Well In the road reserve adjacent to 75 Hobson Road, Rythdale	Yes	Yes	No	Yes	No	No	No	No
HO115	Hobson's (Soldier Settler) House 194 Soldiers Road, Rythdale	Yes	No	Yes	Yes	No	No	No	No
HO235	Rythdale Reserve trees 205 Soldiers Road, Rythdale	No	No	Yes	Yes	No	No	No	No
TONIMBUK									
HO236	Tonimbuk Hall	No	No	No	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	1900 Gembrook-Tonimbuk Road, Tonimbuk								
TYNONG									
HO26	Bunya Bunyas 195 Browning Road, Tynong	No	No	Yes	Yes	No	No	No	No
HO89	Killary 130 (Lot 1, TP120736) Nine Mile Road, Tynong	Yes	Yes	Yes	Yes	Yes	No	No	No
HO107	Vaughan & Lodge Tynong Quarry 20 Quarry Road, Tynong	No	No	No	Yes	No	No	No	No
HO240	Tynong general store & stock feed 40 Railway Avenue, Tynong	No	No	No	Yes	No	No	No	No
HO124	Bunya Bunya 76 Tynong Road, Tynong	No	No	Yes	Yes	No	No	No	No
HO123	Waterhousea Floribunda 19-21 Tynong North Road, Tynong	No	No	Yes	Yes	No	No	No	No
HO267	Chestnut Oak Railway Avenue, Tynong	No	No	Yes	Yes	No	No	No	No
TYNONG NORTH									

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO30	Tynong North Methodist Church 32 Clark Road, Tynong North	Yes	Yes	No	Yes	No	No	No	No
HO129	Weatherhead (Horatio) Timber Mill Weatherhead Hill Track, Bunyip State Park	No	No	No	Yes	No	No	No	No
YANNATHAN									
HO43	Glenafton Stud 210 Heads Road, Yannathan	Yes	No	Yes	Yes	Yes	No	No	No
HO44	Myrtlewood 275 Heads Road, Yannathan	Yes	No	No	Yes	No	No	No	No
HO241	Yannathan Public Hall, Union Church & Canary Island Palms 491-495 South Yannathan Road & 225-227 Heads Road, Yannathan	No	No	Yes	Yes	No	No	No	No
HO119	Budgerree (Farmhouse) 130 Swamp Road, Yannathan	Yes	No	Yes	Yes	No	No	No	No
OTHER									
HO2	Bowman's Track Launching Place	No	No	Yes	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO4	Upper Ferntree Gully to Gembrook Railway Emerald, Cockatoo and Gembrook	Yes	No	Yes	Yes	Yes	No	No	No

CARDINIA PLANNING SCHEME

15/01/2024
VC249

SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

1.0 Incorporated documents

26/11/2024
GC206
Proposed C283card

Name of document	Introduced by:
Bunyip Township Strategy (September 2009)	C124
Cardinia Local Heritage Study Review, Volume 3: Heritage Places and Precinct citations – Revised December 2020	C249card
Cardinia Road Employment Precinct Structure Plan (including the Cardinia Road Employment Precinct Native Vegetation Precinct Plan) September 2010	C130
<i>Cardinia Road Precinct Development Contributions Plan</i> (Urban Enterprise, December 2023)	VC249
Cardinia Road Precinct Structure Plan (September 2008)	C92
Cardinia Shire Council - Subdivision Restructure Plans, January 2002	C29
Cardinia Shire Council Significant Tree Study – Volume 2 (May 2009)	C162
Cardinia Shire Council Subdivision Restructure Plan, 36-38 Beaconsfield – Emerald Road, Upper Beaconsfield February 2016	C188
Cardinia Shire Council, Subdivision Restructure Plan - 440, 445, 447, 460, 462-464 and 466 Bayles-Cora Lynn Road, 455 and 465 Bunyip River Road and 710 Nine Mile Road, Cora Lynn (October 2011)	C146
Caulfield Dandenong Rail Upgrade Project, Incorporated Document, April 2016	GC37
Cockatoo Township Strategy (March 2008)	C124
Emerald District Strategy (June 2009)	C124
Former Pakenham Racecourse Comprehensive Development Plan, February 2010	C141
Gembrook Township Strategy (June 2011)	C167
Gippsland Line Upgrade - Corridor Works Incorporated Document, November 2019	GC124
<i>Glismann Road Development Contributions Plan</i> (Urban Enterprise, December 2023)	VC249
Healesville – Koo Wee Rup Road – Stage 1A (Koo Wee Rup Bypass) – Incorporated Document (September 2012)	C150
Healesville-Koo Wee Rup Road (Princes Freeway and Manks Road) Upgrade Project Incorporated Document, December 2019	GC158
Lang Lang Township Strategy (July 2009)	C124
Melbourne Metro Rail Project: Upgrades to the Rail Network Incorporated Document, May 2018	GC96
Monash Freeway Upgrade Project Incorporated Document, March 2016	GC47
Monash Freeway Upgrade Project (Stage 2) Incorporated Document, August 2018	GC103
<i>Officer Development Contributions Plan</i> (Cardinia Shire Council and Urban Enterprise, December 2023)	VC249
Officer Native Vegetation Precinct Plan, September 2011	C149
Officer Precinct Structure Plan, September 2011 (Amended November 2019)	C232card
Officer Town Centre Civic Office Development Incorporated Document, June 2011	C158

CARDINIA PLANNING SCHEME

Name of document	Introduced by:
<i>Pakenham East Precinct Structure Plan</i> (Victorian Planning Authority, July 2020)	C234card
<i>Pakenham East Native Vegetation Precinct Plan</i> (Ecology and Heritage Partners, October 2018)	C234card
<i>Pakenham East Infrastructure Contributions Plan</i> (Victorian Planning Authority, July 2020)	C251card
Pakenham East Train Maintenance Depot Incorporated Document, March 2016	C210
<i>Pakenham South Employment Infrastructure Contributions Plan</i> (Cardinia Shire Council, May 2023)	C265card
<i>Pakenham South Employment Precinct Structure Plan</i> (Cardinia Shire Council, July 2021)	C265card
<i>Pakenham Township Development Contributions Plan</i> (Cardinia Shire Council, December 2023)	VC249
Pakenham West Comprehensive Development Plan, 1 September 2005	C82
Puffing Billy Railway Discovery Centre Incorporated Document, August 2018	C243
Plans Incorporated at Clause 43.01	
Cardinia Commercial Heritage Precincts Incorporated Plan <u>Permit Exemptions</u> , December 2020	C249card
Cardinia Residential Heritage Precincts Incorporated Plan (Amended August 2019)	C242card
Maryknoll Township Heritage Precincts Incorporated Plan	C237card
Site Specific Control – Bessie Creek Road, Nar Nar Goon, October 2014	C202
Site Specific Control - Lot 1 PS301568Q No. 322 Brown Road, Officer. September 2014	C197
Site specific control - Lot 3 LP90591, 20 Split Rock Road, Beaconsfield Upper, October 2014	C203
Site Specific Control – Lot 9 LP65205, 22-30 Downey Road, Dewhurst, October 2011	C165
Site specific control – Lots 1-3 LP 41796, 100 Beaconsfield-Emerald Road, Beaconsfield, December 2008	C111
Site specific control - 16 Beaconsfield-Emerald Road, Emerald (Lot 1 PS 702042V) July 2015	C206
Site Specific Control CA 51A, 335 McGregor Road, Pakenham, February 2017	C224
Site specific control CA85, 8 Drake Court, Bunyip September 2013	C72
Site specific control under the Schedule to Clause 52.03 of the Cardinia Planning Scheme Lot B PS443268J Dixons Road, Cardinia February 2008	C105(Part 2)
Sites of Botanical and Zoological Significance Maps, Department of Natural Resources and Environment, September 1997	NPS1
<i>Small Lot Housing Code</i> (Victorian Planning Authority, November 2019)	C234card
<i>Small Lot Housing Code</i> (Victorian Planning Authority, November 2024)	GC206
<i>Eucalyptus dalrympleana</i> , 185 Mountain Road, Gembrook, <i>Statement of Significance</i> (Cardinia Shire Council, October 2022)	C270card
<i>Sequoia sempervirens</i> , 4 Dewhurst Road, Emerald, <i>Statement of Significance</i> (Cardinia Shire Council, October 2022)	C270card
<i>Sequoia sempervirens</i> , 44 Beaconsfield-Emerald Road, Emerald, <i>Statement of Significance</i> (Cardinia Shire Council, October 2022)	C270card

CARDINIA PLANNING SCHEME

Name of document	Introduced by:
<i>Fagus sylvatica</i> , 8 Benson Street, Emerald, Statement of Significance (Cardinia Shire Council, October 2022)	C270card
<i>Quercus robur</i> , Cochranes Park, Rossiter Road, Koo Wee Rup, Statement of Significance (Cardinia Shire Council, October 2022)	C270card
<i>Angophora costata</i> , 79 Emerald Monbulk Road, Emerald, Statement of Significance (Cardinia Shire Council, October 2022)	C270card
<i>Eucalyptus sieberi</i> , 45 Mentiplay Road, Gembrook, Statement of Significance (Cardinia Shire Council, October 2022)	C270card
Upper Beaconsfield Township Strategy (July 2009)	C124
Victorian Desalination Project Incorporated Document, June 2009	C131
<i>Windarra</i> , 40 Greenhills Road Pakenham, Incorporated Plan (Cardinia Shire Council, July 2021)	C265card
<i>Windarra</i> , 40 Greenhills Road Pakenham, Statement of Significance (Cardinia Shire Council, July 2021)	C265card

CARDINIA PLANNING SCHEME

21.0520/11/2020
C250card**INFRASTRUCTURE****21.05-1**20/11/2020
C250card**Infrastructure provision****Overview**

The provision of an adequate level of physical and social infrastructure is one of the major issues facing the Cardinia Shire over the coming decades. The timely provision of infrastructure is necessary to foster economic development, ensure the well being of the community and protect the environment.

Key issues

- Recognising the infrastructure demands of an interface Council with significant urban growth and substantial rural areas and townships.
- Providing for funding mechanisms to ensure the provision of infrastructure in developing areas.
- Coordinating infrastructure provision.

Objective

To ensure the timely provision of physical and social infrastructure in order to foster economic development, ensure the well being of the community and protect the environment.

Strategies**Funding**

- Provide for the payment of infrastructure contributions and development contributions, as appropriate, to fund physical and community infrastructure associated with urban development.
- Provide for the sale of surplus Council owned land to assist in funding the provision of infrastructure.
- Work in partnership with the Federal and State Governments to identify priorities, and secure funding for capital works projects.

Provision

- Provide appropriate and timely infrastructure services including water, sewerage, drainage and roads.
- Encourage the development of both pedestrian and bicycle links throughout the municipality.
- Encourage links between different forms of public transport, activity centres and surrounding residential areas.
- Provide for the establishment of high capacity telecommunications infrastructure (eg fibre optic cables) particularly in existing and future employment lands.

Implementation**Application of zones and overlays**

- Applying a Infrastructure Contributions Overlay (ICO), or Development Plan Overlay (DCPO), as appropriate, to the Urban Established Area precincts to require the provision of infrastructure as part of new developments or redevelopments.
- Including surplus Council owned land in an appropriate zone to facilitate its sale and development.

Further strategic work

- Amending Schedule 1 to the Development Contributions Plan Overlay to apply the *Pakenham Township Development Contributions Plan, September 1997 (Amended June 2017)* to the Pakenham township.

CARDINIA PLANNING SCHEME

21.05-2 Freeways, declared arterial roads

Proposed C283card

Overview

Freeways and Declared Arterial Roads are managed by VicRoads under the *Road Management Act 2004*. One of Council's key objectives as part of its Corporate Plan is to ensure a quality road network. Freeways and declared arterial roads perform an important function in the movement of people and freight, including tourist traffic. It is therefore critical that through land use and transport planning, Council seeks to maximise the efficiency, safety and visual outlook of these roads

Key issues

- Providing for access and associated intersection works to declared arterial roads.
- Providing for the upgrade and construction of future declared arterial roads, including Koo Wee Rup Road and the Koo Wee Rup and Lang Lang bypasses.
- Designating and managing future declared arterial roads (eg McGregor Road).
- Provide east-west connections within the southern parts of the urban growth area.
- Widening, upgrading and realigning existing roads.
- Concentrating commercial activities along arterial roads to within strategic nodes.

Objective

To provide for an efficient, safe and attractive arterial road network and to ensure effective integration of land use, transport and environmental outcomes.

Strategies**Road upgrades**

- Provide for the upgrading of the interchange with the Princes Highway at Beaconsfield to provide access for Beaconsfield residents to the Princes Freeway.
- Provide for the future upgrading of the Koo Wee Rup Road to provide a high standard arterial road connection between Pakenham and South Gippsland Highway.
- Seek the construction of the Koo Wee Rup bypass as a priority.
- Provide for the timely future upgrading of interchanges with the Pakenham bypass to meet increasing traffic demands at Beaconsfield, Officer South Road, Cardinia Road and McGregor Road.
- Facilitate the development of the Lang Lang bypass.
- Provide for the extension at Thompsons Road from Cranbourne through to Koo Wee Rup Road.
- Provide for the extension of Grices Road from Berwick South to Cardinia Road to a standard capable of consideration as an arterial road.
- Encourage the upgrade of existing substandard declared arterial roads through pavement widening, rehabilitation and realignment.

Development

- Ensure the location and design of any access has regard to the efficient and safe movement of traffic along the road.
- Ensure the integrated planning of future declared arterial roads as shown in the *Casey-Cardinia Growth Area Framework Plan 2006* (or as amended).
- Avoid ribbon commercial development along arterial roads, and limit main road oriented commercial activities to strategic nodes preferably within township and urban areas.
- Ensure that access to new developments conform with Vic Roads Access Management Policy.

CARDINIA PLANNING SCHEME**Implementation****Application of zones and overlays**

- Applying a Transport Zone 2 to declared freeway or arterial roads.
- Including land required for road improvements such as widening and realignments in a Public Acquisition Overlay.

21.05-3

Proposed C283card

Local roads**Overview**

Council is responsible for the care and maintenance of the local road network within the municipality, which includes about 1,300 km of local roads of which approximately 900 km are unsealed. Future development in the Urban Growth Area will increase the demand for local roads infrastructure. There is also the existing need to provide adequate roads and streets in the townships and the upgrading of the existing local road network to support economic development and maintain environmental values.

Key issues

- Providing an appropriate hierarchy for local roads.
- Prioritising local road upgrades, taking into consideration strategic importance, maintenance cost, vehicle counts, safety rating, cost to seal, truck volume and bus route.
- Managing the impacts of new development on the existing local road network.
- Identifying bridges with a limited structural capacity, particularly timber bridges in the Koo Wee Rup swamp area.
- Completing the Lang Lang bypass to keep the heavy vehicles associated with the sand extraction industry out of the Town Centre.
- Designating and managing future arterial roads.

Objective 1

To provide an efficient, safe and attractive local road network and minimise potential adverse impacts from traffic on the amenity of adjoining residents

Strategies

- Progressively update local roads to a sealed standard.
- Facilitate the development of the Lang Lang Bypass.
- Ensure access to new development is not allowed from an unused or unconstructed road unless no other option is available for access to land via the existing road network.
- Ensure unused roads not reasonably required for existing or future access are closed and either retained as reserves or consolidated with adjoining land.

Objective 2

To manage the impact of the use, development and subdivision of land on the local road network.

Strategies

- Ensure that consideration of an application for the use, development or subdivision of land takes into account the classification of the road under the road hierarchy, the existing design, service and alignment of the road, and the likely effects it may have on future services and condition of the road.

CARDINIA PLANNING SCHEME

- Ensure that development that will significantly increase the amount of traffic or heavy vehicles using the local road network be located where access is available from a declared arterial road, local arterial road or collector road.
- Ensure that the subdivision of land to create residential or rural residential lots not be allowed unless access to lots is via a sealed road.

Implementation**Application of zones and overlays**

- Applying the Transport Zone 3 to local arterial roads.
- Including land required for road improvements such as widening and realignments in a Public Acquisition Overlay.
- Progressively applying the infrastructure Contributions Overlay (ICO), as appropriate, to the Urban Growth Area precincts as new Infrastructure Contributions Plans are developed.

Reference documents

Pakenham Township Development Contributions Plan, September 1997 (Amended June 2017)

Cardinia Shire Council Road Safety Strategy 2016-2025

Cardinia Local Road Strategy, 2004

Cardinia Shire Council Road Management Plan, 2004

Development of a Road Classification, Geometric Design and Maintenance Standards for Sealed and Unsealed Roads in Cardinia Shire ARRB Transport Research Ltd, 2002

21.05-420/11/2020
C250card**Public transport****Overview**

The sparse nature of settlement in the municipality affects the viability of providing public transport to all residents, and there is a need to look at innovative and cost effective means to maximise public transport services in the Cardinia Shire. The limited public transport services that are currently available is an issue of concern raised consistently by the community.

Development in the growth area should be undertaken in a manner which encourages the provision and use of public transport services.

Key issues

- Providing for new railway stations and upgrades of existing railway stations.
- Establishing an appropriate bus network within the entire municipality.
- Recognising the need for a more accessible and comprehensively managed community transport system that links to the Principal Public Transport Network within the growth area.

Objective

To maximise the opportunity for public transport services to be provided in a coordinated manner to meet the needs of existing and future residents.

Strategies**Design and integration**

- Provide for development in the urban growth area which encourages the effective and efficient provision of public transport services.
- Develop a best practice design that provides for development of the local road network with a coordinated approach to public and sustainable transport.

CARDINIA PLANNING SCHEME

- Ensure streets are designed to accommodate bus routes for public transport and community transport vehicles, particularly in terms of road width and associated infrastructure.
- Facilitate better integration and coordination between public and community transport services.
- Encourage improved services and integration between bus and rail services within the municipality.

Railway stations

- Support the upgrading of both the Pakenham and Officer railway stations as a key element of these major activity centres.

Bus routes

- Facilitate north-south bus route links from rural townships to Pakenham.

Implementation**Application of zones and overlays**

- Applying the Public Acquisition Overlay to any land required for future public transport and associated use.

Further strategic work

- Including adequate provisions for public and community transport services and facilities when developing planning provisions and policy.

21.05-520/11/2020
C250card**Pedestrian and bicycle network****Overview**

Providing infrastructure to facilitate alternative transport options such as walking and cycling is important in developing environmentally, socially and economically sustainable communities. Walking and cycling are important recreational pursuits, and are also becoming increasingly popular ways of travelling to places of work, education and retail activity. Pedestrian and cycling paths are important in order to create communities that support active lifestyles.

Key issues

- Connecting pedestrian and bicycle networks with key destinations to promote alternative transport options.
- Providing pedestrian and bicycle trails for recreational and sporting activities.
- Providing for the safety of pedestrian and cyclists when using paths.
- Recognising the Great Southern Rail Trail as a significant regional project across the four municipalities of Bass Coast Shire, Cardinia Shire, City of Casey, and South Gippsland Shire.

Objective

To develop well-located, safe and interconnected pedestrian and bicycle networks within the municipality.

Strategies**Connectivity**

- Provide for safe and efficient pedestrian and bicycle movements to connect railway stations, bus stops, activity centres and major community facilities within the Urban Growth Area and in rural townships.
- Ensure connectivity between new and existing development including pedestrian and bicycle paths.

CARDINIA PLANNING SCHEME

- Provide a continuous and safe off-road shared path along the Princes Highway between Beaconsfield and Pakenham.
- Provide a walking and cycling network that is inclusive of people with mobility difficulties.
- Support and provide for the establishment of the Great Southern Rail Trail.
- Provide for a link to the Great Southern Rail Trail from the Pakenham Railway line.

Design and safety

- Ensure that new development does not compromise existing and future pedestrian and bicycle networks.
- Facilitate appropriate crossing points at areas with high traffic.
- Ensure that the access and design of off street parking addresses pedestrian and bicycle movement.
- Encourage passive surveillance over pedestrian and bicycle paths through appropriate siting and design.
- Provide DDA compliant paths, ramps and rest areas on appropriate trails.

Implementation

The strategies in relation to pedestrian and bicycle networks will be implemented through the planning scheme by:

- Use of policy and exercise of discretion

When deciding on applications for new subdivision and other development, consider, as appropriate:

- *Pedestrian and Bicycle Strategy, August 2017.*
- *Pedestrian and Bicycle Strategy Actions Report, 2003.*
- *Healthy by Design, January 2017, checklist (Cardinia Shire).*

Reference documents

Cardinia Shire Pedestrian and Bicycle Strategy Actions Report, 2003.

Cardinia Shire Pedestrian and Bicycle Strategy, August 2017

Healthy by Design, January 2017 (Cardinia Shire)

Safer Design Guidelines for Victoria, 2005

21.05-6

20/11/2020
C250card

Community services and facilities**Overview**

The population in the Cardinia Shire is primarily focused on the activity centres and townships, with a growing emphasis on the urban growth corridor. It is important that all residents in the Cardinia Shire have a reasonable level of access to a range of services and facilities, and that these services and facilities are provided in response to community needs. The provision of local recreational and community facilities also assists in bringing people together, and developing a cohesive community.

Key issues

- Acknowledging the diversity of age groups within the Cardinia Shire and the importance of providing services to meet the needs of particular age groups such as children, youth and the aged.

CARDINIA PLANNING SCHEME

- Recognising that providing accommodation for aged people in townships is important particularly where the unavailability of such accommodation would lead to people being forced to leave a community with which they have a strong association.
- Providing adequate community services and facilities in rural townships.
- Improving access to tertiary education facilities by public transport services to the city and more locally to facilities such as Federation University and Chisholm TAFE at Berwick.
- Establishing higher education facilities in the growth corridor

Objective

To provide residents with a reasonable level of access to a range of community services and facilities and to ensure that these services and facilities are provided in response to community needs.

Strategies**Infrastructure**

- Encourage the integration of public transport linkages to improve access to higher education facilities outside of the municipality.

Location

- Establish community facilities in the most accessible location for local residents having regard to their service catchment.
- Co-locate community and recreational facilities and encourage joint management of these facilities.
- Facilitate the establishment of commercial activities (eg: medical practitioners) community based organisations (eg: churches) and early years services (ie childcare) which serve the needs of the community in activity centres and in residential areas where they can be provided in a manner which minimises any impacts on the amenity of the area.
- Provide for accessible community hubs in new residential developments comprising, where appropriate, a primary school, community centre, open space and local commercial facilities (convenience shop, medical centre, etc).
- Provide the opportunity in townships for the development of accommodation for aged people including retirement villages, special accommodation houses and nursing homes.
- Support the establishment of a higher education facility within Pakenham.

Implementation**Application of zones and overlays**

- Applying the Public Use Zone to existing and proposed publicly owned community facility sites to facilitate their development.

Reference documents

Planning for Community Infrastructure in Growth Areas, April 2008

CARDINIA PLANNING SCHEME

22.0922/10/2021
C264card**SIGNS****Objective**

To facilitate signs that allow for the reasonable identification and marketing of businesses in Cardinia while enhancing the character of a building, site and area.

22.09-122/10/2021
C264card**General****Strategies**

Enable signs that identify the business and service provided on the site and avoid signs that promote other businesses or details of product/s sold.

Maximise the effectiveness of signs and sensitively respond to the character of the building, site and area by minimising and consolidating signage to avoid visual clutter.

Ensure that signs are not located on the road or rail reserve.

Design signs to integrate with heritage buildings or objects to ensure the building's and architectural features and detailing are not obscured.

Design signs to complement the architectural design, form and scale of the host building or land and avoid signs that:

- Obscure a building's architectural form, features or glazed surfaces
- Protrude above rooflines or parapets, or beyond the edges of fascia or walls of the host building.

Use materials and lighting to achieve energy efficiency.

Conceal electrical services to a sign.

Design and locate signs in a manner that accounts for the long-term maintenance needs and the ease of changing messages.

Provide adequate space for all occupancies to display signage where a building or site is occupied by more than one business.

Ensure signs do not compromise the structural integrity and safety of the host building/structure.

Design signs to be clearly legible in order to support safe pedestrian, cyclist and road movements, using:

- Concise content.
- Materials and colours that have sufficient contrast between the text and background.
- Letters/symbols that are readable both during the day as well as the night.
- Measures to eliminate glare.

Ensure signs do not impair the effectiveness of surrounding security and emergency signs.

Ensure signs do not affect road or rail safety through glare and reflection or the obscuring of sightlines.

Discourage internally illuminated, floodlit, animated, electronic and reflective signs on sites or in locations where they will impact upon residential amenity.

Design signs to be compatible with and complement the character of existing signs in the streetscape and surrounding area.

Design signs to enhance major entrances and gateways to the municipality.

Encourage innovative signs that enrich the pedestrian visual experience.

Protect areas of environmental and natural significance by limiting signage within, adjoining or facing these areas.

CARDINIA PLANNING SCHEME**Policy guidelines**

Consider as relevant:

Locating signs at a safe clearance above the footpath (a minimum of 2700mm from ground level) and are set back at least 750mm from the kerb line if the signs are located on street fronting development and protrude from the property boundary.

Providing for direction signs that are:

- Limited to one per road entry point.
- Less than 0.3 square metres in size.

22.09-2

22/10/2021
C264card

Commercial (shop and office) signs**Strategies**

Signs located in commercial (shop and office) areas should stimulate interest in the business or service provided on the site and enhance the vitality and visual amenity of the commercial area.

Design signs on freestanding land used for commercial purposes, including service station, retail premises, freeway service centre, office (medical centre) and veterinary centre land uses to be incorporated into the building form and contribute to good urban design outcomes.

Avoid views from windows being obscured to maintain passive surveillance of pedestrian activity areas, car parking areas and streets.

Policy Guidelines

Consider as relevant:

- Limiting signs painted in corporate colours on the exterior of a building with a direct frontage to a road or car parking area to the front façade.

Commercial (shop and office) areas

- Avoiding above verandah signs, sky signs, high wall signs and bunting signs.
- Limiting signs to no more than 50% of the wall area above a verandah, or if no verandah 30% of the total front facade wall.
- Limiting signs to no more than 75% of an awning fascia.

Freestanding 'Pad' sites

- Limiting business identification signs to signs that are:
 - Consistent in size and form, where there is more than one sign.
 - Located on the awning fascia, verandah fascia or parapet.
- Providing for pole and free-standing panel signs that are:
 - Limited to one sign per road frontage.
 - Less than seven (7) metres in height.
 - Incorporated into the landscaping treatment.

22.09-3

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Proposed C283card

Industrial and restricted retail signs**Strategy**

Ensure signs in industrial and restricted retail areas do not appear as a dominant feature of a building or its surroundings.

CARDINIA PLANNING SCHEME**Policy guidelines**

Consider as relevant:

- Limiting business identification signage on buildings to signs that:
 - Are located on walls, awning fascias, verandahs fascias or parapets.
 - Are located at the front and sides of buildings.
 - Are consistent in size and form, where there is more than one sign.
 - Front a Transport Zone 2 for freestanding premises in industrial areas.
 - Are no greater than 30% of the combined (street facing) or 50% of a wall or parapet above an awning or verandah.
- Comprise a maximum signage area of 10 square metres or a maximum area of 20 square metres where the frontage is greater than 40 metres wide and is set back by 10 metres or more from a road.
- Avoiding sign types that have an adverse effect on the visual amenity of the area including above verandah/awning (or roof), sky, bunting, animated, electronic and reflective signs.
- Providing for no more than one pole sign or freestanding panel sign of no greater than 7 metres in height for:
 - An industrial area where multiple tenants exist on a site.
 - An industrial building or restricted retail premises (or complex) that is freestanding.
 - A grouping of restricted retail premises (such as in a homemaker centre).
- Incorporating pole or freestanding panel signs into a landscaped area.

22.09-4

22/10/2021
C264card

Residential areas**Strategy**

Ensure signs in residential areas are compatible with the surrounding residential area.

Policy guidelines

Consider as relevant:

- Limiting signs to one business identification sign with an area of less than three square metres.
- Limiting free standing signage to be:
 - Located at the front of the building.
 - Located on the street with the greatest amount of traffic (if the site has more than one street frontage).
 - No higher than two metres above footpath level.
 - Incorporated into the landscape treatment.

22.09-5

22/10/2021
C264card

Display home village and new estate promotion signs**Strategies**

Limit the display period of a sign for a display home village, land sales office, subdivision promotion or new estate promotion to the time the land:

- Is being used as a display home (as relevant).
- Sales have ceased or when the planning permit expires (whichever comes first).

CARDINIA PLANNING SCHEME

Avoid promotional signs that:

- Do not relate to product, goods or services offered for sale on the land
- Are internally illuminated, floodlit, animated, electronic, or reflective and that have flags, streamers or other appurtenances

Avoid trailer signs or any form of moveable signage on the land being subdivided or any other land including road reserves.

Policy guidelines

Consider as relevant:

- Limiting subdivision and new estate promotion signs to:
 - A maximum of one per road frontage or no more than 4 in total where a minimum separation distance of 150 metres between each promotion sign can be achieved.
 - Signs with a minimum setback of 10 metres from the title boundary where the sign is located adjacent to a declared Freeway and/or Highway.
 - A maximum advertising area of 10 square metres.
 - A minimum setback of 500 metres from an on-off ramp on Freeways.
- Ensuring the removal of signs and reinstatement of the subject site prior to the issue of Statement of Compliance for the final stage of subdivision to the satisfaction of the Responsible Authority for promotional signs relating to subdivision.

22.09-6

22/10/2021
C264card

Rural and green wedge signs**Strategies**

Ensure signs in rural areas and green wedge areas:

- Are of a low scale to respect the rural character of the surrounding area.
- Are incorporated into the landscape treatment along the boundary of the property.
- Provide colours that are compatible with the surrounding landscape character.

Policy guidelines

Consider as relevant:

- Limiting signs in rural areas and green wedge areas to one business identification sign per site that identifies the business of service provided (but not a product).
- Not be internally illuminated, floodlit, animated, electronic and reflective.
- Discouraging internally illuminated, floodlit, animated, electronic, and reflective signs. Where signage is free standing, directing signage to be located at the front of the property and at a height of no more than 2 metres above ground level.

Policy documents

Consider as relevant:

Advertising Signage Design Guidelines (Cardinia Shire, Adopted 2020)

CARDINIA PLANNING SCHEME

10/06/2021
C254card**SCHEDULE 1 TO CLAUSE 37.01 SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ1**.**HORTICULTURAL PRESERVATION****Purpose**

To preserve land of high agricultural quality for horticulture and other farming activities.

To discourage non-agricultural and non-soil based uses establishing on soil of high agricultural value.

To protect the area from the encroachment of urban and rural residential type development.

To minimise the potential for conflict between residents and normal farming practices that are related to the conduct of agricultural activities.

To encourage sustainable farming activities based on whole farm and catchment planning principles on an individual and community basis.

1.0---/---/---
Proposed C283card**Table of uses****Section 1 - Permit not required**

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Bed and breakfast	No more than 6 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Crop raising (other than Timber production)	
Grazing animal production	
Home based business	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Search for stone	Must not be costeaning or bulk sampling.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Agriculture (other than Animal husbandry and Crop raising)	

CARDINIA PLANNING SCHEME

Use	Condition
Animal husbandry (other than Domestic animal boarding, Apiculture, Grazing animal production, Intensive animal production, Pig farm, Poultry farm and Poultry hatchery)	The gross floor area of all buildings associated with the use must not exceed 500 square metres.
Caretaker's house	Must be the only caretaker's house on the lot. Must meet the requirements of Clause 2 of this schedule.
Dependent person's unit	Must be the only dependent person's unit on the lot. Must meet the requirements of Clause 2 of this schedule.
Dwelling (other than Bed and breakfast and Caretaker's house)	Must be the only dwelling on the lot. The lot must be at least 10 hectares. This does not apply to lots which were created under the provisions of a planning scheme. This does not apply to the replacement of an existing dwelling if the existing dwelling is removed or altered (so it can no longer be used as a dwelling) within one month of the occupation of the replacement dwelling Must meet the requirements of Clause 2 of this schedule.
Group accommodation	
Host farm	
Mineral, stone, or soil extraction (other than Mineral exploration, Mining, and Search for stone)	
Place of assembly (other than Carnival and Circus)	
Plant nursery	
Primary produce sales	The gross floor area of all buildings associated with the use must not exceed 500 square metres.
Research centre	
Restaurant	
Rural industry (other than Abattoir and Sawmill)	The gross floor area of all buildings associated with the use must not exceed 500 square metres.
Store (other than Boat and caravan storage)	
Timber production	Must meet the requirements of Clause 53.11.
Utility installation (other than Minor utility installation and Telecommunications facility)	

CARDINIA PLANNING SCHEME

Use	Condition
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Any other use not in Section 1 or 3

Section 3 - Prohibited

Use

Abattoir

Accommodation (other than Dependent person's unit, Dwelling, Group accommodation, and Host farm)

Boat and caravan storage

Cemetery

Child care centre

Cinema based entertainment facility

Crematorium

Display home

Domestic animal boarding

Freeway service centre

Funeral parlour

Hospital

Industry (other than Automated collection point and Rural industry)

Intensive animal production

Leisure and recreation (other than Informal outdoor recreation)

Office

Pig farm

Poultry farm

Poultry hatchery

Recreational boat facility

Retail premises (other than Plant nursery, Primary produce sales, and Restaurant)

Saleyard

Sawmill

Service station

Veterinary centre

Warehouse (other than Store)

2.0

10/06/2021
C254card

Use of land

A lot may be used for one dwelling (excluding a caretaker's house and dependent person's unit) provided the following requirements are met:

- Access must be provided via an all-weather road to the satisfaction of the responsible authority.
- The dwelling must be connected to reticulated sewerage or if not available, the waste water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.

CARDINIA PLANNING SCHEME

- The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use.
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source to the satisfaction of the responsible authority.

If the use is a caretaker's house or dependent person's unit, an agreement must be entered into under Section 173 of the Act requiring the house or unit to be removed or demolished if the use ceases.

3.0

10/06/2021
C254card

Subdivision

Each lot must be at least 25 hectares.

A permit may be granted to create smaller lots if the subdivision is the re-subdivision of existing lots provided:

- No additional lots are created.
- The potential to create new lots is not increased.
- The potential for the number of dwellings is not increased.
- The proposed lots do not compromise the purpose of the zone.

4.0

04/05/2022
VC210

Buildings and works

A permit is not required to construct a building or construct or carry out works except for any of the following:

- A building or works associated with a use in Section 2 of Clause 1 of this schedule.
- A building which is within any of the following setbacks:
 - 100 metres from a Transport Zone 2.
 - 20 metres from any other boundary.
 - 100 metres from a waterway.
- A building with a gross floor area which exceeds 200 square metres.
- A building which exceeds 7 metres in height.
- Excavation or land fill works which are in excess of 1 metre in depth or height.

5.0

10/06/2021
C254card

Signs

None specified.

6.0**Application requirements**

An application to use or subdivide land, construct a building or construct or carry out works must be accompanied by a report which explains how the proposal:

- Complies with the purposes of the zone.
- Responds to the decision guidelines for the zone.

7.0**Decision guidelines**

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, the responsible authority must consider, as appropriate:

- The Land Capability Study for the Cardinia Shire (February 1997).

CARDINIA PLANNING SCHEME

- Whether the land is liable to flooding and any advice received from Melbourne Water.
- Whether the use, building, works or subdivision will be detrimental to the horticultural significance of the area.
- Whether the dwelling is reasonably required for the operation of the rural activity being conducted on the land.
- Whether the use utilises the high quality soils for horticultural or agricultural pursuits.
- The impact of the use, building, works or subdivision on the character and appearance of the area.
- Whether the site is suitable for the use, building, works or subdivision and the compatibility of the proposal with adjoining and nearby farming and other land uses.

CARDINIA PLANNING SCHEME

10/06/2021
C254card**SCHEDULE 1 TO CLAUSE 37.02 COMPREHENSIVE DEVELOPMENT ZONE**Shown on the planning scheme map as **CDZ1**.**PAKENHAM WEST COMPREHENSIVE DEVELOPMENT PLAN, 1 SEPTEMBER 2005****Land**

Land bounded by the Princes Highway, Toomuc Creek, Gippsland Railway line and Cardinia Road, Pakenham.

Purpose

To designate land suitable for urban development.

To provide for the development of the land generally in accordance with the Pakenham West Comprehensive Development Plan, 1 September 2005.

To ensure that any development and use of the land is in accordance with a local structure plan prepared to the satisfaction of the responsible authority.

To provide a range of dwelling types and lot sizes to meet a diversity of housing needs.

To provide a range of commercial and community facilities to meet the needs of existing and future residents of the area.

To ensure that non-residential uses do not cause a loss of amenity to nearby residents.

To facilitate urban design which creates a strong character and identity for the area, provides for a functional built environment, and promotes community and personal safety.

To manage the quality and quantity of urban stormwater entering local waterways.

1.0---
Proposed C283card**Table of uses****Section 1 - Permit not required**

Use	Condition
Art and craft centre	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Bed and breakfast	No more than 6 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Car park	The site must be identified for the use or be within an activity centre in a local structure plan prepared to the satisfaction of the responsible authority.

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Use	Condition
Child care centre	The site must be identified for the use or be within an activity centre in a local structure plan prepared to the satisfaction of the responsible authority.
Cinema based entertainment facility	The site must be identified for the use and be within an activity centre in a local structure plan prepared to the satisfaction of the responsible authority.
Convenience shop	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Dependent person's unit	Must be the only dependent person's unit on the lot.
Display home	The site must be identified for the use in a local structure plan prepared to the satisfaction of the responsible authority.
Dwelling (other than Bed and breakfast)	
Education centre	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Food and drink premises	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Funeral parlour	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Home based business	
Indoor recreation facility	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Informal outdoor recreation	

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Use	Condition
Medical centre	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Office (other than Medical centre)	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Open sports ground	
Place of assembly (other than Amusement parlour, Carnival, Circus, Drive-in theatre, and Nightclub)	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Postal agency	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Railway	
Railway station	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Search for stone	Must not be costeaning or bulk sampling.
Service industry (other than Panel beating)	The site must be identified for the use or be within an activity centre in a local structure plan prepared to the satisfaction of the responsible authority.
Service station	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.

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Use	Condition
Shop (other than Adult sex product shop and Convenience shop)	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Store	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Tramway	
Veterinary centre	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Any use listed in clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Accommodation (other than Corrective institution, Dependent person's unit, and Dwelling)	
Agriculture (other than Apiculture, Animal training, Domestic animal husbandry, Horse riding school, Horse stables, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery, Racing dog training)	
Amusement parlour	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Domestic animal husbandry (other than Domestic animal boarding)	Must be no more than four animals.
Leisure and recreation (other than Indoor recreation facility, Informal outdoor recreation, Motor racing track, and Open sports ground)	
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)	

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Use	Condition
Nightclub	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Office (other than Medical centre) - if the Section 1 condition is not met	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Racing dog husbandry (other than Racing dog training)	
Retail premises (other than Food and drink premises, Motor vehicle, boat, or caravan sales, Postal agency, and Shop)	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Shop (other than Adult sex product shop and Convenience shop) - if the Section 1 condition is not met)	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Store - if the Section 1 condition is not met	Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.
Transport terminal (other than Railway station and Road freight terminal)	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Adult sex product shop
Animal training

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Use

Corrective institution
 Domestic animal boarding
 Drive-in theatre
 Extractive industry
 Horse riding school
 Horse stables
 Industry (other than Automated collection point and Service industry)
 Intensive animal production
 Motor racing track
 Motor vehicle, boat, or caravan sales
 Panel beating
 Pig farm
 Poultry farm
 Poultry hatchery
 Racing dog training
 Road freight terminal
 Service industry (other than Panel beating) - if the Section 1 condition is not met
 Saleyard
 Warehouse (other than Store)

2.0**Local structure plan**

No subdivision, building or works may take place before the land to be developed is included in a local structure plan prepared to the satisfaction of the responsible authority. The local structure plan must be generally consistent with the Pakenham West Comprehensive Development Plan, (1 September 2005).

With the agreement of the responsible authority, the local structure plan may be prepared in stages and may comprise one or more separate plans or other documents. The local structure plan must show, as considered appropriate by the responsible authority:

- The proposed use and development of each part of the land.
- The staging of development.
- The relationship of the land to existing or proposed land uses on adjoining land.
- Population targets.
- A range of housing types and lot sizes, including areas proposed for medium-density housing.
- Proposed open space and recreation facilities, including pedestrian and bicycle paths.
- Proposed retarding basins, lakes and watercourses, and the means by which these will be managed and water quality maintained.
- Proposed commercial and community facilities.
- The proposed layout of major roads and streets, including major traffic control infrastructure.

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- Proposed public transport facilities, including the location of the proposed railway station which must allow for appropriate access provision from the land and adjoining land to the south.
- Physical and community infrastructure, including arrangements for their provision and funding. This must include a trunk sewer to service the land and other proposed residential zoned land in the vicinity.
- An overall landscape concept.
- Urban design principles for energy efficiency, community safety and environmental sustainability.

The local structure plan must be referred to the Roads Corporation for comment and may be amended to the satisfaction of the responsible authority.

The use and subdivision of land, construction of buildings and construction and carrying out of works must be consistent with the local structure plan.

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Use of land

A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any building, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

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Subdivision**4.1****Permit requirement**

The subdivision of land must satisfy the servicing requirements of relevant referral authorities.

4.2**Exemption from notice and review**

An application to subdivide land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

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Buildings and works**5.1****Permit requirement**

A permit is not required to construct or extend one dwelling on a lot of at least 300 square meters.

5.2**Application requirements**

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.
 - Relevant ground levels.

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- The layout of existing and proposed buildings and works.
- All driveways, car parks, pedestrian paths and loading areas.
- Proposed landscape areas.
- All external storage and waste treatment areas.
- Areas not required for immediate use.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, and vehicle parking and loading areas.
- A landscape layout which includes a description of vegetation to be planted, the surfaces to be constructed, site works specifications, and the method of preparing, draining, watering and maintaining the landscape area.

Medium-density housing and residential buildings

An application for any of the following must be accompanied by a neighbourhood and site description and a design response as described in Clause 54.01 or Clause 55.01 (as appropriate):

- To construct or extend one dwelling on a lot of less than 300 square metres.
- To construct a dwelling if there is at least one dwelling on the lot.
- To construct two or more dwellings on a lot.
- To extend a dwelling if there are two or more dwellings on the lot.
- To construct or extend a residential building.

Satisfactory neighbourhood and site description

The responsible authority must inform the applicant in writing before notice of an application is given or, if notice of the application is not required to be given, before deciding the application that the neighbourhood and site description meets the requirements of Clause 54.01-1 or Clause 55.01-1 (as appropriate) and is satisfactory or does not meet the requirements of Clause 54.01-1 or Clause 55.01-1 (as appropriate) and is not satisfactory.

If the responsible authority decides that the neighbourhood and site description is not satisfactory, it may require more information from the applicant under Section 54 of the Act.

The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the neighbourhood and site description meets the requirements of Clause 54.01-1 or Clause 55.01-1 (as appropriate) and is satisfactory.

The above requirements do not apply if the responsible authority refuses an application under Section 52(1A) of the Act.

5.3**Exemption from notice and review**

An application to construct a building or construct or carry out works for a use on a site identified for that purpose or within an activity centre in a local structure plan prepared to the satisfaction of the responsible authority is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

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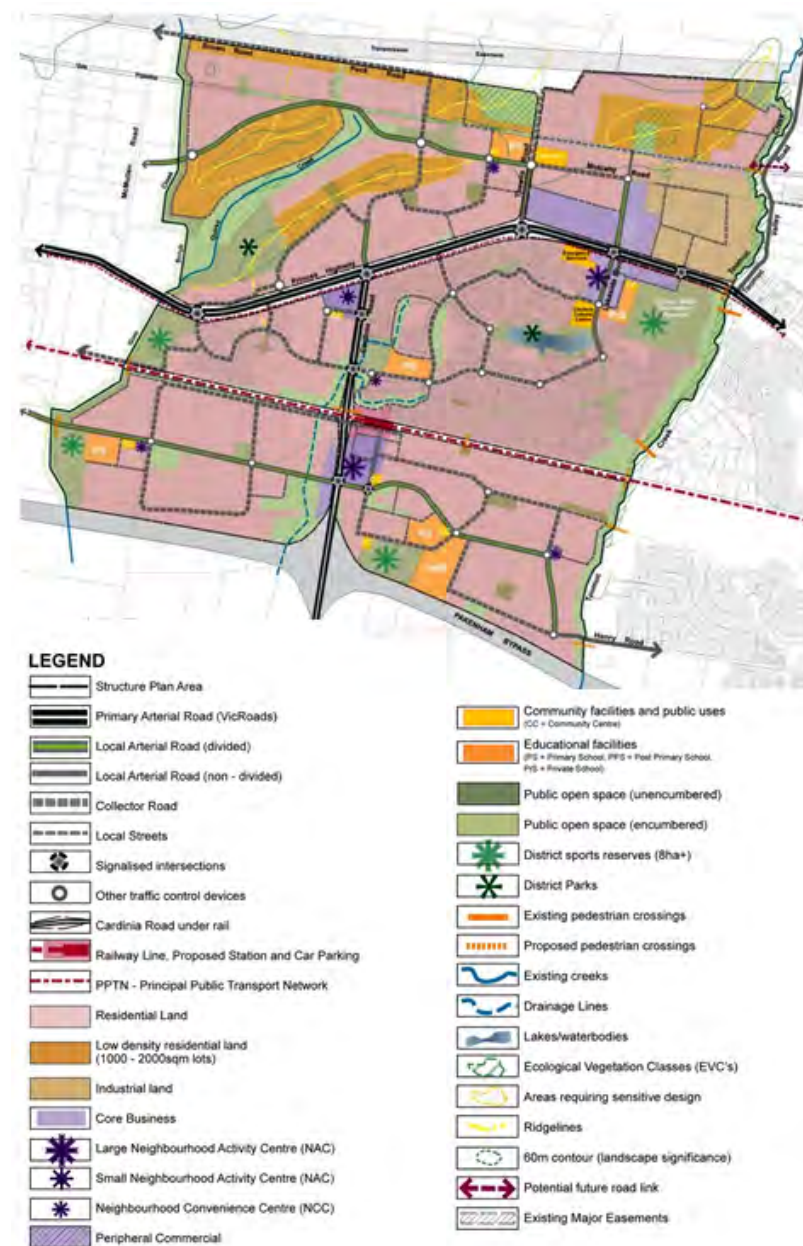
Signs

Land within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 is in Category 1.

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C254card**SCHEDULE 1 TO CLAUSE 37.07 URBAN GROWTH ZONE**Shown on the planning scheme map as **UGZ1**.**CARDINIA ROAD PRECINCT STRUCTURE PLAN (SEPTEMBER 2008)****1.0**10/06/2021
C254card**The Plan**

Plan 1 shows the future urban structure proposed in the Cardinia Road Precinct Structure Plan (September 2008).

Plan 1 to Schedule 1 to Clause 37.07

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2.0 Use and development10/06/2021
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The provisions specified in this schedule apply to all land zoned UGZ and shown in Plan 1.

Note: Some land shown in Plan 1 is not zoned UGZ and the provisions of this schedule do not apply.

2.2 Applied zone provisions10/06/2021
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None specified.

2.3 Specific provisions – Use of land---/---/---
Proposed C283card**Section 1 - Permit not required**

Use	Condition
Bed and breakfast	No more than 6 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Dependent person's unit	Must be the only dependent person's unit on the lot.
Dwelling (other than Bed and breakfast)	
Food and drink premises (other than Hotel and Tavern)	The site must generally form part of a core business or peripheral commercial area as shown in the <i>Cardinia Road Precinct Structure Plan</i> (September 2008).
Home based business	
Informal outdoor recreation	
Medical centre	The site must generally form part of a core business or peripheral commercial area as shown in the <i>Cardinia Road Precinct Structure Plan</i> (September 2008).
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Office (other than Medical centre)	The site must be within a core business or peripheral commercial area as shown in the <i>Cardinia Road Precinct Structure Plan</i> (September 2008), or the office must be a temporary land sales office for land being sold as part of the subdivision of land.
Open sports ground	
Postal agency	The site must generally form part of a core business or peripheral commercial area as shown in the <i>Cardinia Road Precinct Structure Plan</i> (September 2008).

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Use	Condition
Railway	
Railway Station	
Search for stone	Must not be costeaning or bulk sampling.
Shop	<p>The site must generally form part of a core business area as shown in the <i>Cardinia Road Precinct Structure Plan</i> (September 2008).</p> <p>The combined leasable floor area must not exceed the amount specified for the activity centre in the <i>Cardinia Road Precinct Structure Plan</i> (September 2008).</p>
Tramway	
Veterinary centre	The site must generally form part of a core business or peripheral commercial area as shown in the <i>Cardinia Road Precinct Structure Plan</i> (September 2008).
Any use listed in Clause 62.01	Must meet requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Accommodation (other than Corrective institution, Dependent person's unit, and Dwelling)	
Agriculture (other than Apiculture, Animal training, Domestic animal husbandry, Horse riding school, Horse stables, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery and Racing dog training)	
Amusement parlour	The site must generally form part of a core business or peripheral commercial area as shown in the <i>Cardinia Road Precinct Structure Plan</i> (September 2008).
Domestic animal husbandry (other than Domestic animal boarding)	
Art and craft centre	
Child care centre	
Cinema based entertainment facility	The site must generally form part of a core business area as shown in the <i>Cardinia Road Precinct Structure Plan</i> (September 2008).
Convenience shop	
Display Home	
Education Centre	

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Use	Condition
Funeral parlour	
Hotel	The site must generally form part of a core business or peripheral commercial area as shown in the <i>Cardinia Road Precinct Structure Plan</i> (September 2008).
Leisure and recreation (other than Informal outdoor recreation, Motor racing track and Open sports ground)	
Mineral, stone or soil extraction (other than Extractive Industry, Mineral exploration, Mining and Search for stone)	
Motor vehicle, boat or caravan sales	The site must generally form part of a peripheral commercial area as shown in the <i>Cardinia Road Precinct Structure Plan</i> (September 2008).
Nightclub	The site must be within a core business or peripheral commercial area as shown in the <i>Cardinia Road Precinct Structure Plan</i> (September 2008).
Place of assembly (other than Amusement parlour, Carnival, Circus, Drive-in-theatre, and Nightclub)	
Place of worship	
Retail premises (other than Food and drink premises, Motor vehicle, boat or caravan sales, Postal agency, and Shop)	The site must generally form part of a core business or peripheral commercial area as shown in the <i>Cardinia Road Precinct Structure Plan</i> (September 2008).
Service industry (other than Panel beating)	The site must generally form part of a core business or peripheral commercial area as shown in the <i>Cardinia Road Precinct Structure Plan</i> (September 2008).
Service station	<p>The site must adjoin or have access to a road in a Transport Zone 2 or a Transport Zone 3.</p> <p>The site must not exceed either:</p> <ul style="list-style-type: none"> - 3,000 square metres, or - 3,600 square metres if it adjoins on two boundaries a road in a Transport Zone 2 or a Transport Zone 3.
Shop – if the section 1 condition is not met.	The site must generally form part of a core business or peripheral commercial area as shown in the <i>Cardinia Road Precinct Structure Plan</i> (September 2008).

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Use	Condition
Store	If in a residential area as shown in the <i>Cardinia Road Precinct Structure Plan</i> (September 2008), the store must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.
Tavern	The site must generally form part of a core business or peripheral commercial area as shown in the <i>Cardinia Road Precinct Structure Plan</i> (September 2008).
Transport terminal (other than Railway station and Road freight terminal)	
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not specified in Section 1 or 3	

Section 3 - Prohibited

Use
Adult sex product shop
Domestic animal boarding
Animal training
Corrective institution
Drive-in-theatre
Extractive industry
Industry (other than Service industry)
Intensive animal production
Horse riding school
Pig farm
Poultry farm
Poultry hatchery
Racing dog training
Motor racing track
Office (other than Medical centre) – if the Section 1 condition is not met
Panel beating
Road freight terminal
Saleyard
Warehouse (other than Store)

CARDINIA PLANNING SCHEME**Use of land**

The use of land must be generally in accordance with the Cardinia Road Precinct Structure Plan (September 2008).

A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Transport of materials or goods to or from the land.
- Traffic generated by the use.
- Appearance of any buildings, works or materials.
- Emissions from the use.

Use of land for a dwelling

A dwelling must be connected to a reticulated recycled water supply system for toilet flushing and garden watering where available to the lot. Where a reticulated recycled water supply system is not available to the lot, a dwelling must be connected to a rainwater tank with a minimum capacity of 2,500 litres for toilet flushing and garden watering purposes or an alternative grey water recycling system to the satisfaction of the responsible authority.

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Specific provisions - Subdivision

An application to subdivide residential land (as shown in Plan 1 to this schedule), other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.

CLASS OF SUBDIVISION	OBJECTIVES AND STANDARDS TO BE MET
60 or more lots	All except Clause 56.03-5.
16 – 59 lots	All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
3 – 15 lots	All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

2.5

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Specific provisions - Buildings and works**Construction and extension of one dwelling on a lot**

A permit is required to construct or extend one dwelling on a lot of less than 300 square metres.

A development must meet the requirements of Clause 54.

A permit is required to construct a fence within 3 metres of a street if the fence exceeds the maximum front fence height specified in Table A2 of Clause 54.06-2.

Decision guidelines

Before deciding on an application the responsible authority must consider the objectives, standards and decision guidelines of Clause 54.

Construction and extension of two or more dwellings on a lot, dwellings on common property or residential buildings

A permit is required to:

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- Construct a dwelling if there is at least one dwelling on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a residential building.

A development must meet the requirements of Clause 55. This does not apply to a development of four or more storeys, excluding a basement.

A permit is not required to construct one dependant persons unit on a lot.

A permit is required to construct a fence within 3 metres of a street if the fence exceeds the maximum front fence height specified in Table A2 of Clause 55.06-2.

Buildings and works for non-residential uses

A permit is required to construct a building or construct or carry out works for a non-residential use.

This does not apply to the following in a core business or peripheral commercial area (as shown in Plan 1 to this schedule):

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

3.0

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Application requirements

An application must be accompanied by the following information. If in the opinion of the responsible authority an application requirement of this clause is not relevant to the assessment of the application, it may waive or reduce the requirement.

Urban Design Framework

A permit must not be granted to use or subdivide land, or to construct a building or construct and carry out works within a core business or peripheral commercial area as shown in the Cardinia Road Precinct Structure Plan (September 2008) until an urban design framework for the activity centre has been prepared to the satisfaction of the responsible authority.

The urban design framework may be amended to the satisfaction of the responsible authority.

The responsible authority may grant a permit to subdivide land prior to the preparation of an urban design framework if it is satisfied that the subdivision will not affect the urban design outcomes for the activity centre as set out in the Cardinia Road Precinct Structure Plan (September 2008).

The urban design framework must:

- Be generally in accordance with the Cardinia Road Precinct Structure Plan (September 2008).
- Address the background document Activity Centre Design Guidelines (DSE, 2005) and Safer Design Guidelines for Victoria (DSE, 2005).
- Set out the role and function of the activity centre including the proposed use and development of each part of the activity centre.
- Show the relationship to existing and proposed development surrounding the activity centre.
- Set out building design guidelines including the interface with streets and other public spaces, heights, materials, and articulation to create a strong urban character.

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- Set out the design of streets including street design and widths, pedestrian access and areas, car parking, paving materials and street furniture.
- Set out arrangements for access to the activity centre from adjoining arterial roads.
- Set out the location of public spaces within the activity centre including a town park / square.
- Include an overall landscape concept for the activity centre.
- Set out guidelines to improvement environmental sustainability including integrated water management and energy conservation.
- Set out provisions for car parking including the location and design of car parking areas and car parking rates for proposed uses within the activity centre.
- Set out how public transport will be integrated with the activity centre.
- Set out design guidelines for the provision of signs.
- Set out arrangements for the provision of service areas for deliveries and waste disposal including access for larger vehicles and measures to minimise the impact on the amenity of the activity centre and adjoining neighbourhoods.
- Show how opportunities for housing and future commercial expansion can be incorporated into the activity centre.

Use of Land - non-residential uses

An application to use land for a non-residential use must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of activities which will be carried out.
- The type and quantity of materials and goods to be stored, processed or produced.
- How land which is not required for immediate use is to be maintained.
- The likely effects, if any, on the neighbourhood, including noise levels, traffic, air-borne emissions, emissions to land or water, light spill, glare, solar access and hours of operation (including the hours of delivery and dispatch of materials and goods).

Subdivision

In addition to the requirements of Clause 56, an application for subdivision must be accompanied by the following information for all of the land in the contiguous ownership of the landowner forming part of the development:

- The proposed use and development of each part of the land.
- A table setting out the amount of land allocated for the proposed uses.
- The staging of the development.
- The relationship of the land to existing or proposed development on adjoining land including road connections, open space, pedestrian and bicycle linkages, and drainage networks.
- Population and dwelling targets.
- The proposed range of lot sizes and housing types.
- The proposed road and street network including intersection treatments, proposed bus routes and the interface treatment with arterial roads.
- Proposed open space areas including the role and purpose of the open space.
- An overall landscape concept for the development and a detailed local open space landscape design plan as specified in the Cardinia Road Precinct Structure Plan (September 2008).

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- A topographical assessment plan as specified in the Cardinia Road Precinct Structure Plan (September 2008).
- Lot and building design guidelines for any areas identified as requiring sensitive design.
- An Aboriginal cultural heritage management plan.
- A flora and fauna assessment and vegetation management and biodiversity enhancement plan as specified in the Cardinia Road Precinct Structure Plan (September 2008).
- A hydrogeological assessment of groundwater conditions on the site and the potential impacts on the proposed development including any measures required to mitigate the impacts of groundwater conditions on the development.
- A site assessment of the potential for contaminated land as a result of previous land uses.
- An acoustic assessment of the level of traffic noise from the Princes Freeway (Pakenham Bypass) and any measures required to reduce traffic noise levels to an acceptable level.

Buildings and works

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - All driveway, car parking and loading areas.
 - Proposed landscape areas.
 - All external storage and waste treatment areas.
 - Areas not required for immediate use.
- Elevation drawings to scale showing the colours and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout for the site, and where appropriate adjoining roads and public spaces, which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

4.0

10/06/2021
C254card

Conditions and requirements for permits

None specified.

5.0

10/06/2021
C254card

Exemption from notice and review

None specified.

6.0

10/06/2021
C254card

Decision guidelines**Non-residential land uses**

Before deciding on an application to use land for a non-residential purpose the responsible authority must consider, as appropriate:

CARDINIA PLANNING SCHEME

- Any approved urban design framework approved under this schedule.
- The effect that existing or designated uses on adjoining or nearby land may have on the proposed use.
- The effect that the proposed use may have on the amenity of the neighbourhood.
- The availability and provision of utility services.
- The effect of traffic to be generated by the use.
- The interim use of those parts of the land not required for the proposed use.

Subdivision or one or more dwellings on a lot

Before deciding on an application to subdivide or to construct one or more dwellings on a lot, the responsible authority must consider the objectives, standards and decision guidelines of Clause 54, 55 or 56, as relevant.

Other buildings and works

Before deciding on an application the responsible authority must consider, as appropriate:

- The movement of pedestrians and cyclists, and vehicles, including vehicles involved with deliveries, waste removal, emergency services and public transport.
- The provision of car parking.
- The interface with adjoining areas, especially the relationship with residential areas.
- The streetscape, including the design of verandahs, access from the street front, providing active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or the immediate spaces and the landscaping of land adjoining a road.
- The storage of rubbish and materials for recycling.
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.
- The availability of and connection to services.
- The design of buildings to provide for solar access.

If in the opinion of the responsible authority a requirement of this clause is not relevant to the assessment of the application, it may waive or reduce the requirement.

7.0

10/06/2021
C254card

Signs

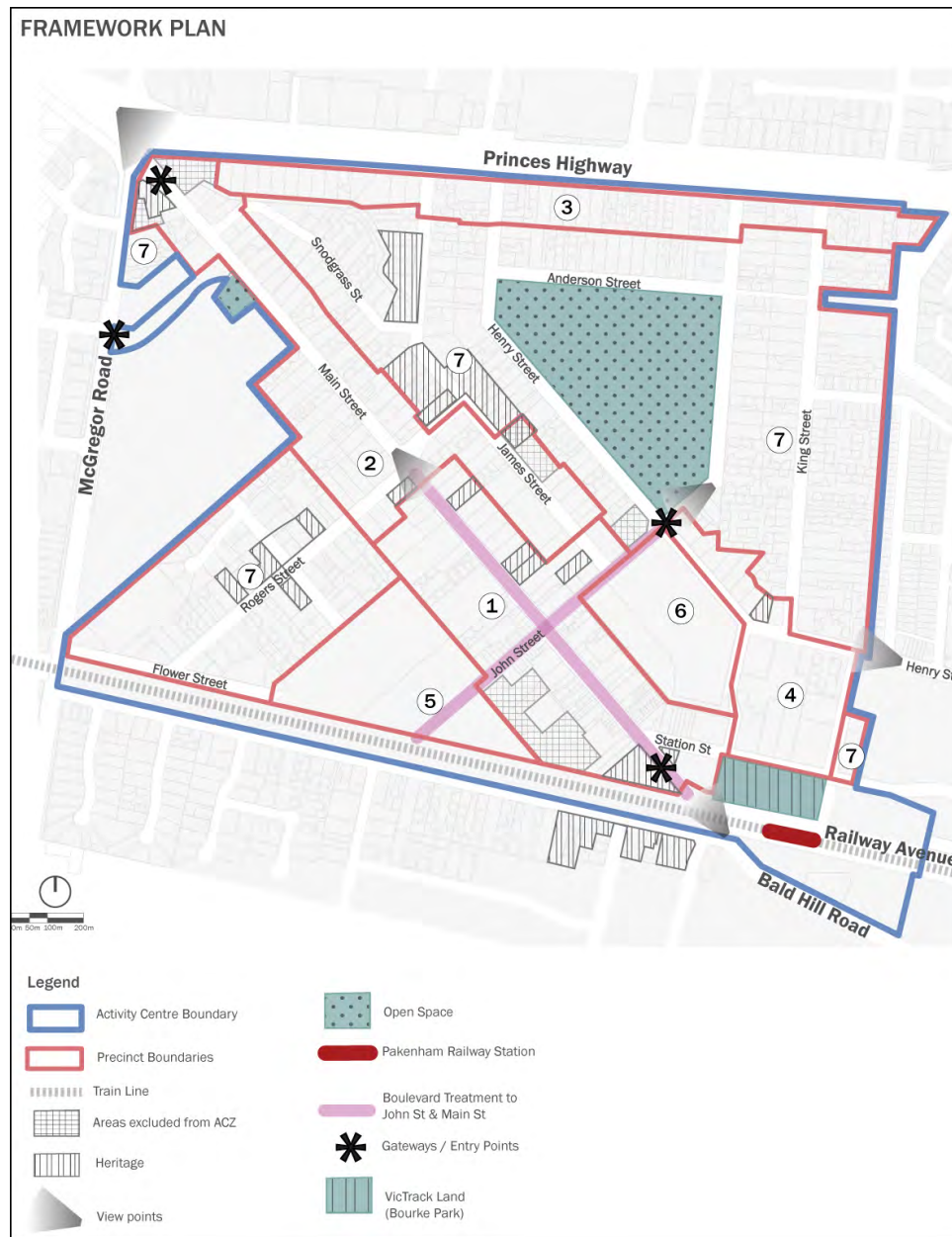
The following sign controls apply.

LAND	SIGN REQUIREMENTS
Land shown as residential in Plan 1 to this schedule	Category 3 - except that a permit may be granted to display a sign that promotes the sale of land or dwellings. The permit must specify an expiry date of 5 years from the date the permit is issued
Land shown as core business or peripheral commercial in Plan 1 to this schedule	Category 1
Land shown as low density residential, public open space, community facilities, public uses and education facilities in Plan 1 to this schedule	Category 4

CARDINIA PLANNING SCHEME

30/09/2021
C228card**SCHEDULE 1 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE**

Shown on the planning scheme map as ACZ1.

PAKENHAM MAJOR ACTIVITY CENTRE**1.0**30/09/2021
C228card**Pakenham Major Activity Centre Framework Plan****2.0**30/09/2021
C228card**Land use and development objectives to be achieved****Activities and land use**

- Support and ensure the provision of diverse well-designed housing that caters to all members of the community.

CARDINIA PLANNING SCHEME

- Reinforce the Pakenham Major Activity Centre's role as a regional hub promoting and encouraging a diverse and compatible mix of land uses that includes retail, commercial, residential as well as civic and community services.
- Provide appropriate transitions and interfaces between different land use and development including surrounding residential, heritage or significant sites.
- Protect and restore the built heritage of the activity centre through the conservation, reuse and restoration of heritage buildings.
- Encourage the co-location or centralisation of community services to support the needs of the local and regional area.
- Facilitate consolidation of land to create viable development sites for the activity centre.

Transport and movement

- Ensure safe and convenient vehicle, pedestrian and cycle networks that facilitates movement through and to the activity centre.
- Encourage active transport on streets, within car parking areas and arcades, in open space and along the creek network.
- Provide a clear, efficient and logical vehicle network and ensure access to convenient and safe car parking in the activity centre.

Public realm

- Create a safe and high-quality cohesive open space network that provides opportunities for a range of activities and users, and assists in creating a sense of place for the activity centre.
- Ensure a network of attractive, safe and accessible streets that cater for and enhance the different activities and land uses within the activity centre.
- Promote human scale and pedestrian focused streets to encourage a vibrant and lively public realm in the retail core, including evening activities.
- Create a sense of arrival to the activity centre at identified key gateway sites through the provision of high quality landscape and/or architectural treatments.

Built form and environment

- Develop a well-integrated built form and neighbourhood character which respects and responds to local context, streetscape character, landscape values, historical and significant developments.
- Ensure contemporary architecture of any new development responds to any adjoining heritage places and precincts and provides appropriate interfaces.
- Ensure all development within the activity centre provides high quality innovative design consistent with the principles of environmentally sustainable design reducing climate change impacts.
- Reinforce and enhance the 'fine grain' built form pattern established within the retail core of the activity centre.
- Provide built form elements that contribute to the pedestrian amenity of users in the retail core of the activity centre.
- Ensure ground floor facades addressing a street or any other public realm space are activated and provide passive surveillance of the public realm.
- Create an urban pattern that establishes an appropriate transition between the core retail, commercial and mixed development areas, and the residential areas within the activity centre.
- Ensure development and public realm are accessible for persons of all abilities and incorporate the principles of Crime Prevention Through Environmental Design (CPTED).

CARDINIA PLANNING SCHEME

3.0

Proposed C283card

Table of uses

Section 1 - Permit not required

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Child care centre	Must be located in Precincts 1 or 4. Any frontage at ground floor level must not exceed 2 metres, except entry foyers which must not exceed 4 metres. Access must not be shared with a dwelling (other than a caretaker's house).
Cinema	Must be located in Precincts 1, 4 or 5. Any frontage must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers which must not exceed 4 metres.
Convenience shop	Must be located at ground level. In Precincts 3 or 7: <ul style="list-style-type: none"> Must be located within 100 metres of land in precincts 1, 2, 4, 5 or 6 of the Activity Centre Zone and must adjoin, or have access to a road in a Transport Zone 2 or a Transport Zone 3. The leasable floor area for each tenancy must not exceed 100 square metres.
Dwelling	Must be located in Precincts 1, 2, 3, 4 or 7. In Precincts 1 or 4: <ul style="list-style-type: none"> Any frontage must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers which must not exceed 4 metres.
Dependent persons unit	Must be located in Precincts 2, 3, or 7.
Domestic animal husbandry	Must be no more than 2 animals.
Education centre (other than Child care centre)	Must be located in Precinct 4.
Food and drink premises (other than Hotel and Bar)	In Precincts 3 or 7: <ul style="list-style-type: none"> Must be located within 100 metres of land in precincts 1, 2, 4, 5 or 6 of the Activity Centre Zone and must adjoin, or have access to a road in a Transport Zone 2 or a Transport Zone 3. The leasable floor area for each tenancy must not exceed 100 square metres.
Home based business	
Indoor recreation facility	Must be located in Precincts 1, 5 or 6. Any frontage must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers which must not exceed 4 metres.

CARDINIA PLANNING SCHEME

Use	Condition
Medical Centre	Must be located in Precinct 2, 3 or 4. The gross floor area of each tenancy must not exceed 250 square metres.
Office (other than Medical centre)	Must be located in Precincts 1, 2, 3, 4, 5 or 6. In Precinct 1 or 6: <ul style="list-style-type: none"> Any frontage must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers or unless the office is a bank, real estate agency, travel agency.
Postal agency	Must be located in Precincts 1 or 4.
Residential aged care facility	Must be in Precinct 3.
Railway	
Shop (other than Adult sex product shop, Convenience shop and Restricted retail premise)	Must be located in Precincts 1, 2, 4, 5 or 6.
Any use listed in Clause 62.01	Must meet requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Accommodation (other than Dwelling, Dependent persons unit, Host farm, Corrective institution, Camping and caravan park and Residential aged care facility)	Any frontage in Precincts 1 or 4 must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers which must not exceed 4 metres.
Adult sex product shop	Must be located in Precincts 1, 4, 5 and 6. Must be at least 200 metres measured by the shortest public pedestrian access route from Precinct 3 or 7, a residential zone, land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.
Bar	Must be located in Precinct 1 or 4.
Child care centre - if the Section 1 condition is not met	Must be located in Precincts 2, 3 or 7. The site must adjoin, have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Cinema – if the Section 1 condition is not met	Must be located in Precinct 6. Any frontage must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers which must not exceed 4 metres.
Commercial display area	Must be located in Precinct 4.

CARDINIA PLANNING SCHEME

Use	Condition
	Must be in conjunction with a use in Section 1 or 2.
Convenience shop – if the Section 1 condition is not met	The site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Dwelling – if the Section 1 condition is not met	In Precincts 5 or 6, must not be located at ground level.
Dependent persons unit– if the Section 1 condition is not met	In Precincts 1 or 4 must not be located along street frontages.
Domestic animal husbandry – if the Section 1 condition is not met	Must be no more than 5 animals.
Indoor recreation facility– if the Section 1 condition is not met	Must be located in Precinct 2 or 4. In Precinct 4: <ul style="list-style-type: none"> Any frontage must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers which must not exceed 4 metres.
Industry (other than Materials recycling, Refuse disposal, Rural industry or Transfer station)	Must be located in Precincts 1, 4, 5 or 6. Must not be a use specified in Clause 53.10. In Precinct 1 or 4: <ul style="list-style-type: none"> Must be in conjunction with a use in Section 1 or 2.
Mail centre	Must be located in Precinct 4. Must be in conjunction with a use in Section 1 or 2.
Medical Centre – if the Section 1 condition is not met	Must be located in Precinct 1, 2, 3 or 4. In Precinct 1: any frontage must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers which must not exceed 4 metres. In Precinct 3: the gross floor area of each tenancy must not exceed 250 square metres.
Nightclub	Must be in Precinct 1.
Office (other than Medical centre) – if the Section 1 condition is not met	In Precinct 7: <ul style="list-style-type: none"> The land must be located within 100 metres of an adjoining precinct of the Activity Centre Zone. The leasable floor area for each tenancy must not exceed 100 square metres.
Place of assembly (other than Cinema, Nightclub and Place of worship)	Must be located in Precincts 3, 4 or 7. The site must adjoin, have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Place of worship	Must be located in Precincts 2, 3 or 7. The gross floor area of all buildings associated with the use must not exceed 250 square metres.

CARDINIA PLANNING SCHEME

Use	Condition
	The site must adjoin, have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Restricted recreation facility	Must be located in Precinct 1, 2, 3, 5 or 6. In Precinct 1: any frontage must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers which must not exceed 4 metres.
Restricted retail premises	Must be located in Precinct 1, 4, 5 or 6. The gross floor area of each tenancy must not exceed 1000 square metres.
Residential aged care facility – if the Section 1 condition is not met	Must be located in Precinct 2 or 7.
Retail premises (other than Adult sex product shop, Convenience shop, Food and drink premises, Restricted retail premises or Shop)	
Shop (other than Adult sex product shop, Convenience shop or Restricted retail premises) – if the Section 1 condition is not met	In Precinct 7: <ul style="list-style-type: none"> The land must be located within 100 metres of land in adjoining precincts 1, 2, 4, 5 or 6 in this Schedule 1 to the Activity Centre Zone.
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Agriculture (other than Domestic animal husbandry)
Camping and caravan park
Corrective institution
Drive-in theatre
Earth and energy resources industry
Host farm
Leisure and recreation (other than Indoor recreation facility, Informal outdoor recreation and Restricted recreation facility)
Materials Recycling
Refuse disposal
Rural Industry
Saleyard
Service Station
Transfer station (other than Automated collection point)
Transport terminal (other than Rail station or Bus terminal)
Warehouse (other than a Commercial display area or Mail Centre)

CARDINIA PLANNING SCHEME**4.0**30/09/2021
C228card**Centre-wide provisions****4.1**30/09/2021
C228card**Use of land**

A permit is not required to use land for public purposes providing the use is carried out by, or on behalf of, the public land manager.

A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any building, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

4.230/09/2021
C228card**Subdivision**

An application to subdivide residential land, other than an application to subdivide land into lots each containing an existing dwelling or car parking spaces, must meet the requirements of Clause 56.

4.330/09/2021
C228card**Buildings and works****Permit Exemptions**

No permit is required to construct a building or construct or carry out works for the following:

- The installation of an automatic teller machine.
- The alteration to an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 70 per cent of the building façade at ground floor level is maintained as an entry or window with clear glazing.
- Construct a building or carry out works for the purpose of public utility and community facilities or any associated use that is consistent with the intent of the public land reservation or purpose as it carried out by, or on behalf of, the public land manager.
- Construct or extend one dwelling on a lot more than 300 square metres. This exemption does not apply to:
 - Construct a dwelling if there is at least one dwelling existing on the lot.
 - Extend a dwelling if there are two or more dwellings on a lot.
 - Construct or extend a dwelling if it is on common property.
- Construct or carry out works normal to a dwelling.
- Construct or extend an out-building (other than a garage or carport) on a lot, provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with:
 - one dwelling on a lot less than 300 square metres, or
 - two or more dwellings on a lot or a residential building, and
- The fence exceeds the maximum height specified in Clause 54.06-2 and Clause 55.06-2.

CARDINIA PLANNING SCHEME**4.4**30/09/2021
C228card**Design and development**

The following design and development requirements apply to an application to construct a building or construct and carry out works:

Dwelling requirements

- A development must meet the requirements of Clause 54 if it proposes to:
 - Construct or extend one dwelling; or
 - Construct or extend a front fence within 3 metres of a street if the fence exceeds the maximum height of specified in Clause 54.06-2
- A development must meet the requirements of Clause 55, except Clause 55.07-1 to 55.07-15 (inclusive), if it proposes to:
 - Construct a dwelling if there is at least one dwelling existing on the lot.
 - Construct two or more dwellings on a lot.
 - Extend a dwelling if there are two or more dwellings on the lot.
 - Construct or extend a dwelling if it is on common property.
 - Construct or extend a residential building.
 - Construct or extend a front fence within 3 metres of street if:
 - The fence is associated with 2 or more dwellings on a lot or residential building; and
 - The fence exceeds the maximum height specified in Clause 55.06-2.

Clause 55 does not apply to an application to construct or extend an apartment development, or to construct or extend a dwelling in or forming part of an apartment development.

Commercial and mixed use requirements and guidelines

- Buildings should be designed to address street frontages and respond to their urban context by:
 - Addressing roads and public spaces for passive surveillance, and minimise overlooking of private spaces.
 - Providing visual interest and avoid blank walls.
 - Minimise casting shadows on public space and open space.
- Buildings with ground-level frontages to streets, pedestrian areas and/or passive open spaces should contribute to the appearance and function of these areas by providing:
 - At least 70% of the street frontage as transparent entries or display windows.
 - Clear glazing (tinted, or obscured glazing should not be used) with any security screens open in design and located behind glass in windows.
 - The provision of awnings / all-weather protection canopies over footpaths (extending at least 2.5 metres from the building façade) unless it is demonstrated that due to particular circumstances this distance can not be achieved or there is not a requirement for this element.
 - Direct access from the footpath to ground level premises with minimal change of level and is universally accessible.
 - Floor to ceiling heights at ground level of a minimum of 3.5 metres to accommodate changes of use over time.

CARDINIA PLANNING SCHEME

- Ground floor level car parking areas should be located at the rear of buildings or sleeved behind built form at street frontages; otherwise car parks should be located above ground level active uses or below ground level as basement or semi-basement parking areas.
- Crossovers providing vehicle access to sites should be designed to minimise their impact on ground level street frontages and pedestrian movement.
- Large format developments and uses should be sleeved by smaller retail and commercial uses which present fine grain activated frontages to the street.
- Buildings should be designed to respond to the solar orientation of the site.
- New buildings adjoining a residential property or Precinct 7 not on or within 200mm of a boundary should be set back from side or rear boundaries:
 - At least 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre of height over 6.9 metres.
- New buildings adjoining a residential property or Precinct 7 should respect the existing or preferred urban context and respond to the features of the site. Buildings should be set back from side and rear boundaries, and other buildings within the site to:
 - Ensure adequate daylight into new habitable room windows.
 - Ensure that where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with 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 9 am and 3 pm on 22 September.
If existing sunlight to the secluded private open space of an existing dwelling is less than this requirement, the amount of sunlight should not be further reduced.
 - Avoid direct views into habitable room windows and private open space of new and existing dwellings. Developments should avoid relying on screening to reduce views.
 - Provide an outlook from dwellings that creates a reasonable visual connection to the external environment.

Heritage guidelines

New buildings on sites containing heritage buildings or sites adjoining heritage sites should be designed to:

- be visually recessive and not visually dominate the heritage building and the heritage streetscape.
- respond sympathetically by transitioning heights and minimise massing.
- retain the primacy of the three-dimensional form of the heritage building as viewed from the public realm to avoid 'facadism'.
- incorporate simple architectural detailing that does not detract from significant elements of the heritage building and the heritage streetscape.

Building height requirements

Preferred building heights are specified for each precinct in section 5.0 of this Schedule.

Building height guidelines

Buildings and works which exceed a height of 14 metres should:

- Be environmentally sustainable.
- Reduce visual impact by transitioning height to adjoining properties, public realm and streetscape.
- Provide a maximum Street Wall Height of 15 metres.

CARDINIA PLANNING SCHEME

- Setback the upper levels of buildings.
- Provide sufficient solar penetration throughout the development.
- Not adversely impact key public spaces, pedestrian routes and adjoining properties with overshadowing as measured on 21 March/September (Equinox) between 10.30am and 2.00pm.

A development with a height of 14 metres or less on a site large enough to accommodate a substantially taller development should be constructed to structurally accommodate a taller building in the future.

The building height guidelines do not apply to service equipment including plant rooms, lift overruns, solar collectors and other such equipment provided the following criteria are met:

- No more than 50% of the roof area is occupied by the equipment.
- The equipment is located in a position on the roof so as to minimise additional overshadowing of neighbouring properties and public spaces.
- The equipment is designed, screened and finished in a non-reflective material and of a colour to the satisfaction of the responsible authority.

Building setback requirements

Preferred setbacks for new development are specified for each precinct in section 5.0 of this Schedule.

Building setback guidelines

Buildings and works such as balconies, verandahs, architectural features, sunshades, screens and artworks may be constructed within setback areas, and should not encroach more than 2 metres within the preferred setback areas.

Buildings and works which exceed the preferred maximum building height should be designed so the upper levels cannot be seen from the street.

Landscape design guidelines

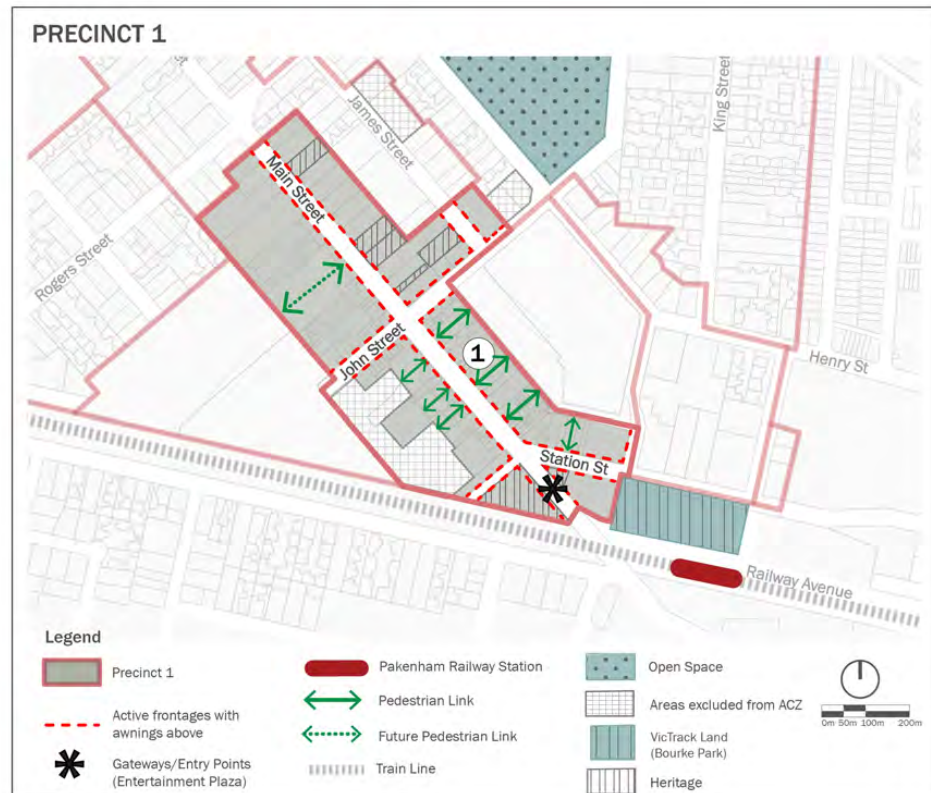
Landscape elements and treatments should:

- Be provided within the front and side setbacks, and along the rear boundary on multi-level apartment and townhouse developments.
- Be provided within the front setbacks, the streetscape and public open space areas that are accessible, safe, attractive and functional.
- Allow for passive surveillance.
- Provide screening of driveways and car parks.

Environmentally Sustainable Design (ESD) guidelines

Developments should incorporate best practice environmentally sustainable design (ESD), including water sensitive urban design (WSUD), thermal performance, energy efficiency, stormwater management, facilitating active transport and materials.

CARDINIA PLANNING SCHEME

5.0 Precinct provisions30/09/2021
C228card**5.1 Precinct 1 – Core Retail****5.1-1 Precinct map****5.1-2 Precinct objectives**

- Create a pedestrian focused and prioritised Entertainment Plaza in the south east corner of the precinct which provides outdoor dining, civic facilities and space for community activities/festivals.
- Reinforce the character of the precinct by encouraging active frontages with fine grain built form.
- Create attractive streetscapes on main thoroughfares that enhance and create a sense of place for the precinct.

CARDINIA PLANNING SCHEME

- Facilitate the re-development of the pedestrian links including arcades located along Main Street, which enhances and activates access to and from the retail core.
- Facilitate activation of the street in the evening by encouraging outdoor dining areas and active uses throughout the precinct.

5.1-3**Precinct requirements**

Preferred building height	Preferred building setbacks
None specified	0 metre front setback
	0 metre setback from the road reserve of any adjoining street or laneway

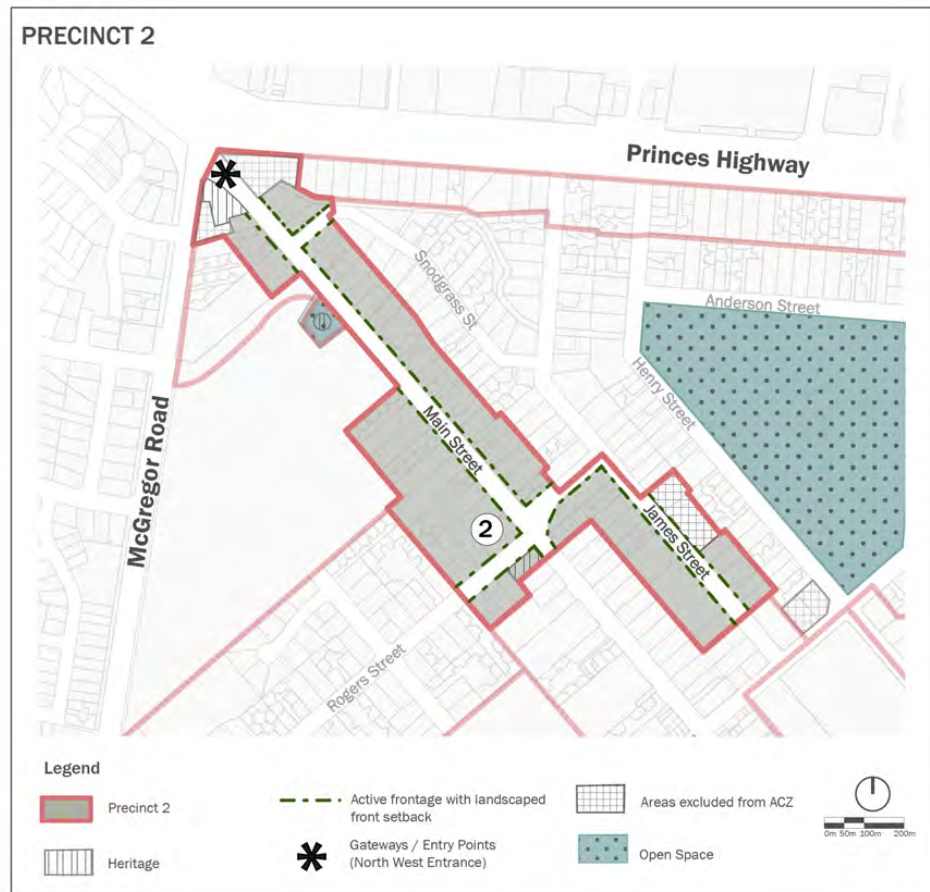
5.1-4**Precinct guidelines**

- Provide effective weather protection through a continuous canopy treatment along building frontages.
- Main entrances for developments and uses located on John and Main Streets should address the street.
- Uses in upper storeys should be compatible with the ground floor uses.
- Uses and developments should provide passive surveillance that supports safe linkages throughout the activity centre.
- Development should provide visually permeable treatments along facades fronting streets, laneways and/or arcades.
- Development should provide strong built form that integrates and overlooks the gateway sites.
- Building heights in the retail core are measured from ground level and should reflect a typical height of 3.5 metres between levels.
- Development adjoining heritage is to continue the fine grained character and provide transition of setbacks from boundary and height from heritage sites.
- Development on land within a heritage overlay and on land immediately adjoining a heritage building on Main Street, Pakenham to consider the context of the nil metre front setback with regards to design which reduces visually dominant massing.
- Larger format retail uses should be sleeved with fine grain built form which addresses the street.
- Provide pedestrian access from the street and avoid creating any internalised malls.
- Locate entrance foyers to upper storeys which are accessible from the street.
- Commercial and mixed use development on Main Street to provide zero side boundary setback and no windows, where appropriate.
- Ensure development addresses all street frontages and the rear boundary, where appropriate.

CARDINIA PLANNING SCHEME

5.2 Precinct 2 – West Commercial and Mixed Use

5.2-1 Precinct map



5.2-2 Precinct objectives

- Provide mixed use, community, commercial and residential opportunities within the precinct.
- Encourage retail premises at ground floor level which activates the street, office uses in upper levels and the rear of the development, and residential uses located within the upper levels of the development.
- Improve pedestrian amenity by contributing to the establishment of attractive streetscapes for all streets in the precinct.

CARDINIA PLANNING SCHEME

- Improve the interface with Main Street by encouraging the redevelopment of sites and/or adaptive reuse of existing buildings, including the preservation and protection of heritage places and precincts to activate the streetscape.
- Development that interfaces with a gateway site should support and contribute to the enhancement of the public realm and reinforce the entrance to Pakenham Major Activity Centre.

5.2-3**Precinct requirements**

Preferred building height	Preferred building setbacks
None specified	2 metre front setback

5.2-4**Precinct guidelines**

- Development should address and interface with all streets by providing active frontages including entrance canopies to the street.
- Developments should provide sympathetic interface treatments and articulation to any adjoining residential precincts and heritage places or precincts.
- Development should consolidate lots to achieve a range of mixed use developments.
- Developments should provide a transition between the retail uses and commercial uses whilst being sympathetic to the current streetscape character.
- Development should provide passive surveillance of the street.
- Buildings should respond appropriately to heritage elements and the landscape.
- Development should provide strong built form that integrates with gateway sites.
- Developments should provide highly activated frontages with windows and entrances as the predominant elements of the ground floor façade.
- Balcony's and living areas of any residential component of a development is to address the public realm that adjoins the site.
- Development on land within a heritage overlay and on land immediately adjoining a heritage building on Main Street, Pakenham to consider the context of the 2 metre setback with regards to design which reduces visually dominant massing.

CARDINIA PLANNING SCHEME

5.3 Precinct 3 – Princes Highway**5.3-1 Precinct map****5.3-2 Precinct objectives**

- Encourage complementary residential uses such as including aged care, medical and health-related services, child care and offices.
- Encourage a mix of residential types within the precinct to transition from a traditional residential development to higher density.
- Encourage the consolidation of sites to facilitate a broader range of medium and higher density residential developments.
- Encourage non-residential uses in mixed use developments.
- Establishes a built form that is responsive, in terms of scale and orientation, to its interface with a major transport corridor and the urban structure of adjoining precincts of the activity centre.

5.3-3 Precinct requirements

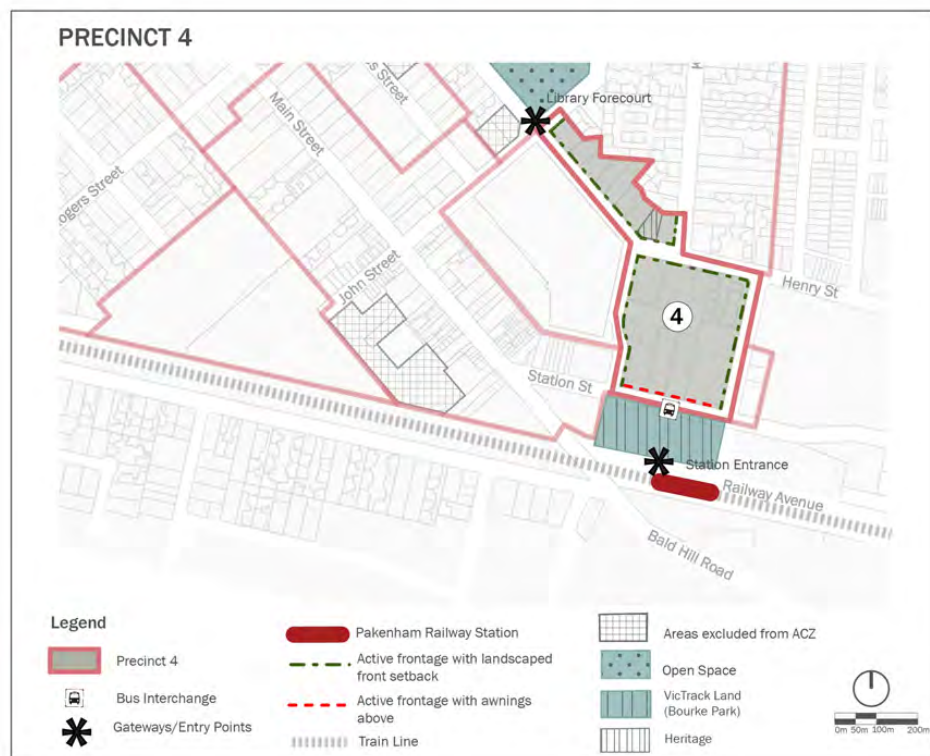
Preferred building height	Preferred building setbacks
13.5 metres	4 metres front setback

5.3-4 Precinct guidelines

- Buildings and works should not exceed a height of 13.5 metres.
- On-site parking should not be provided in the front setback.
- New commercial uses should be compatible with nearby residential development.

CARDINIA PLANNING SCHEME

- Development should be sympathetic to the scale of adjoining residential areas through urban design, screening, articulation, and built form responses.
- Buildings should address the street with entrances clearly visible from the street and upper storey elements providing passive surveillance to the street.
- Screen car parking areas and all loading and all other service areas from the public realm.
- Entrances to developments should address the street.
- Developments with non-residential uses at ground floor level to provide activated frontages with windows and entrances as the predominant features.

5.4 Precinct 4 – East Commercial and Mixed Use**5.4-1 Precinct map****5.4-2 Precinct objectives**

- Provide employment opportunities that maximise the precinct's proximity to public transport, the core retail area and community facilities.
- Encourage the consolidation of sites for commercial development and entertainment activities to facilitate a broader range of medium and higher density mixed use developments.
- Ensure development and built form innovatively and appropriately responds to flooding extents on Station Street.

CARDINIA PLANNING SCHEME

- Ensure street frontages and land uses activate the precinct and provide passive surveillance of public open space and the public realm.
- Ensure street amenity and access priorities pedestrian movements by minimising vehicle crossovers around the perimeter of the precinct.

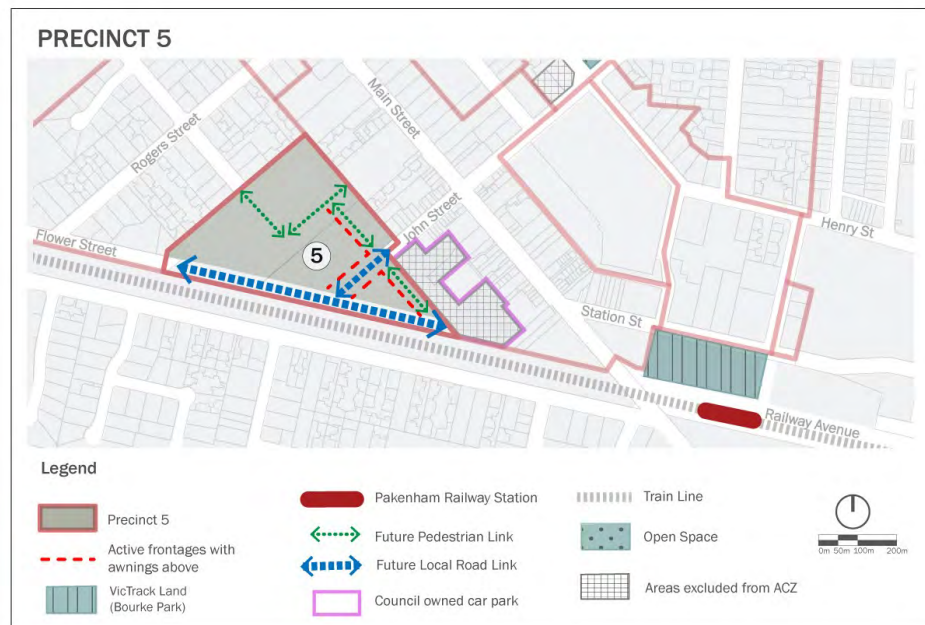
5.4-3 Precinct requirements

Preferred building height	Preferred building setbacks
None specified	Minimum 2 metres front setback
	0 metres front setback from Station Street

5.4-4 Precinct guidelines

- Development to provide visually permeable frontages at ground floor level addressing the street.
- Development to provide active frontages and weather protection through a continuous canopy treatment along building frontages on Station Street.
- Developments to provide a scale that is responsive to any sensitive uses or precinct boundary that adjoins the site.
- Car parking is to be located at the rear of the development and is to be sleeved by built form.
- Developments to provide a range of fine grain commercial uses at ground floor level with residential and office uses above.
- Larger retail and commercial developments to provide active uses and fine grain retail that address the street and sleeves the larger format use.
- Developments fronting Slattery Place, Cook Drive, and Henry Street to provide a landscaped setback.
- Developments should provide highly activated frontages with windows and entrances as the predominant elements of the ground floor façade.
- Balconies and living areas of any residential component of a development is to address the public realm that adjoins the site.
- Locate entrances to the upper storeys in the primary street façade or a façade interfacing with a public realm space.

CARDINIA PLANNING SCHEME

5.5 Precinct 5 – Pakenham Place - Key Development Site**5.5-1 Precinct map****5.5-2 Precinct objectives**

- Create a shopping street typology that supports anchor and specialty retail functions of the precinct.
- Encourage an appropriate range of retail, entertainment and commercial facilities.
- Create an interconnected precinct with passive surveillance, interactive uses, increased pedestrian linkages and active frontages that address streets.
- Create a strong pedestrian and cycle environment within the precinct, particularly along Wadsley Avenue and to and from Council owned car parks.
- Provide new local road connections by extending Flower Street to Drake Place and John Street to Flower Street.

5.5-3 Precinct requirements

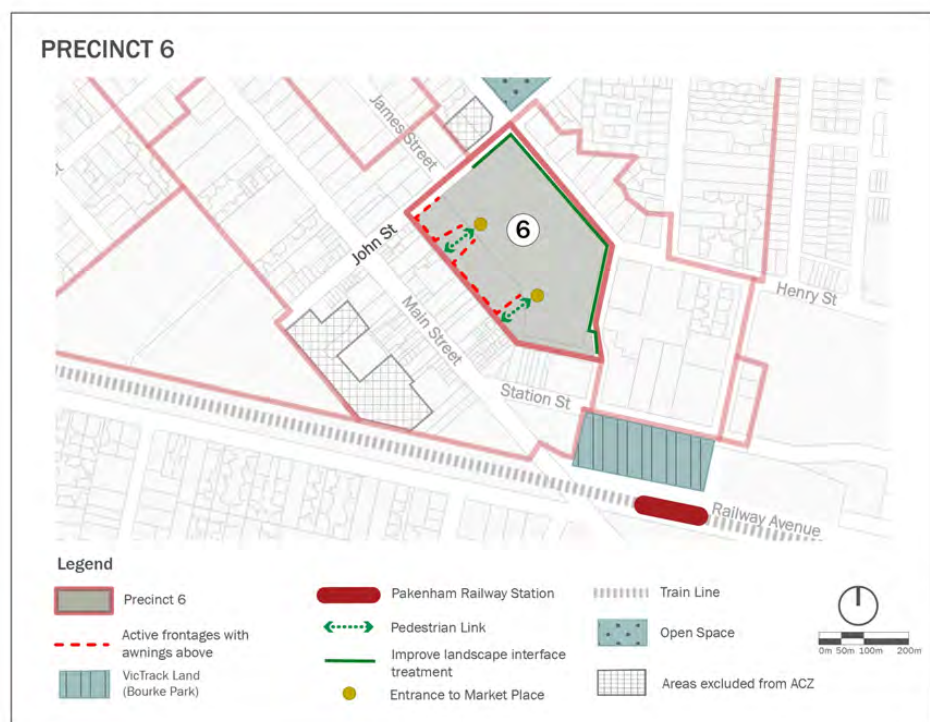
Preferred building height	Preferred building setbacks
None specified	0 metres front setback

5.5-4 Precinct guidelines

- Ensure the redevelopment of the precinct has minimal impact on the amenity of the surrounding residential areas.
- Redevelopment of this precinct should provide activated frontages along John Street, and Drake Place.

CARDINIA PLANNING SCHEME

- Development interfacing with the Flower Street future local road link to provide intermittent breaks within the building design to prevent a long stretch of loading bays and/or blank walls.
- Limit any expanse of blank wall in a ground floor façade to a maximum width of 2 metres.
- Provide well-designed, landscaped and pedestrian dominated car parking located to the rear of the development.
- Any new development to sleeve larger format retail by continuing the fine grain and general built form of the existing shops in the core retail area at ground floor level.
- Larger format retail use is to avoid creating internalised malls.
- Entrance foyers to upper storeys to be accessible from the street.
- Provide continuous weather protection canopy along the ground floor facades.
- Ensure pedestrian connections from the development to the Council owned car parks.

5.6 Precinct 6 – Marketplace**5.6-1 Precinct map****5.6-2 Precinct objectives**

- Provide for the expansion of the development providing comprehensive retail and commercial uses.
- Support the redevelopment of the Council owned car park as a multi-deck car park and commercial development.

CARDINIA PLANNING SCHEME

- Improve pedestrian connections from Pakenham Central Marketplace to Main Street via the laneway and arcade network.
- Encourage retail and commercial uses at ground floor level that do not conflict with the core retail area.
- Encourage improved interfaces and pedestrian connectivity to the adjacent residential areas.

5.6-3**Precinct requirements**

Preferred building height	Preferred building setbacks
None specified	0 metres front setback

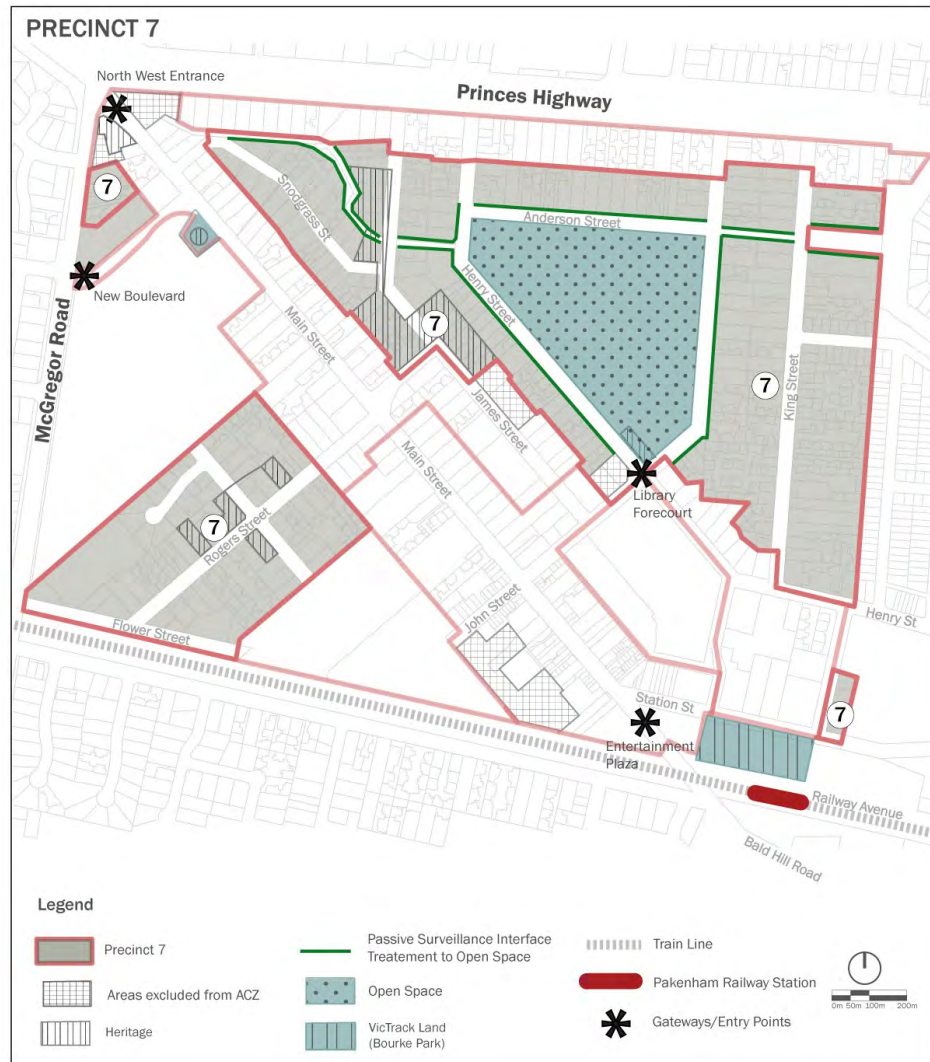
5.6-4**Precinct guidelines**

- New development should consider multi-level car parking and commercial development to be located adjacent to Treloar Lane.
- Retail and commercial floor spaces should be located on the ground floor of the site.
- Pedestrian connections should connect with the laneway and arcade network through to Main Street and John Street.
- Future development should provide clear pedestrian sightlines to Main Street, John Street and Treloar Lane.
- Locate entrances to upper storeys accessible from the street.
- Any new development should be sympathetic to the scale of the surrounding residential neighbourhood and height is to be stepped down to adjoining residential areas
- Development is to maximise the extent of building frontages addressing streets and laneways presenting highly activated frontages.
- Any redevelopment of the Pakenham Central Marketplace Shopping Centre or Council owned car parks should include streetscape improvements and activation of the existing building treatments to Henry Street, John Street and Treloar Lane.
- Provide a continuous weather protection canopy above the full length of all ground floor facades with an interface to a street and are to extend out over the footpath a minimum of 2.5 metres.

CARDINIA PLANNING SCHEME

5.7 Precinct 7 – Residential

5.7-1 Precinct map



5.7-2 Precinct objectives

- Achieve a higher density precinct predominately residential with mixed use components.
- Create a contemporary urban character which protects and preserves heritage places and precincts and is well integrated with the public realm and open space.
- Encourage high quality design of residential development which provides a transition in scale from the boundary of the retail core precinct of the activity centre to surrounding residential areas.

CARDINIA PLANNING SCHEME

- Encourage lot consolidation for a focus on medium density development at a higher scale to the centre of the Activity Centre and lower scale to the boundary edge.
- Encourage residential areas adjoining open spaces to be designed with an active interface with passive surveillance of public spaces.

5.7-3**Precinct requirements**

Preferred building height	Preferred building setbacks
13.5 metres	4 metres front setback

5.7-4**Precinct guidelines**

- Buildings and works should not exceed a building height of 13.5 metres.
- Development should consist of medium density housing comprising a variety of housing types and layouts which responds to the evolving urban character of this precinct.
- Encourage lot consolidation to deliver increased housing densities close to the retail core of the activity centre.
- Developments should integrate with the Pakenham Creek and open space as key features.
- Buildings on corner sites to address the two street frontages and demonstrate built form that provides a sense of arrival to the activity centre.
- Development should provide landscaping in the front and rear setback.
- Development adjoining heritage properties or precincts to provide setbacks and height transition which respects the heritage character.
- Encourage the inclusion of verandas and/or balconies in the front set back to improve articulation and passive surveillance.

6.030/09/2021
C228card**Application requirements**

In addition to the application requirements set out at Clause 37.08, and elsewhere in the scheme, the following must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Plans drawn to scale and dimensioned which show:
 - Illustrations of sight lines from balcony edges to demonstrate the extent of passive surveillance and overlooking.
 - Cross sections of the proposed building.
- A three-dimensional plan of the proposed development in the context of the surrounding development including:
 - Potential overshadowing impact of the development on open space, pedestrian routes, streetscape and habitable rooms of adjoining properties and within the proposed development; and
 - How the design minimises impacts and ensures maximum solar access internally for dwellings, to neighbouring properties and the public realm.
 - Potential impact of the development on the public realm adjacent to the proposal ensuring that overshadowing of major pedestrian routes, heritage sites, reserves and other public spaces is minimised.
- A Waste Management Plan.

CARDINIA PLANNING SCHEME

- A Landscape Plan.
- A Construction Management Plan which sets out the principal construction issues and how the anticipated process will be managed.
- A certified access and inclusion report for applications for use or construction of a publicly accessible building confirming that the development complies with the *Disability Discrimination Act 1992*.
- An Environmentally Sustainable Design Report which outlines the ESD initiatives included within the proposal and address the ESD provisions in sub-section 4.4 of this Schedule.
- An application for subdivision must demonstrate that they support consolidation of lots and the objectives for Pakenham Major Activity Centre to facilitate the creation of viable development sites.
- An application for a development at 56-62 Station Street, Pakenham must include:
 - A preliminary risk screen assessment statement in accordance with the *Environment Protection Act 2017* stating that an environmental audit is not required for the proposed use, or;
 - An environmental audit statement under Part 8.3 of the *Environment Protection Act 2017* stating that the land is suitable for the proposed use.
- An application which does not meet the preferred building heights or design requirements set out in sub-section 4.4 and section 5.0 of this schedule must provide a Design Response and Urban Context Report that demonstrates how the built form transition, height, setbacks, massing, shadow diagrams and detail of the development achieves the relevant objectives, requirements and guidelines in this Schedule.
- A Heritage Report from a suitably qualified heritage consultant that assesses the impact of the application on a heritage place on the land or adjoining land which demonstrates built form transition of height, setbacks, massing and articulation.
- An application for a permit on public land by a person other than the relevant public land manager must be accompanied by the written consent of the public land manager, indicating that the public land manager consents generally or conditionally either:
 - To the application for permit being made and/or to the proposed use of development.

7.030/09/2021
C228card**Notice and review**

An application to construct a building or carry out works is not exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act if:

- The application is in Precinct 3 or 7 and exceeds the precinct requirements including the preferred building heights or preferred building setbacks contained within section 5.0 of this schedule, or;
- The application is in Precinct 1, 2, 4, 5 or 6 and exceeds the preferred building setbacks contained within section 5.0 of this schedule, or;
- The application exceeds a height of 14 metres.

8.030/09/2021
C228card**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 37.08, in addition to those specified in Clause 37.08 and elsewhere in this scheme which must be considered, as appropriate, by the responsible authority:

CARDINIA PLANNING SCHEME**Use**

Whether the proposal provides for:

- An appropriate scale of development in order to accommodate the mix and intensity of uses envisaged for each precinct.
- The compatibility of uses within a mixed use development.

Environmental Audit

For land at 56-62 Station Street, Pakenham, the findings and recommendations of:

- A preliminary risk screen assessment statement in accordance with the *Environment Protection Act 2017*.
- An environmental audit statement under Part 8.3 of the *Environment Protection Act 2017*.

Design and built form

Whether the proposed development:

- Creates a strong visual interest by providing building types based on innovative and current day architecture, urban design and environmentally sustainable development principles.
- Provides weather protection to adjoining key pedestrian footpaths or shared pathways, and main boulevards.
- Provides access points that minimise disruption to the continuity of the public realm and pedestrian routes.
- Provides car parking, loading and other service areas that is screened from view of the public realm or located at the rear of the site.
- Provides passive surveillance of the public realm.
- Achieves the preferred building height and setbacks having regard to lot size, dimensions (width and depth) and/or those sites within or adjoining the Heritage Overlay.
- Represents an underdevelopment of a site.
- Provides upper level setbacks when the preferred height is exceeded.
- Provides a sensitive interface with residential dwellings or Precinct 7 in relation to built form, overlooking and overshadowing.
- Reduces overlooking of adjacent property and uses minimal screening.
- Provides an increased upper level setback and transitional heights having regard to the heritage significance of the site or an adjoining site within the Heritage Overlay.
- Provides elements of Environmentally Sustainable Design.

Subdivision

Whether the subdivision:

- Is associated with a development proposal that supports the objectives promoted by this schedule.
- Consolidates lots to support the medium density development objectives of this schedule.

Transport and movement

Whether the proposed development:

- Integrates car parking requirements into the design of the buildings and land form by discouraging ground floor car parks seen at the street frontage.
- Provides vehicular access to buildings fronting key boulevards off side streets or via rear access.
- Limits the number of vehicle crossing to each development.

CARDINIA PLANNING SCHEME**Non-residential uses and development in Precinct 7**

Whether:

- The use and/or development is compatible with residential use.
- The use generally serves local community needs.
- The impact on the amenity of nearby residential uses.
- The design, height, setback and appearance of the proposed buildings and works and its impact on the character of the surrounding area.
- The proposed landscaping.
- The proximity to a designated public transport route.
- The capacity of the road servicing the site and provision of car and bicycle parking and associated access ways.
- The proposed loading and refuse collecting facilities.
- The safety, efficiency and amenity effects of traffic to be generated by the proposal.
- The proposal will segregate a single dwelling or a collection of dwellings from the surrounding residential area.

9.0

30/09/2021
C228card

Signs

Sign requirements are at Clause 52.05. All land located within Precinct 7 and 3 is in Category 3. All other land is in Category 1.

10.0

30/09/2021
C228card

Other provisions of the scheme

None specified

11.0

30/09/2021
C228card

Reference documents

Cardinia Shire Pakenham Major Activity Centre Structure Plan, 15 February 2021

Cardinia Shire Pakenham Major Activity Centre Urban Design Framework, 15 February 2021

CARDINIA PLANNING SCHEME

10/06/2021
C254card**SCHEDULE 2 TO CLAUSE 37.02 COMPREHENSIVE DEVELOPMENT ZONE**Shown on the planning scheme map as **CDZ2**.**FORMER PAKENHAM RACECOURSE COMPREHENSIVE DEVELOPMENT PLAN (JANUARY 2010)****Land**

This schedule applies to the land generally bounded by Racecourse Road, Pakenham Creek, Railway Avenue and the rear boundary of properties fronting King Street and Henry Street, Pakenham as identified in the Former Pakenham Racecourse Comprehensive Development Plan (February 2010).

Purpose

To develop the land for a mix of residential, retail, education and community uses that supports the strategic role of Pakenham Activity Centre and benefits from the close proximity to the Pakenham railway and bus interchange.

To achieve a higher density mixed use precinct that creates a new urban character which supports a vibrant and safe public realm with a high level of cross- site permeability.

To achieve excellence in architecture, urban design and landscape and deliver high quality internal and external amenity in all buildings.

To integrate Pakenham Creek as a key feature and ensure drainage, flood control and public open space functions are accommodated and enhanced.

1.0---/---/---
Proposed C283card**Table of uses****Section 1 - Permit not required**

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Child care centre	
Convenience shop	
Dependent persons unit	Must be the only dependent person's unit on the lot.
Display home	
Dwelling	Must be generally in accordance with the Comprehensive Development Plan. In Precinct 1, any frontage at ground floor level must not exceed 4 metres.
Education centre	Must be generally in accordance with the Comprehensive Development Plan
Food and drink premises (other than Hotel and Tavern)	Must be generally in accordance with the Comprehensive Development Plan
Home based business	

CARDINIA PLANNING SCHEME

Use	Condition
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Office	Must be generally in accordance with the Comprehensive Development Plan.
Place of Assembly (other than Amusement parlour, Carnival, Circus, Drive-in theatre, Nightclub)	Must be generally in accordance with the Comprehensive Development Plan.
Railway	
Search for stone	Must be costeaning or bulk sampling
Residential aged care facility	Must be generally in accordance with the Comprehensive Development Plan.
Shop (other than Convenience shop)	Must be located in the 'Mixed Use Development area' of Precinct 1. Must be generally in accordance with the Comprehensive Development Plan.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Accommodation (other than Dependent persons unit, Dwelling, Residential aged care facility and Corrective Institution)	Must be generally in accordance with the Comprehensive Development Plan.
Shop (other than Convenience shop)	Must not be located in Precinct 2. Must be generally in accordance with the Comprehensive Development Plan.
Restricted retail premises	Must be located in the mixed use area or commercial area of Precinct 1. Must be generally in accordance with the Comprehensive Development Plan.
Leisure and recreation (other than Informal outdoor recreation and Motor racing track)	
Mineral, stone, or soil excavation (other than Extractive Industry, Mineral exploration, Mining and Search for stone)	
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in 1 or 3	Must be generally in accordance with the Comprehensive Development Plan.

CARDINIA PLANNING SCHEME

Section 3 - Prohibited

Use

Adult sex product shop

Intensive animal production

Cemetery

Corrective institution

Crematorium

Drive-in theatre

Extractive industry

Freeway service centre

Gambling premises

Industry (other than Automated collection point, Car wash, Dry cleaner, Laundromat, and Research and development centre)

Motor racing track

Pig farm

Poultry farm

Poultry hatchery

Road freight terminal

Saleyard

Transport terminal

Warehouse

2.010/06/2021
C254card**Use of land****Exemption from notice and appeal**

An application for use is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act, if it is generally in accordance with the Former Pakenham Racecourse Comprehensive Development Plan (February 2010).

3.010/06/2021
C254card**Subdivision****Exemption from notice and appeal**

An application for subdivision is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act, if it is generally in accordance with the *Former Pakenham Racecourse Comprehensive Development Plan* (February 2010).

4.010/06/2021
C254card**Buildings and works****Application Requirements**

An application to construct a building or to construct or carry out works must be generally in accordance with the Former Pakenham Racecourse Comprehensive Development Plan (February 2010).

CARDINIA PLANNING SCHEME

An application must be accompanied by the following information, as appropriate:

- Site context and existing conditions plan including:
 - boundaries and dimensions of the site with adjoining roads, open space areas and relevant ground levels;
 - The location, height and use of existing buildings on adjoining land, pedestrian and other public areas, public transport availability and an evaluation of opportunities and constraints;
 - Urban design rationale report and plan explaining how the development responds to the broader town centre;
- Demolition plan;
- The staging of the development and interim treatment of areas until development occurs;
- Detailed land use plan including approximate floor area schedule;
- A development plan drawn to scale which shows:
 - Perspective views;
 - The layout plans for basement(s), ground floor and other floors within the development, roof plan, elevations including a schedule of colour and materials of all buildings and works, and sections. All plans must be to scale with dimensions;
 - Vehicle access and the location and layout of all car parking areas;
 - Location and layout of loading and unloading areas / facilities;
 - Location and layout of rubbish storage and waste recycling;
 - Location of all external plant, building services and equipment, including lift over runs;
 - Shadow plans for 22 September on the hour between 10am and 2pm;
- A traffic, parking and transport plan that shows:
 - Traffic management and control works in adjoining and nearby roads when the development or any stage of the development is completed;
 - The timing of proposed traffic works relative to the staging of the development;
 - Public transport arrangements and access routes;
 - Vehicle access and the location and layout of public/ commercial car parking areas.
- An open space plan including:
 - The hierarchy of public open space including but not limited to area, recreational use and extent of ecological systems; linkages to P.B Ronald Reserve, Pakenham Creek, existing public open space off Simon Drive, and anticipated future open space on Deep Creek (east of Cameron Way);
 - A management plan for the permanent maintenance of all open space areas available to the public;
 - Identification of areas of open space that will be available to the public (public areas) and non-public areas;
- An Environmentally Sustainable Development report identifying the environmental and energy efficient features to be included in the development, demonstrating best practice principles;
- Report addressing pedestrian connections and design and access arrangements appropriate to meet the needs of people with disabilities;
- A landscape concept plan that shows, in relation to the proposed development:

CARDINIA PLANNING SCHEME

- The provision of appropriate landscape buffers, including fencing where the land directly abuts an adjoining residential area not included in this schedule;
- The treatment of car parking areas, including any rooftop and decked parking areas;
- The treatment and layout of the public realm including adjacent streets, road reserves and public areas;
- A staging strategy for the implementation of landscape works and ongoing management strategy for the permanent maintenance of all open space areas available to the public;
- Areas of open space that will be available to the public (public areas) and non-public areas;
- Lighting plan;
- Any temporary structures.

Exemption from notice and appeal

An application for buildings and works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act, if it is generally in accordance with the Former Pakenham Racecourse Comprehensive Development Plan (February 2010).

5.0

10/06/2021
C254card

Signs

Sign requirements are at Clause 52.05. All land within Precinct 1 as indicated in the Comprehensive Development Plan is in Category 1. All land within Precinct 2 as indicated in the Comprehensive Development Plan is in Category 3.

6.0**Decision guidelines**

Before deciding on an application, the responsible authority should consider:

- The incorporated document titled:
 - Former Pakenham Racecourse Comprehensive Development Plan (February 2010) as amended from time to time.
- Any shopfront and sign guidelines approved by the responsible authority for this site.

CARDINIA PLANNING SCHEME

10/06/2021
C254card**SCHEDULE 3 TO CLAUSE 37.01 SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ3**.**TYNONG RACECOURSE AND TRAINING FACILITY****Purpose**

To provide for the use and development of the land for Racecourse including Horse stables and horse training facility and the co-location of other uses legitimately connected/ operating in conjunction with these pursuits.

To provide for dwellings on the land that are used and located in conjunction with horse training facilities and horse stables.

To ensure that horse racing and training facilities are established in a manner which does not cause loss of amenity to, and is consistent with, surrounding land uses including metropolitan green wedge land.

1.0---/---/---
Proposed C283card**Table of uses****Section 1 - Permit not required**

Use	Condition
Agriculture (other than Domestic animal husbandry, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery, Racing dog husbandry and Timber production)	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Betting agency	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Car park	
Education centre (other than Primary school or Secondary school)	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Food and drink premises (other than Convenience restaurant, Hotel and Tavern)	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Function centre	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Helicopter landing site	Must be in conjunction with the Major sports and recreation facility.
Home based business	
Major sports and recreation facility	
Mineral exploration	
Minor sports and recreation facility (other than Outdoor recreation facility)	Must be generally in accordance with Map 1 and Table 1 in this schedule.

CARDINIA PLANNING SCHEME

Use	Condition
Mining	Must meet the requirements of Clause 52.08-2
Racing dog training	
Search for stone	Must not be costeaning or bulk sampling
Veterinary centre	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Convenience restaurant	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Dwelling	Must meet the requirements in Clause 2.
Equestrian supplies	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Hotel	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Industry (other than Automated collection point)	
Market	
Mineral, stone, or soil extraction (other than Mineral exploration, Mining, and Search for stone)	
Office	Must be directly associated with the management of the racecourse.
Residential hotel	Must be used in conjunction with a Major sports and recreation facility.
Tavern	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation (other than Dwelling)
Domestic animal husbandry
Convenience restaurant
Gaming premises (other than Betting agency)

CARDINIA PLANNING SCHEME

Use**Intensive animal production****Motor racing track****Outdoor recreation facility****Pig farm****Poultry farm****Poultry hatchery****Place of assembly (other than Function centre)****Retail premises (other than Food and drink premises, Market or Equestrian supplies)****Racing dog husbandry (other than Racing dog training)****Timber production****Any other use not in Section 1 or 2****2.0**10/06/2021
C254card**Use of land**

All use must be generally in accordance with Map 1 and Table 1 in this schedule.

Environment Management Plan

Prior to the commencement of any use on the land, an Environmental Management Plan must be prepared and approved to the satisfaction of the responsible authority. The Environmental Management Plan is to provide for:

- The impact of the use or development on the flora and fauna on the site and its surrounds and methods to avoid, minimise or mitigate those impacts.
- The need to protect and enhance the biodiversity of the area, including the retention of native vegetation and fauna habitat and the re-vegetation of important areas of habitat and integration of native vegetation into landscaping of the site.
- Avoidance and mitigation of impacts on Growling Grass Frog ecological community and habitat and the implementation of a Growling Grass Frog Management Plan approved to the satisfaction of the responsible authority.
- Management of impacts on Ararat Creek and surrounding environment.
- The management, treatment and disposal of stormwater, litter and effluent on site to avoid and minimise impacts of contaminants, nutrient and litter entering Ararat Creek, other waterways and on native vegetation.
- An assessment of the likely environmental impact on the natural physical features and resources of the area and in particular any impact caused by the proposal on soil and water quality and by the emission of effluent, noise, dust and odours.
- Water sensitive urban design including methods for water collection and reuse.
- The management of any impacts on adjoining land associated with the horse racing and training facilities including noise, dust, traffic, hours of operation, night-lighting, light spill, effect on the privacy of adjoining properties, solar access, and glare.
- The management of impacts, if any, during the construction and carrying out of works, including dust, noise, litter, traffic and other amenity impacts.
- The management of areas identified in the reference document for future use and development.

CARDINIA PLANNING SCHEME**Use of land for a Dwelling**

A permit may only be granted to use land for the purposes of a Dwelling if:

- The use is in conjunction with the business of horse training.
- Training facilities have been constructed on the land or a permit has been issued to construct training facilities associated with the dwelling.
- The occupier is a 'Trainer' within the meaning of the Australian Rules of Racing, as amended from time to time, or is an employee of a Trainer. For the avoidance of doubt, a dwelling may only be occupied by a horse Trainer or employee of a Trainer together with their domestic partner and any dependents.
- There is only one dwelling on a lot.
- The dwelling can be connected to a reticulated sewerage system or if not available, the waste water can be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- The dwelling can be connected to a reticulated potable water supply or is able to have an alternative potable water supply with adequate storage for domestic use as well as for firefighting purposes.
- The dwelling can be connected to a reticulated electricity supply or have an alternative energy source.
- The permit is issued for a dwelling subject to a condition requiring the owner to enter into an agreement with the responsible authority under section 173 of the *Planning and Environment Act 1987* that provides for or requires that:
 - The land on which the dwelling is located must be used for the purposes of horse training and horse stables;
 - The land may be used for the purposes of a dwelling only if:
 - It is in conjunction with horse training and horse stables.
 - It is occupied by a 'Trainer' within the meaning of the Australian Rules of Racing or an employee of a Trainer'. A horse 'Trainer' may occupy the dwelling together with their domestic partner and any dependants.
 - There is only one dwelling on a lot.
 - Ongoing management arrangements of private property and common property.

3.0

10/06/2021
C254card

Subdivision

A permit is required to subdivide land.

A permit may only be granted to subdivide land if:

- The racetrack and training track have been constructed or are under construction on the site.

The subdivision is generally in accordance with Clause 6.

- Each lot to be created is at least 0.4 hectares in area.
- The permit is issued subject to a condition requiring the owner to enter into an agreement with the responsible authority under section 173 of the *Planning and Environment Act 1987* that provides for or requires that:
 - The land must be used for the purposes of horse training and horse stables.

CARDINIA PLANNING SCHEME**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The layout of the subdivision, suitability of the location of the horse training facilities on the site and access arrangements.
- The location and design of existing and proposed infrastructure services including gas, water, drainage, telecommunications and sewerage facilities which minimise the visual impact on the landscape.
- The Environmental Management Plan approved in accordance with clause 2.0.
- The integration of the subdivision with other use and development on the site.

4.0

10/06/2021
C254card

Buildings and works

A permit is required to construct a building or construct or carry out works.

All buildings and works must be generally in accordance with Clause 7.

No buildings and works (other than associated with the racetrack) are to be located within 100 meter of the Nar Nar Goon-Longwarry Road.

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Demonstrated compliance with the Environment Management Plan approved under clause 2.0 to the schedule.
- A plan drawn to scale and dimensioned which shows:
 - The boundaries and dimensions of the site.
 - The location and names of adjoining roads.
 - The layout of existing and proposed buildings and works.
 - The location of access ways, internal vehicle road network, vehicle parking and loading areas.
 - The location, layout and planting schedule for all landscape areas.
 - Elevations detailing facade articulation and external materials, colours and finishes.
 - Stages, if any, in which the land is to be developed.
- A written summary of the proposed uses of the building, including, but not limited to, days and hours of operation and staffing levels.
- Transport of materials, goods or commodities to or from the land.
- Emission of noise, artificial light, vibration, dust, waste water, or waste products.

5.0

Proposed C283card

Signs

None specified.

6.0**Decision guidelines**

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, the responsible authority must consider, as appropriate:

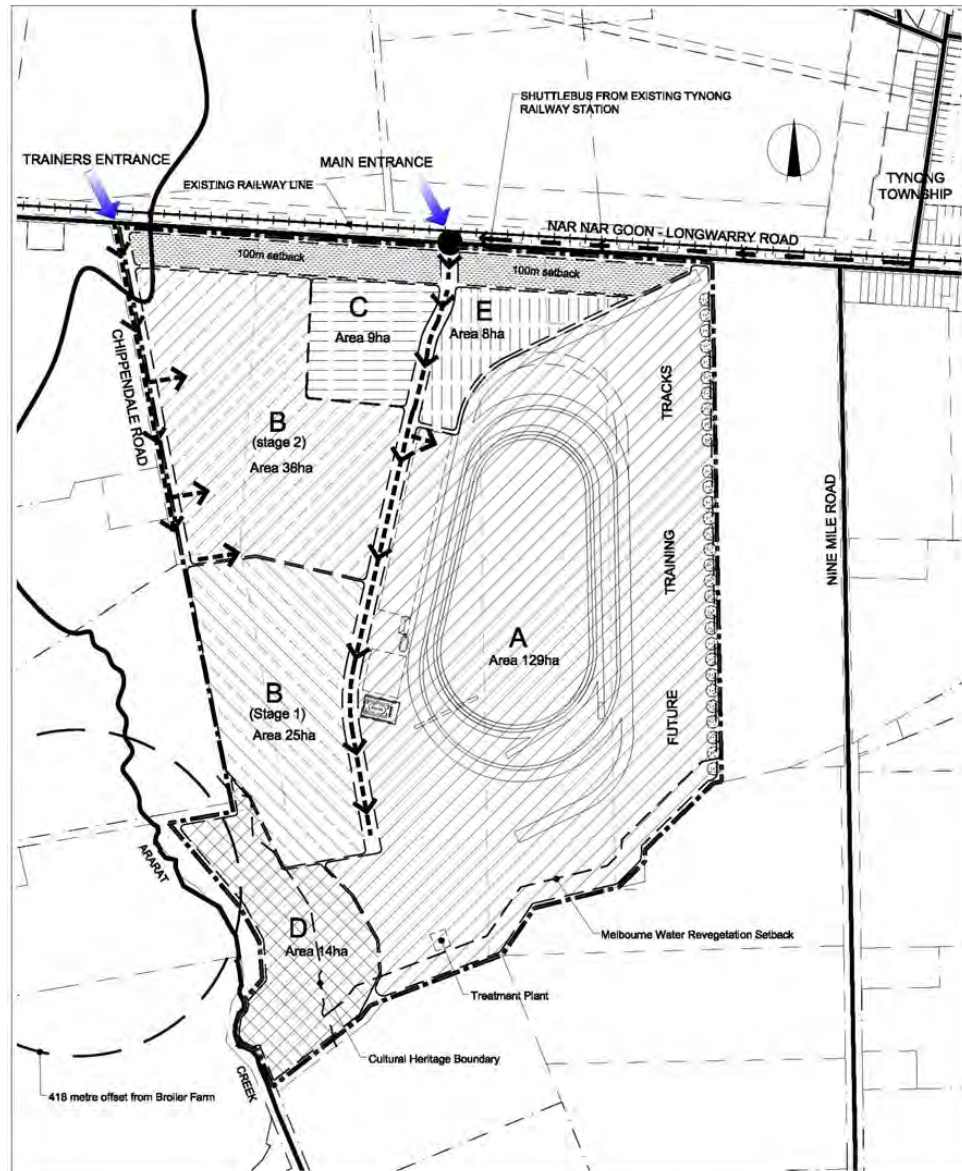
CARDINIA PLANNING SCHEME

- The Environmental Management Plan approved in accordance with clause 2.0.
- The impact of the use, building, works or subdivision on the existing and surrounding land uses and whether it supports the values of the surrounding green wedge land.
- The location and extent of any buildings and works with respect to the natural environment, landscape values, vistas and water features and the measures to be undertaken to minimise any adverse impacts.
- The design of buildings, works and landscape treatment.
- The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.
- The location and design of proposed infrastructure services which minimises the visual impact on the landscape.
- The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific significance or of natural scenic beauty or importance.
- The location and design of existing and proposed roads, site access and parking and their impact on the landscape and impact of the use and subdivision to the extent which traffic generation may require additional traffic management programs to be initiated.

CARDINIA PLANNING SCHEME

7.0 Tynong Racecourse and Training Facilities

Map 1 to Schedule 3 to Clause 37.01



CARDINIA PLANNING SCHEME

Table 1 to Schedule 3 to Clause 37.01

Land Use	Precinct & Approx Land Area	Road Access, Connectivity, Parking, Public Transport	Internal Movement Network, Integration Principles
<ul style="list-style-type: none"> Racecourse Car park Mounting yard Grandstand /Administration Float park Access tunnel 	Precinct A Land area 129ha	<ul style="list-style-type: none"> Minimum car spaces 2500. Car Parking for racing facilities to be all weather. Access to car park directly at main entrance at Longwarry Road. Shuttle bus route initially from Tynong Station until rail station for racing events established as and when required, but beyond immediate planning. 	<ul style="list-style-type: none"> Race day access for patrons via main entrance ensures separation of horse float access from spectator access essential for safety criteria.
Dwelling (other than a Bed and breakfast) <ul style="list-style-type: none"> Dwellings (Trainer Allotments) <ul style="list-style-type: none"> Lot sizes 0.4ha-0.8ha Stage 1 Trainers Lots (20 lots) Stage 2 Trainers Lots (50-100 lots) 	Precinct B Land area 61ha	<ul style="list-style-type: none"> Access for both race day horse floats and trainers facilities via Chippendale Road entrance as indicated. Bus route and Patrons entrance via main entrance at Longwarry Road. 	<ul style="list-style-type: none"> Access for both horse floats via Chippendale Road and trainers allotments ensures separate connectivity to track and stripping stalls for both external and internal horse access.
Ancillary Activities: <ul style="list-style-type: none"> Residential hotel Function and conference centre 	Precinct C Land area 9ha	<ul style="list-style-type: none"> Ancillary and equine related facilities to have designated parking at each facility. Access to ancillary facilities to be made through main entrance. Any heavy duty vehicles/horse floats via Chippendale Road to ensure segregation from patrons/spectator vehicles. 	<ul style="list-style-type: none"> Access to be used for residential hotel/exhibition centre. Located centrally between the racetrack and associated facilities and Longwarry Road to aid ease of access from public/race goers.
Environment <ul style="list-style-type: none"> Flora / Fauna habitat Wetlands Water harvesting Growling Grass Frog habitat 	Precinct D Land area 14ha	<ul style="list-style-type: none"> Vehicular access via main entrance and internal road network. 	<ul style="list-style-type: none"> Area provides for integrated water treatment/recycling as part of a precinct wide environmental management plan strategy.
Future Development (examples) <ul style="list-style-type: none"> Veterinary Centre Horse sales Feed merchant Recycled manure sales 	Precinct E Land area 8ha	<ul style="list-style-type: none"> Future development access to be via Longwarry Road, either directly from racing entrance or via a service road as and when required subject to traffic. Development to have appropriate road frontage treatment, vegetation and/or screening along Longwarry Road. 	<ul style="list-style-type: none"> As a related and integrated service area, this site will provide access directly to Tynong/Nar Nar Goon as well as internal access to the site.
Agriculture (other than Domestic animal husbandry, Intensive)	Setback land	<ul style="list-style-type: none"> To be used for landscaping, horse spelling and a variety of agricultural uses. 	<ul style="list-style-type: none"> N/A

CARDINIA PLANNING SCHEME

Land Use	Precinct & Approx Land Area	Road Access, Connectivity, Parking, Public Transport	Internal Movement Network, Integration Principles
animal production, Pig farm, Poultry farm, Poultry hatchery and Racing dog husbandry and Racing dog training)	area 11ha (100m setback to Longwarry Road)		

CARDINIA PLANNING SCHEME

10/06/2021
C254card**SCHEDULE 3 TO CLAUSE 37.02 COMPREHENSIVE DEVELOPMENT ZONE**Shown on the planning scheme map as **CDZ3****RACECOURSE ROAD, PAKENHAM COMPREHENSIVE DEVELOPMENT PLAN****Land**

A 17.86ha parcel of land located on the east side of Racecourse Road, Pakenham immediately south of the Pakenham Creek drainage reserve.

Purpose

To facilitate the use and development of the land for residential purposes, including retirement accommodation, generally in accordance with the Racecourse Road, Pakenham Comprehensive Development Plan, October 2010.

To provide for the development of a quality residential development integrated with landscaped open space.

To provide for effective stormwater management in accordance with water sensitive urban design principles and Melbourne Water requirements.

To ensure that the use and development of the land address potential noise and odour emissions from the industrial precinct to the south and west of the land.

To ensure the orderly staging of construction and development.

To ensure that provision is made for the protection and enhancement of habitat for the Growling Grass Frog (*Litoria raniformis*).

1.0-/-/-/-/-
Proposed C283card**Table of uses****Section 1 - Permit not required**

Use	Condition
Domestic animal husbandry (other than Domestic animal boarding)	Must be no more than 2 animals.
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Bed and breakfast	No more than 6 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Dependent person's unit	Must be the only dependent person's unit on the lot.
Home based business	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2
Place of worship	Must be no social or recreation activities.

CARDINIA PLANNING SCHEME

Use	Condition
	The gross floor area of all buildings must not exceed 180 square metres.
	The site must not exceed 1200 square metres.
	The site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Railway	
Search for stone	Must not be costeaning or bulk sampling.
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 – Permit required

Use	Condition
Accommodation (other than Bed and breakfast and Dependent person's unit)	
Agriculture (other than Apiculture, Animal training, Domestic animal husbandry, Horse riding school, Horse stables, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery and Racing dog training)	
Domestic animal husbandry (other than Domestic animal boarding) If the Section 1 condition is not met	Must be no more than 5 animals.
Car park	Must be used in conjunction with another use in Section 1 or 2.
Car wash	The site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Convenience Shop	
Food and drink premises	
Leisure and recreation (other than Informal outdoor recreation and Motor racing track)	
Market	
Medical centre	
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)	
Place of assembly (other than Amusement parlour, Carnival, Circus, Nightclub, and Place of worship)	
Plant nursery	

CARDINIA PLANNING SCHEME

Use	Condition
Service station	
Store	Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Adult sex product shop
Amusement parlour
Animal training
Cinema based entertainment facility
Domestic animal boarding
Extractive industry
Horse riding school
Horse stables
Industry (other than Automated collection point and Car wash)
Intensive animal production
Motor racing track
Nightclub
Office (other than medical centre)
Pig farm
Poultry farm
Poultry hatchery
Racing dog training
Restricted retail premises
Retail premises (other than Convenience shop, Food & drink premises, Market and Plant nursery)
Saleyard
Transport terminal
Warehouse (other than Store)

CARDINIA PLANNING SCHEME**2.0**10/06/2021
C254card**Use of land****Exemption from notice and review**

An application to use land generally in accordance with the Racecourse Road, Pakenham Comprehensive Development Plan, October 2010 is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

3.010/06/2021
C254card**Subdivision****Exemption from notice and review**

An application to subdivide land generally in accordance with the Racecourse Road, Pakenham Comprehensive Development Plan, October 2010 is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

4.010/06/2021
C254card**Buildings and works****Exemption from notice and review**

An application to develop land generally in accordance with the Racecourse Road, Pakenham Comprehensive Development Plan, October 2010 is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

5.0**Permit requirements**

The use, development and subdivision of the land must be generally in accordance with the Racecourse Road, Pakenham Comprehensive Development Plan, (October 2010) and must meet the following requirements:

- Prior to the use, development or subdivision of the land for residential purposes, the owner of the land must enter into an agreement with the responsible authority (and any other relevant party) under Section 173 of the Planning and Environment Act 1987 to provide for measures to control noise and odour emissions from nearby industrial operations to an acceptable level specified under the relevant State Environment Protection Policy. The agreement must also provide for obligations for the ongoing maintenance of the measures specified in the agreement.
- The development must provide for landscape improvements to the Pakenham Creek drainage reserve to the north of the land, including the provision of a pedestrian and bicycle path.
- Prior to the use, development or subdivision of the land for residential purposes, the owner of the land must enter into an agreement with the responsible authority (and any other relevant party) under Section 173 of the Planning and Environment Act 1987 to ensure that the proposed wetlands and habitat are designed, retained and managed for the requirements of the Growling Grass Frog (*Litoria raniformis*).

6.0**Application requirements**

An application to use, subdivide or develop land for residential, commercial or mixed use purposes must be accompanied by, as appropriate:

- A report detailing the extent to which the proposal advances the purpose of this schedule.
- A report detailing the consistency between the proposal and the Racecourse Road, Pakenham Comprehensive Development Plan, October 2010.

CARDINIA PLANNING SCHEME

- A report detailing the extent to which the development layout manages the interface with adjoining land, including the rail line to the south and industrial uses to the south and west.
- A report prepared by a suitably qualified civil engineer providing details of necessary engineering works to provide for stormwater management and the application of water sensitive urban design principles in accordance with Melbourne Water requirements.
- A report prepared by a suitably qualified acoustic engineer which considers the implications of any noise emissions from the rail line to the south and the industrial precinct to the south and west of the land on the amenity of future residents and specifies any necessary measures to address amenity implications.
- A report prepared by a suitably qualified environmental scientist/engineer which considers the implications of odour emissions from the industrial precinct to the south and west of the land on the amenity of future residents and specifies any necessary measures to address amenity implications.
- A report prepared by a suitably qualified traffic engineer addressing arrangements for vehicle access to Racecourse Road, internal access way layout and connections to neighbouring properties.
- A report prepared by a suitably qualified person detailing the extent to which the development layout provides for the retention of remnant vegetation and manages flora and fauna habitat, including that of the Growling Grass Frog.
- A management plan prepared by a suitably qualified person which addresses the protection and ongoing management of the Growling Grass Frog. The management plan must address, but not be limited to, the following issues:
 - Details of wetland design and construction (including the proposed water source).
 - Pollution management (including that from roads, pesticides and fertilisers).
 - Management actions to be undertaken, including a schedule for implementation.
 - Salvage of Growling Grass Frogs, in the event that they are located upon commencement of earthworks.
 - A proposed monitoring program.
 - Management of pest plants and animals, in particular Mosquito Fish, and contingency arrangements in the event that Mosquito Fish are detected.
 - Proposed public education about the Growling Grass Frog and the danger of introducing fish to the wetlands.
- A plan that details how the proposal will meet the requirements of Net Gain.
- Plans drawn to scale which show:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - All driveways, car parks, pedestrian paths and loading areas.
 - Proposed landscape areas.
 - All external storage and waste treatment areas.
 - Areas not required for immediate use.

CARDINIA PLANNING SCHEME

- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, and vehicle parking and loading areas.
- A landscape concept which includes a description of vegetation to be planted, the surfaces to be constructed, site works specifications and the method of preparing, draining, watering and maintaining the landscape area.

7.0**Decision guidelines**

Before deciding on an application to develop land, the responsible authority must consider, as appropriate:

- The extent to which the proposal advances the purpose of this schedule.
- The consistency between the proposal and the Racecourse Road, Pakenham Comprehensive Development Plan, (October 2010).
- The extent to which the development layout manages the interface between the site and adjoining land, including the rail line to the south and industrial uses to the south and west.
- The extent to which the development layout provides for the retention of remnant vegetation and manages flora and fauna habitat, including that of the Growling Grass Frog.
- The effect of the proposal on the amenity of the area.
- The views of Melbourne Water.
- The views of the Environment Protection Authority.
- The views of the Department of Sustainability and Environment.
- The orderly development of land, including management of traffic, car parking, the provision of pedestrian ways and open space.
- The overall objective of achieving an integrated development in a neighbourhood setting that has been master planned to provide a sympathetic, distinctive and attractive urban design.
- The extent to which the proposal meets the requirements of Net Gain.
- The following design objectives for the land:
 - To create a quality living environment.
 - To enhance safety and movement on the surrounding road network.
- To provide for integration of the development with the pedestrian and cycle networks in the locality.
- To provide for attractive and distinctive public or common spaces and streetscapes.
- To limit development generally to two storeys.
- To protect and improve the amenity of neighbouring residential areas.
- To contribute to the improvement of on-site and off-site local stormwater drainage systems, including significant stormwater retention within the buffer areas.
- To facilitate the provision of appropriate landscaping in the buffer areas and the adjoining Pakenham Creek drainage reserve and throughout the development.
- To optimise opportunities for energy efficient and water sensitive urban design.

8.0

10/06/2021
C254card

Signs

Sign requirements are at Clause 52.05. All land located within this Schedule to this zone is in Category 3.

CARDINIA PLANNING SCHEME

10/06/2021
C254card

SCHEDULE 4 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ4**.

SPECIAL USE ZONE GROWTH AREAS (CARDINIA ROAD EMPLOYMENT PRECINCT)**Purpose**

To implement the Municipal Planning Strategy and the Planning Policy Framework including the local planning policies.

To manage the transition of non-urban land into an urban land context in accordance with the *Cardinia Road Employment Precinct Structure Plan* (September 2010).

To identify land within a growth area where the Growth Areas Infrastructure Contribution is not applicable.

To provide a range of uses and the development of land in accordance with the *Cardinia Road Employment Precinct Structure Plan* (September 2010).

1.0

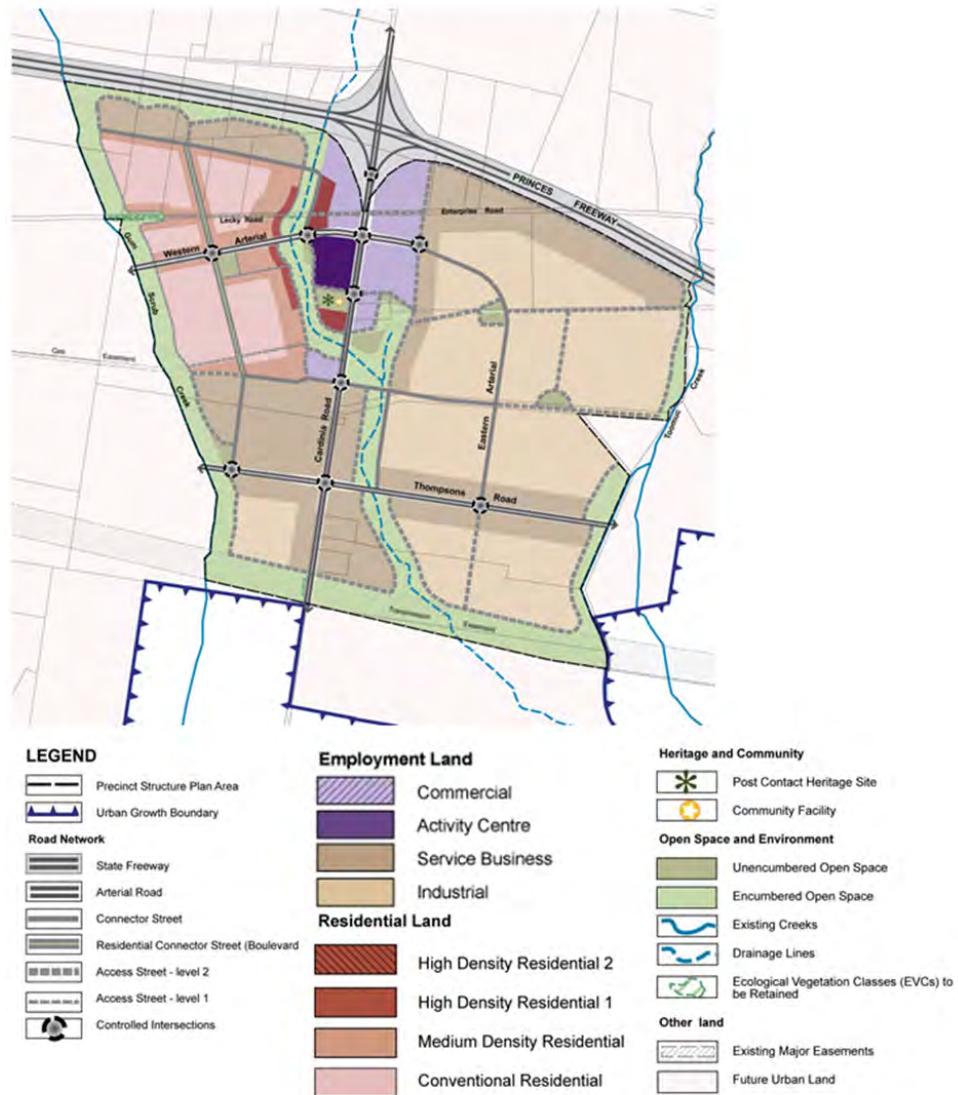
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The Plan

Plan 1 shows the future urban structure proposed in the Cardinia Road Employment Precinct Structure Plan (September 2010).

CARDINIA PLANNING SCHEME

Plan 1 to Schedule 4 to Clause 37.01



CARDINIA PLANNING SCHEME

2.0 Use and development04/11/2010
C130**2.1 The land**10/06/2021
C254card

The use and development provisions specified in this schedule apply to the land shown in Plan 1 of this Schedule and shown as Special Use Zone 4 on the planning scheme maps.

2.2 Table of uses---/---/---
Proposed C283card**Section 1 - Permit not required**

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Search for stone	Must not be costeaning or bulk sampling.
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Emergency services facility	Must not be located on land reserved under the <i>National Parks Act 1975</i> .
Renewable energy facility (other than Wind energy facility)	Must meet the requirements of Clause 53.13.
Wind energy facility	Must not be located on land reserved under the <i>National Parks Act 1975</i> . Must meet the requirements of Clause 52.32.
Utility installation (other than Minor utility installation and Telecommunications facility)	Any gas holder, or sewerage or refuse treatment or disposal works, must be at least 30 metres from land (not a road) which is designated for residential use in Plan 1, or shown as Activity Centre or Commercial.
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation

CARDINIA PLANNING SCHEME

Use

Agriculture

Cemetery

Freeway service centre

Industry (other than Automated collection point)

Leisure and recreation (other than Informal outdoor recreation)

Office

Place of assembly (other than Amusement parlour, Exhibition centre, Function centre, Hall, Library, Nightclub, Restricted Place of Assembly)

Recreational boat facility

Retail premises

Saleyard

Warehouse

Winery

Use of land

The use of land must be generally in accordance with the Cardinia Road Employment Precinct Structure Plan (September 2010).

2.304/11/2010
C130**Permit Requirements****Specific provisions – Removal of existing waterbodies**

A permit is required to remove any existing waterbody, including dams and wetlands.

3.004/11/2010
C130**Application requirements****Subdivision of land**

All applications for subdivision must be accompanied by the following information to the satisfaction of the responsible authority:

- Details of the proposed use and development of each part of the land.
- A table setting out the amount of land allocated for the proposed uses.
- The staging of road network development within the subject land.
- A plan showing proposed encumbered and unencumbered open space areas including land designated as 'waterways - drainage corridors' in Plan 11 of the *Cardinia Road Employment Precinct Structure Plan (September 2010)*, and a description of role and purpose to the satisfaction of Melbourne Water and the responsible authority.
- A site assessment of the land by a suitably qualified environmental professional including:
 - detail of the nature of the previous and existing land use/activities on the land;
 - an assessment of the potential level and nature of contamination on the land.
 - advice on whether the environmental condition of the land is suitable for the proposed use/s and whether an environmental audit of all, or part, of the land is recommended having regard to the Potentially Contaminated Land General Practice Note June 2005, DSE.

CARDINIA PLANNING SCHEME

Specific Requirements – Lot 1 TP542938 (PSP Property Number 22)

Any application to remove Dam 38 on Lot 1 TP542938 (270 Cardinia Road, Officer South) must include written advice from the Department of Sustainability and Environment that it is satisfied there has been successful colonisation and breeding of Growling Grass Frogs (GGFs) (defined by the presence of metamorphs) at a minimum of one waterbody shown in Plan 13 of the *Cardinia Road Employment Precinct Structure Plan (September 2010)*.

4.004/11/2010
C130**Conditions for permits – general**

A planning permit must include a condition or conditions which ensure that any requirements or conditions set out in the *Cardinia Road Employment Precinct Structure Plan (September 2010)* are implemented as part of the planning permit or the plans endorsed under the permit.

Any permit granted for subdivision, or the construction of a building or the carrying out of works in respect of land where a Native Vegetation Precinct Plan has identified any native vegetation to be retained must contain the conditions set out in the Cardinia Road Employment Precinct Native Vegetation Precinct Plan.

Environmental Assessment of Potentially Contaminated Land

If an application for a permit includes a site assessment recommending an environmental audit of all or part of the land, then the permit must contain conditions that for that part of the land recommended for the audit;

1. Either:

- A certificate of environmental audit issued for the relevant land in accordance with Part 1XD of the *Environmental Protection Act 1970*, or
- A statement by an environmental auditor appointed under the *Environment Protection Act 1970*, in accordance with Part 1XD of that Act that the environmental conditions of the relevant land are suitable for a sensitive use (with or without conditions on the use of the site);

must be provided to the responsible authority before any building on the relevant land is occupied; and

2. If a statement by an environmental auditor is provided rather than a certificate of environmental audit and the statement indicates that the environmental conditions of the relevant land are suitable for a sensitive use subject to conditions, the owner of the land must enter into an agreement with the responsible authority under Section 173 of the *Planning and Environment Act 1987* before any building on the relevant land is occupied to provide for;

- ongoing compliance with all conditions in the Statement by the Environmental Auditor;
- the responsible authority's reasonable legal costs and expenses of drafting/reviewing and registering the agreement to be borne by the owner of the relevant land.

Construction Environmental Management Plan Requirements

A permit to use or subdivide land, or to construct a building or construct and carry out works must contain a condition that prior to the commencement of any buildings or works, Construction Environmental Management Plan (CEMP) is to be prepared.

The CEMP must specifically address significant flora and fauna, where the buildings or works are within:

- 50 metres of any native vegetation to be retained in the Cardinia Road Employment Precinct Native Vegetation Precinct Plan; and/or
- 200 metres of any waterbody (including creeks, drains, dams and wetlands) under the provisions of the Cardinia Road Employment Precinct Conservation Management Plan for GGF.

CARDINIA PLANNING SCHEME

The CEMP must address all requirements specified in section 4.5.6 of the *Cardinia Road Employment Precinct Structure Plan (September 2010)* and be to the satisfaction of the Department of Sustainability and Environment and the responsible authority.

Conservation Management Plan - Growling Grass Frog

Where a Conservation Management Plan (CMP) for GGF has been approved by the Secretary to the Department of Sustainability and Environment (DSE) and it applies to the land, any permit granted for subdivision or the construction of a building or the carrying out of works that directly or indirectly results in the destruction of habitat for the GGF must include the following conditions as appropriate:

- Prior to any works commencing within 100 metres of the edge of any waterbody which is to be retained, a highly visible fence is to be installed 20 metres from the edge of the waterbody.
- No dumping of soil or materials is to occur within 30 metres of any waterbody.
- No vehicle access is permitted within 30 metres of any waterbody.
- No polluted and/or sediment laden run-off is to be discharged directly or indirectly into drains or watercourses.
- Pollution or litter traps must be provided on the land at appropriate points along the drainage system or drainage lines.
- The actions which identify the responsible agent as the “landowner” in Table A2.1 of the CMP for the GGF must be implemented to the satisfaction of the Department of Sustainability and Environment.
- Water run-off from construction sites must be managed to maintain water quality of dams.
- A salvage and translocation plan must be prepared and implemented to the satisfaction of DSE and the responsible authority, in accordance with section 3.4.3 of the CMP, where:
 - construction of a building or carrying out of works is within 200 metres of an existing waterbody; or
 - an existing waterbody is being removed, as approved under the CMP.

4.1

04/11/2010
C130

Conditions for permits - subdivision

Any permit granted for subdivision must contain the following conditions as appropriate:

- At the time of subdivision, or other time as agreed with Melbourne Water, land shown as ‘waterways – drainage corridor’ in Plan 6 of the *Cardinia Road Employment Precinct Structure Plan (September 2010)* must be vested in Melbourne Water.
- At the time of subdivision, or other time as agreed with Cardinia Shire Council, land identified as ‘Project Land’ in the infrastructure funding agreement under Section 173 of the *Planning and Environment Act (1987)* for the Cardinia Road Employment Precinct must be vested in Cardinia Shire Council.
- Before the Statement of Compliance is issued under the *Subdivision Act 1988*, the applicant or owner must make a financial contribution to Melbourne Water to fund the management and maintenance of waterways to fulfil the requirements of the CMP for GGF.

5.0

10/06/2021
C254card

Signs

The following sign controls apply:

CARDINIA PLANNING SCHEME

Land (shown in Plan 1)	Sign Requirements
Land shown as Open Space, community facilities or other public use	Category 3

CARDINIA PLANNING SCHEME

10/06/2021
C254card**SCHEDULE 6 TO CLAUSE 37.01 SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ6**.**PRIVATE EDUCATION FACILITY****Purpose**

To provide for areas in private ownership to be used for an education centre.

To ensure that the use and development of these facilities takes place in an orderly and proper manner and does not cause loss of amenity to the neighbourhood.

1.0---/---/---
Proposed C283card**Table of uses****Section 1 - Permit not required**

Use	Condition
Accommodation	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority. Must be in conjunction with use of the land for an education centre.
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Car park	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority.
Child care centre	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority.
Education centre	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority.
Home based business	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor sports and recreation facility	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority.
Place of worship	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority.
Railway	
Search for stone	Must not be costeaning or bulk sampling.
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

CARDINIA PLANNING SCHEME

Section 2 - Permit required

Use	Condition
Agriculture (other than Animal training, Apiculture, Domestic animal husbandry, Horse riding school, Horse stables, Intensive animal production, Pig farm, Poultry farm and Poultry hatchery)	
Domestic animal husbandry (other than Domestic animal boarding)	
Car wash	
Market	
Convenience shop	
Food and drink premises	
Leisure and recreation (other than Minor sports and recreation facility and Motor racing track)	
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)	
Office	The leasable floor area must not exceed 500 square metres.
Place of assembly (other than Amusement parlour, Nightclub, and Place of worship)	
Plant nursery	
Racing dog husbandry (other than Racing dog training)	
Store	
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation – if the Section 1 condition is not met
Amusement parlour
Domestic animal boarding
Animal training
Cemetery
Crematorium
Extractive industry
Horse riding school

CARDINIA PLANNING SCHEME

Use

Horse stables

Industry (other than Automated collection point and Car wash)

Intensive animal production

Motor racing track

Nightclub

Pig farm

Poultry farm

Poultry hatchery

Racing dog training

Retail premises (other than Market, Convenience shop, Food and drink premises, and Plant nursery)

Saleyard

Service station

Transport terminal

Warehouse (other than Store)

2.010/06/2021
C254card**Use of land****Application requirements**

The following application requirements apply to an application for a permit to use land under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Any master plan for the site prepared to the satisfaction of the responsible authority.
- The purpose of the use and the types of activities that will be carried out.
- The likely effects, if any, on adjacent land including noise levels, traffic and hours of operation.

Exemption from notice and review

An application to use land that is in accordance with a master plan prepared to the satisfaction of the responsible authority is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The effect that the proposed use may have on existing uses.
- The effect that the proposed use may have on the amenity of the neighbourhood.

3.010/06/2021
C254card**Subdivision**

A permit is required to subdivide land.

Each lot must be at least the area specified for the land in a schedule to this zone. If no area is specified, each lot must be at least 40 hectares.

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A permit may be granted to create smaller lots if any of the following apply:

- The subdivision is the re-subdivision of existing lots, the number of lots is not increased, and the number of dwellings that the land could be used for does not increase. An agreement under Section 173 of the Act must be entered into with the owner of each lot created which ensures that the land may not be further subdivided so as to increase the number of lots. The agreement must be registered on title. The requirement to enter into an agreement only applies to a lot which could be further subdivided in accordance with this scheme.
- The subdivision is by a public authority or utility service provider to create a lot for a utility installation.

4.0

10/06/2021
C254card

Buildings and works**Permit requirement**

No permit is required to construct a building or construct or carry out works for the following:

- Pathways, trails, seating, picnic tables, drinking taps, shelters, barbeques, rubbish bins, security lighting, irrigation, drainage or underground infrastructure.
- Playground or sporting equipment.
- Planting or landscaping.

Application requirements

The following application requirements apply to an application for a permit to construct a building or construct or carry out works under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Any master plan for the site prepared to the satisfaction of the responsible authority and the requirements of the Roads Corporation.
- A plan, drawn to scale, which shows:
 - The boundaries and dimensions of the site.
 - Relevant ground levels.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.
 - The layout and use of existing and proposed buildings and works including driveways and car parking and loading areas.
 - Elevation drawings indicating the colour and materials of all proposed buildings and works.
 - Construction details of all drainage works, driveways and car parking and loading areas.
 - Details of existing and proposed landscaping.

An application to use or develop land within 200 metres of a gas pipeline must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause unless in the opinion of the responsible authority the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the Department of Primary Industries.

CARDINIA PLANNING SCHEME**Exemption from notice and review**

An application to construct a building or construct or carry out works that is in accordance with a master plan prepared to the satisfaction of the responsible authority is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Decision guidelines

The following decision guidelines apply to an application for a permit to construct a building, construct or carry out works under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The interface with adjoining land, especially the relationship with residential areas.
- The appearance and bulk of buildings having regard to the adjoining land, especially the relationship with residential areas.
- The effect of the proposed buildings and works on the amenity of the neighbourhood, including the effects of noise, lighting, overshadowing and privacy.
- The provision of land for landscaping and beautification.
- The location and type of access to the site.
- The views of the Roads Corporation where there is a change in the intensity of the use or a change in access arrangements for the site that could impact on the operation of a Roads Corporation managed road.
- The provision for car parking.
- The movement of vehicles providing for supplies, waste removal, emergency services and public transport.
- Loading and service areas.
- The safe movement of pedestrians and cyclists across nearby road and rail corridors including at rail level crossings.
- The need for the preparation and implementation of a traffic management plan to the requirements of the Roads Corporation and to the satisfaction of the responsible authority.

5.0

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Signs

None specified.

CARDINIA PLANNING SCHEME

10/06/2021
C254card**SCHEDULE 7 TO CLAUSE 37.01 SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ7**.**SOUTH EAST FOOD PRODUCTION, EXPORT AND EMPLOYMENT NODE****Purpose**

To enhance the local, national and global market competitiveness of food production within the South-East region.

To provide for an integrated supply chain enabling the use and development of the site for co-location of food processing facilities.

To provide for the continued use of land for abattoir purposes as well as the use and development of land for food production through the co-location of other uses.

To protect the area from the encroachment of sensitive land uses.

To promote food security and sustainable agriculture in the region.

1.0---/---/---
Proposed C283card**Table of uses****Section 1 - Permit not required**

Use	Condition
Agriculture (other than Animal training, Aquaculture, Domestic animal husbandry, Horse riding school, Racing dog husbandry)	
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Car park	
Carnival	Must meet the requirements of 'A Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
Circus	Must meet the requirements of 'A Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
Industry (other than Automated collection point)	Must be associated with primary production and food processing facilities on the land or adjacent land
Mineral exploration	
Manufacturing sales	
Milk depot	
Mining	Must meet the requirements of Clause 52.08
Minor utility installation	

CARDINIA PLANNING SCHEME

Use	Condition
Natural systems	
Primary produce sales	
Road	
Rural store	
Telecommunications facility	
Warehouse (other than Fuel depot, Mail centre, Shipping container storage and Boat and caravan storage)	Must be associated with primary production or must be associated with food processing facilities on the land or adjacent land
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Caretaker's house	
Office	Must be associated with primary production and food processing facilities on the land or adjacent land
Shipping container storage	Must be associated with primary production and food processing facilities on the land or adjacent land
Transport Terminal	Must be associated with primary production and food processing facilities on the land or adjacent land
Utility Installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation (other than Caretaker's house)
Art and Craft Centre
Cinema based entertainment facility
Crematorium
Education Centre (other than Employment training centre)
Funeral parlour
Hospital
Industry (other than Automated collection point) - if the Section 1 condition is not met
Leisure and recreation (other than Minor sports and recreation facility)
Place of Assembly
Retail premises (other than Manufacturing sales, Primary produce sales)
Recreational boat facility

CARDINIA PLANNING SCHEME

Use**Service station****Warehouse (other than Shipping container storage) - if the Section 1 condition is not met****2.0 Requirement before a Permit is Granted**

A permit must not be granted to use or subdivide land, construct a building or construct or carry out works (other than minor works) until a Master Plan has been prepared to the satisfaction of the Responsible Authority.

The Responsible Authority can consider an application for minor works before a Master Plan has been approved. All proposals for minor works must be accompanied by a report demonstrating that they will not prejudice the future development of the land in an integrated manner.

3.0 Master Plan

A Master Plan must be prepared to the satisfaction of the Responsible Authority.

A Master Plan may be prepared in stages.

A Master Plan may be amended to the satisfaction of the Responsible Authority.

A Master Plan may be approved with or without conditions.

Requirements for Master Plan

The Master Plan must show or describe as appropriate:

- Existing natural and built features of the land including topography, vegetation, buildings, other works, utility services, drainage lines and watercourses.
- The relationship to existing and proposed surrounding development.
- A plan indicating the type of existing native vegetation and any areas where it is proposed to remove native vegetation.
- A flora and fauna assessment, including consideration of Growling Grass Frog habitat, and responses to that assessment.
- An environmental management plan for the site.
- All buildings and facilities established in a manner which does not cause loss of amenity to, and is consistent with, surrounding land uses.

4.0

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Use of land**Application requirements**

The following application requirements apply to an application for a permit to use land under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The type and quantity of goods to be stored, processed or produced.
- How land not required for immediate use is to be maintained.
- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
- Whether a notification under the *Occupational Health and Safety (Major Hazard Facilities) Regulations 2000* is required, a licence under the *Dangerous Goods Act 1985* is required, or a

CARDINIA PLANNING SCHEME

fire protection quantity under the *Dangerous Goods (Storage and Handling) Regulations 2000* is exceeded.

- The likely effects, if any, on the neighbourhood, including:
 - Noise levels.
 - Air-borne emissions.
 - Emissions to land or water.
 - Traffic, including the hours of delivery and dispatch.
 - Light spill or glare.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposed use is generally in accordance with the Master Plan
- The effect that the use may have on nearby existing or proposed uses, having regard to any comments or directions of the referral authorities.
- The interface with adjoining land.
- The provision of land for landscaping and beautification.
- Any impact on flora and fauna found on the land, and the response to any flora and fauna assessment undertaken for the land.
- The effect that nearby industries may have on the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.
- The provision for car parking.
- The movement of vehicles providing for supplies, waste removal, emergency services and public transport.
- Loading and service areas.

5.0

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Subdivision

A permit is required to subdivide land.

Decision Guidelines

A permit may only be granted to subdivide land if:

- The subdivision is generally in accordance with the Master Plan.
- Each lot to be created is at least 0.4 hectares in area.

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The layout of the subdivision;
- Site access arrangements;

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- The impact of the subdivision on existing and future land uses;
- The location and design of existing and proposed infrastructure services including gas, water, drainage, telecommunications and sewerage facilities;
- The approved Master Plan.

6.0

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Buildings and works

A permit is required to construct a building or construct or carry out works.

All buildings and works must be generally in accordance with the Master Plan.

Application requirements

The following application requirements apply to an application for a permit to construct a building or carry out works under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan, drawn to scale, which shows:
 - The boundaries and dimensions of the site.
 - Relevant ground levels
 - Adjoining roads
 - The location, height and purpose of the proposed buildings and works and the relationship, if any, with existing buildings and works within with Master Plan area.
 - The layout and use of existing and proposed buildings and works including driveways and carparking and loading areas.
 - Elevation drawings indicating the colour and materials of all proposed buildings and works.
 - Construction details of all drainage works, driveways and car parking and loading areas.
 - Details of existing and proposed landscaping.
 - External storage and waste treatment areas.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Traffic impacts on the road network.
- The need to minimise any adverse impacts of siting, design, height, bulk and colours and materials to be used on landscape features
- The location and design of existing and proposed infrastructure services which minimise the visual impact on the landscape.
- The provision of land for landscaping and beautification.
- Any impact on flora and fauna found on the land, and the response to any flora and fauna assessment undertaken for the land.
- The views of the Roads Corporation where there is a change in access arrangements for the site that could impact on the operation of a Roads Corporation managed road.
- The need for the preparation and implementation of a traffic management plan to the requirements of the Roads Corporation and to the satisfaction of the responsible authority.

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- The movement of vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision for car parking.
- Interface with neighbouring sites.
- Location and adequacy of loading and service areas.
- Adequacy of lighting for security purposes and to avoid light spill off site.
- Stormwater discharge.

7.0 Exemption from notice and review

An application for subdivision, to use land, construct a building or construct or carry out works that is generally in accordance with the Master Plan is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

8.0

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Signs

A permit is not required to construct or display a sign on any land within the Master Plan area which is directed toward people attending the site and that cannot be seen from outside the facility. Sign requirements are at Clause 52.05. All land located within this schedule to this zone is in Category 3.

CARDINIA PLANNING SCHEME

24/02/2022
C240card**SCHEDULE 24 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO24**.**SIMS LANE KOO WEE RUP RESIDENTIAL PRECINCT****1.0**24/02/2022
C240card**Objectives**

- To integrate with the surrounding area by responding to the existing neighbourhood character, enhancing the public realm and existing road networks.
- To ensure choice and diversity of housing appropriate to the setting that achieves a high quality of amenity and urban design.
- To ensure the stormwater is managed on site up to the 1 in 100 year ARI storm event to pre-development flow rates.

2.024/02/2022
C240card**Requirement before a permit is granted**

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority if the responsible authority is satisfied that the permit will not prejudice the future integrated use and development of the land.

3.024/02/2022
C240card**Conditions and requirements for permits**

The following conditions and/or requirements apply to permits:

- Building envelopes that achieve the front and side building setbacks required by this schedule and the approved development plan are implemented in the form of a Restriction on the certified Plan of Subdivision, or through an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987, which is recorded on the Certificate of Title of the land. The owner of the land or permit holder must pay all reasonable costs of the preparation, execution and registration of the restriction or agreement, including the reasonable costs of the responsible authority.
- Construction of the internal road network to the satisfaction of the responsible authority, including upgrades to Sims Lane to a local access street with a sealed road, kerb and channel, 7.5 metre wide road pavement between invert of kerbs, and underground drainage.
- Before a statement of compliance is issued under the Subdivision Act 1988, the land owner must enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987 to provide for the bushfire requirements of this schedule and the approved development plan. The land owner must pay the reasonable costs of the preparation, execution, and registration of the Section 173 Agreement.

4.0-/-/-/-/
Proposed C283card**Requirements for development plan**

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

The Development Plan must be generally in accordance with the Concept Plan labelled Figure 1 to this Schedule.

Subdivision Layout

- An indicative lot layout showing how the subdivision encourages a range of dwelling types to cater for a variety of housing needs and addresses the size, dimension and orientation of lots and includes:
 - The provision of a range of lot sizes.

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- The provision of 70 per cent of the lots greater than 700 square metres and range up to 1000 square metres.
- The avoidance of smaller lots of less than 600 square metres.
- Lots with a minimum width of 18 metres where possible.
- A transition to the green wedge land to the south through larger lots of greater than 1000 square metres.
- Lots addressing Supreme Close, Townley Road, Sims Lane and the green wedge land to the south.
- An indicative building envelope for each lot providing:
 - A minimum front setback of 7 metres or no less than the average setback of the adjoining two dwellings.
 - Minimum side and rear setbacks of 2.5 metres.
 - Setbacks for defensible space from bushfire where required.
- Provides either a minimum 12 metre wide looped service road or 10 metre wide tree reserve adjacent to the Transport Zone 2 (Rossiter Road).
- Provides access to new lots facing Rossiter Road via an internal loop road that connects from Townley Road/Supreme Close to Sims Lane.
- Provides a perimeter road adjacent to the green wedge land to the south.
- Provides driveway access to new lots from Sims lane.
- No new vehicle crossovers or road access from Rossiter Road.

Staging

- Details on the anticipated sequencing and timing of development of the precinct including the delivery of roads and open space.

Environment and Landscaping

- An **Environmental Management Plan** that addresses vegetation and trees (including roadside vegetation) to be retained and how vegetation removal will be avoided, and if it cannot be avoided, how will it be minimised or offset, and measures to protect the trees which includes buffer and tree protection zones, and provides:
 - A **flora and fauna assessment** (including a habitat hectare assessment) of the site prepared to the satisfaction of the responsible authority.
 - Provides an assessment of the flora and fauna on site including Ecological Vegetation Classes.
 - Assesses suitable habitat for threatened species on site.
 - Provides a flora listing of each habitat patch.
 - An **arboricultural assessment** of all vegetation prepared by a suitably qualified person(s) that identifies any significant trees or vegetation on the land, any existing street trees, roadside vegetation and grassed road verges.
 - A targeted survey of threatened species (including but not limited to the Southern Brown Bandicoot) must be prepared where suitable habitat is found on site in consultation with the Department of Environment, Land, Water and Planning.
- A **Landscape Plan** showing:

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- The location, preservation and protection of significant trees/vegetation, existing street trees, roadside vegetation and grassed road verges. Including maintaining the long term, sustainable health and condition of existing vegetation to be retained.
- The location, preservation and protection of any threatened species.
- The location of landscaped areas.
- Details of any landscape themes.
- Landscape design incorporating a consistent streetscape theme.
- New plantings consistent with existing species of vegetation from connecting roads and reserves.
- The provision of street trees (minimum pot size of 45L when planted) for shade and aesthetic quality at an early stage of development – to be planted or bonded to the satisfaction of the responsible authority prior to Statement of Compliance of a subdivision.
- Defendable space for bushfire purposes in accordance with Table 6 of Clause 53.02 (Bushfire Planning) of the Cardinia Planning Scheme to ensure development is exposed to a radiant heat flux of less than 12.5 kilowatts/square metre. See CFA's publication 'Landscaping for Bushfire, Garden Design and Plant Selection' for assistance with plant selections within perimeter roads that are located within the defendable space.

Bushfire

- A **Bushfire Management Assessment**, including a bushfire hazard site assessment, prepared by a suitably qualified person. The bushfire management assessment should include details of how development will respond to 'Clause 13.02-1S Bushfire Planning' of this planning scheme and demonstrate that development is exposed to a radiant heat flux of less than 12.5 kilowatts/square metre.
- The bushfire hazard site assessment must be based on hazards proposed to form part of the completed development, including final landscape treatments on the site and along the adjoining grassland, and must include the following:
 - the retention and construction of Sims Lane within the existing 20 metre wide road reserve which will act as a perimeter road along the eastern precinct boundary;
 - the provision of a perimeter road along the southern precinct boundary to form part of minimum 19 metre wide area of defendable space, along the entire southern boundary is preferable; and,
 - if any defendable space is required on private lots, building envelopes must be provided to provide a minimum 19 metre wide area of defendable space, and vegetation within the defendable space within private lots must be managed in accordance with Table 6 of Clause 53.02 (Bushfire Planning).
 - Defendable space may also be achieved through the construction of a wetland system for the purpose of stormwater retention that is well maintained.

Aboriginal Cultural Heritage

- An **Aboriginal cultural heritage assessment/archaeological survey** must be prepared by a suitably qualified person(s).
- Location(s) and protection of any Aboriginal cultural heritage on the land in accordance with a Cultural Heritage Management Plan (CHMP) required by the *Aboriginal Heritage Act 2006*.

CARDINIA PLANNING SCHEME**Traffic and Transport**

- **An Integrated Transport and Impact Assessment** prepared to conform with arterial road access management policies to the satisfaction of the responsible authority. The assessment must include but not limited to:
 - Expected number of trips generated by the site, how this would impact on the existing and future operation of nearby intersections on Rossiter Road, and mitigating treatment options if necessary.
- **A Traffic Impact and Design Assessment** prepared to the satisfaction of the responsible authority, showing arrangements for vehicle ingress and egress to the development, including the road layout, construction standards, traffic management which includes waste and emergency vehicle access.
- A clear legible and convenient pedestrian, bicycle and road network that:
 - Connects and integrates with existing networks, including a pedestrian and bicycle path along Sims Lane and Rossiter Road to connect with the existing path network at Townley Road, and creates new opportunities for improved local permeability in the future.
 - Provides for pedestrian and bicycle pathways in locations adjacent to any public open space.
 - Avoids traffic impacts that would generate any significant upgrade to the Denhams Road-Sims Lane, and Rossiter Road-Koo Wee Rup-Longwarry Road intersection. This must be taken into consideration when determining the layout of the local road network within this area.
 - Provides internal street widths of 7.5 metres between invert of kerbs with underground drainage, and generous footpath and nature strip widths.
 - Discourages cul-de-sacs, and if used they are connected through to other streets by a wide reserve and path for safe pedestrian and bicycle access.
 - Provides only one driveway per lot.
 - Includes construction of Sims Lane to a local access street with a sealed road, kerb and channel with at least 7.5 metres between invert of kerbs, and underground drainage.
- New roads are designed having regard to the standard cross sections in the VPA (GAA) Engineering Design and Construction Manual.

Infrastructure and Drainage

- Provision of utility services infrastructure required to service the development and details of the arrangements for the provision of the infrastructure.
- Provision of a reticulated sewerage system.
- A **Fill Plan** which identifies the depth and fill material, and staging in a manner and time designed to minimise any adverse impacts on the amenity of nearby areas, to the satisfaction of the responsible authority and the relevant water authority.
- A **Drainage Strategy** for the subdivision showing filling of residential lots with roads providing for overland flows and/or raised minimum floor levels for development, to the satisfaction of the relevant water authority and the responsible authority.

Public Open Space

- The provision of at least 5,600m² of the development plan area as unencumbered public open space for the purpose of a local park, with 1380 square metres provided on No. 30 Sims Lane and the remainder provided on No. 9A Supreme Close and no. 22 Sims Lane.

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- A cash contribution is required to be made in lieu of land for the purpose of unencumbered public open space, equivalent to 8% of the value of the land, by land parcels that are not required to contribute land as shown in Figure 1, unless a contribution has previously been made.
- A **mechanism for equalisation of public open space contributions** required by Clause 53.01, whereby Council is required to provide monetary compensation for the portion of land above 8% to land parcels that are required to contribute land for the purpose of unencumbered public open space that exceeds 8% of the land area as shown in Figure 1, following a valuation based on development values (highest and best use of the land) that is carried out within 28 days of the issue of a statement of compliance by a Council approved property valuer.
- The public open space (local park) should be bounded by a road on all sides.

Urban Design and character

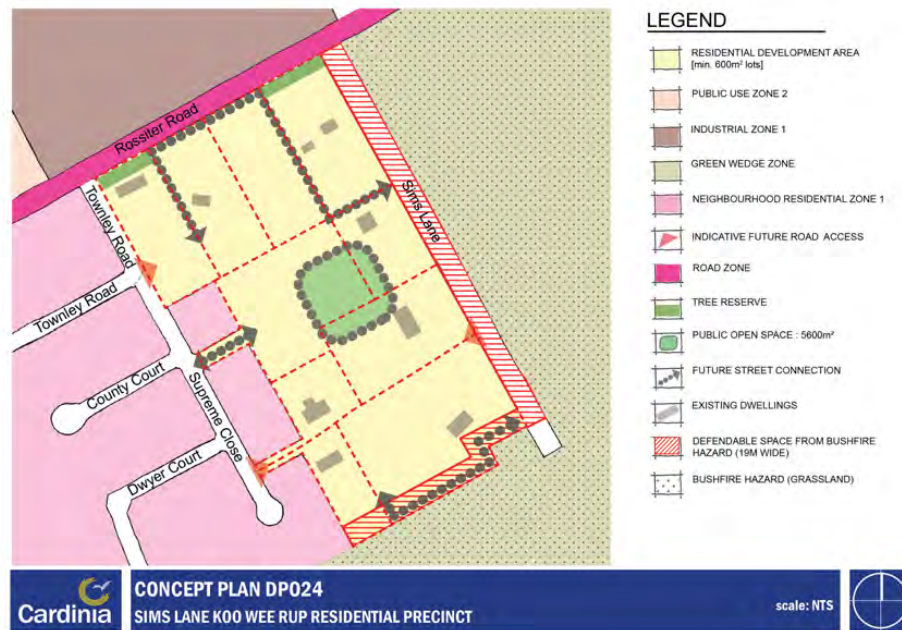
- Configure dwellings to maximise retention of existing vegetation and allow only one access driveway to a lot.
- Avoid front fences. If lots are fenced provide low front fences no more than 1.2 metres high.
- Dwellings interfacing with public open space should give consideration to issues of safety and passive surveillance. Lots adjoining public open space should be avoided. Any lots adjoining public open should provide no, or low and transparent fencing.
- New road treatments and street furniture should be consistent with the existing styles of road treatments and street furniture found in Koo Wee Rup Township.
- Provide footpaths with a minimum width of 1.8 metres.
- The interface between development and grassland must be responsive to the bushfire risk.

Figure 1

The land parcels affected by this schedule are identified as:

- No. 390, 394, 400 and 404 Rossiter Road, Koo Wee Rup.
- No. 22, 30 and 34 Sims Lane, Koo Wee Rup.
- No. 9A, 23 and 25 Supreme Close, Koo Wee Rup.

CARDINIA PLANNING SCHEME



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10/06/2021
C254card

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0
10/06/2021
C254card

Application requirements

None specified.

2.0
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Proposed C283card

Heritage places

The requirements of this overlay apply to both the heritage place and its associated land.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
AVONSLEIGH									
HO13	Avonsleigh Church of Christ 17 Avon Road, Avonsleigh	Yes	Yes	Yes	Yes	No	No	No	No
BAYLES									
HO146	House 683 Koo Wee Rup-Longwarry Road, Bayles	No	No	No	Yes	No	No	No	No
BEACONSFIELD									
HO133	Woods Street Commercial & Civic Precinct War memorial on Old Princes Highway, 11-17, 19-21, 23-25, 24-26 and 37 Woods Street, Beaconsfield	Yes	No	Yes	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO147	Woods Street Residential Precinct 48, 54 & 56 Woods Street, Beaconsfield Incorporated plan: Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	Yes	No	No	No	No
HO17	Beaconsfield Station Master's Residence and Bunya Bunya tree 20 Beaconsfield Avenue, Beaconsfield and part of adjacent railway land (CA 33A and part of CA33)	Yes	No	Yes (Bunya Bunya tree)	Yes	No	No	No	No
HO18	Payne House Part CA56A & CA56B Beaconsfield-Emerald Road, Beaconsfield	Yes	No	Yes	Yes	Yes	No	No	No
HO53	Kenilworth Coach House 10 Coach House Lane , Beaconsfield	No	No	Yes	Yes	Yes Coach House	No	No	No
HO95	Villa Maria 7-11 Marcanna Place, Beaconsfield	Yes	Yes	Yes	Yes	No	No	No	No
HO96	Holm Park 237 O'Neil Road, Beaconsfield	Yes	Yes	Yes	Yes	Yes	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO100	Central Hotel 1 Old Princes Highway, Beaconsfield	Yes	No	No	Yes	No	No	No	No
HO242	Hybrid Oak 40 Railway Terrace, Beaconsfield	No	No	Yes	Yes	No	No	No	No
BEACONSFIELD UPPER									
HO71	Beaconsfield Upper Milk Bar, Former Cormore Tea Rooms 28 Beaconsfield-Emerald Road, Upper Beaconsfield	Yes	No	No	Yes	No	No	No	No
HO9	Rosemont 11 A'Beckett Road, Beaconsfield Upper	Yes	No	Yes	Yes	No	No	No	No
HO8	Fassifern Garden 50 A'Beckett Road, Beaconsfield Upper	No	No	Yes	Yes	Yes	No	No	No
HO7	Calambeen 71 A'Beckett Road, Beaconsfield Upper	Yes	No	Yes	Yes	No	No	No	No
HO19	Victorian Orchardists Coolstore & Fruit Packaging Company Packing Shed	Yes	No	No	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	24-25 Beaconsfield-Emerald Road, Beaconsfield Upper								
HO23	The Towers 194 Berglund Road, Beaconsfield Upper	Yes	No	Yes	Yes	No	No	No	No
HO27	Stone Pine at Windy Hills Farm 30 Buchanan Road, Beaconsfield Upper	No	No	Yes	Yes	No	No	No	No
HO72	Highland Park 2 McBride Road, Beaconsfield Upper	Yes	No	No	Yes	No	No	No	No
HO148	Staverton Garden 201 Quamby Road, Beaconsfield Upper	No	No	Yes	Yes	No	No	No	No
HO112	Upper Beaconsfield War Memorial Salisbury Road, Beaconsfield Upper	Yes	No	No	Yes	No	No	No	No
HO111	Upper Beaconsfield Post Office 4 Salisbury Road, Beaconsfield Upper	Yes	No	No	Yes	No	No	No	No
HO110	Kincraik 5-9 Salisbury Road, Beaconsfield Upper	Yes	No	Yes	Yes	No	No	No	No

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HO149	Former Upper Beaconsfield Assembly Hall 10-12 Salisbury Road, Beaconsfield Upper	No	No	No	Yes	No	No	No	No
HO118	Lo-Yuan 84 Split Rock Road, Beaconsfield Upper	Yes	Yes	Yes	Yes	No	No	No	No
HO128	Cork Oak & Woodlands 21 Walnut Grove, Beaconsfield Upper	Yes	No	Yes	Yes	No	No	No	No
HO272	Huntingdon Elm 10-12 Salisbury Road, Beaconsfield Upper	No	No	Yes	Yes	No	No	No	No
HO243	Radiata Pine 120 A'Beckett Road, Beaconsfield Upper	No	No	Yes	Yes	No	No	No	No
BUNYIP									
HO150	Bunyip, George Street Residential Precinct 3, 5, 7 and 9 George Street, Bunyip Incorporated plan: Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	Yes	No	No	No	No

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HO46	Bunyip Commercial & Civic Precinct 9-34 Main Street, 2A, 2, and 7-23 High Street, Bunyip Incorporated plan: Cardinia Commercial Heritage Precincts Permit Exemptions, December 2020	Yes	No	No	Yes	No	No	No	No
HO5	St. Thomas Church of England 16 A'Beckett Road, Bunyip	Yes	Yes	No	Yes	Yes	No	No	No
HO6	Ballantrae 190 A'Beckett Road, Bunyip	Yes	No	Yes	Yes	No	No	No	No
HO28	Bunyip General Cemetery Part CA30 Bunyip-Tonimbuk Road, Bunyip	Yes	No	Yes	Yes	Yes	No	No	No
HO151	House 4 Hope Street, Bunyip	No	No	No	Yes	No	No	No	No
HO56	Bunyip Hall 32 Main Street, Bunyip	Yes	Yes	No	Yes	No	No	No	No
HO57	Railway Hotel 14 Main Street, Bunyip	Yes	No	No	Yes	No	No	No	No
HO58	Former Flett Bros. Grocers 18 Main Street, Bunyip	Yes	No	No	Yes	No	No	No	No

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HO59	Bakehouse 19 Main Street, Bunyip	Yes	No	No	Yes	No	No	No	No
HO60	Nathan's Shop Row 20-22 Main Street, Bunyip	Yes	No	No	Yes	No	No	No	No
HO142	Bunyip Railway Sub Station Nar Nar Goon-Longwarry Road, Bunyip	-	-	-	-	-	Yes Ref No H2025	Yes	No
HO84	Bunyip State School 1290 Nar Nar Goon-Longwarry Road, Bunyip	Yes	No	Yes	Yes	No	No	No	No
HO99	Bunyip Fire Station 13 Pearson Street, Bunyip	Yes	No	No	Yes	No	No	No	No
HO152	House 5-7 Princess Street, Bunyip	No	No	No	Yes	No	No	No	No
HO139	Main Drain Bridge Southbank Road, Bunyip	Yes	No	No	Yes	No	No	No	No
BUNYIP NORTH									
HO122	Woodlands (later Fern Hill) 50 Topp Road, Bunyip North	Yes	No	Yes	Yes	No	No	No	No
CARDINIA									

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HO153	Corofin (House) & Hawthorn Hedges 2245 Ballarto Road, Cardinia	No	No	Yes	Yes	No	No	No	No
HO154	Cardinia Presbyterian Church 2400 Ballarto Road, Cardinia	No	No	Yes	Yes	No	No	No	No
HO155	Cardinia Public Hall 2401 Ballarto Road, Cardinia	No	No	No	Yes	No	No	No	No
HO156	House & Canary Island Palms 2416 Ballarto Road, Cardinia	No	No	Yes	Yes	No	No	No	No
HO157	E. Gunton Oval Cardinia Recreation Reserve 2440 Ballarto Road, Cardinia	No	No	Yes	Yes	No	No	No	No
HO158	House & Stables 2005 Pound Road, Cardinia	No	No	No	Yes	Yes Stables	No	No	No
CATANI									
HO159	Lineham Farm complex 35 Linehams Road, Catani	No	No	No	Yes	No	No	No	No
HO160	Catani Uniting Church 41 Taplins Road, Catani	No	No	Yes	Yes	No	No	No	No
HO161	Former Catani General Store and residence	No	No	No	Yes	No	No	No	No

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	72 Taplins Road, Catani								
HO162	Catani Soldiers' Memorial Hall 75 Taplins Road, Catani	No	No	Yes	Yes	No	No	No	No
HO163	Hawthorn Hedges Cnr of Walshes Road & Heads Road, Catani	No	No	Yes	Yes	No	No	No	No
HO244	Hybrid Oak 55 Taplins Road, Catani	No	No	Yes	Yes	No	No	No	No
COCKATOO									
HO164	Cockatoo War memorial 20 Belgrave-Gembrook Road, Cockatoo	No	No	No	Yes	No	No	No	No
HO73	Cash & Co. 44 McBride Street, Cockatoo	Yes	No	No	Yes	No	No	No	No
HO274	Former Cockatoo Kindergarten 2-10 McBride Street, Cockatoo	-	-	-	-	-	Yes Ref No H2303	Yes	No
HO97	Providence House 31 Pakenham Road, Cockatoo	Yes	No	Yes	Yes	Yes	No	No	No
HO126	Mt. View (Weekender) 14 Viewhill Road, Cockatoo	Yes	No	Yes	Yes	No	No	No	No

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HO245	Red, Hybrid, English Oak McBride Street, Cockatoo	No	No	Yes	Yes	No	No	No	No
HO246	Cherry Laurel Alma Treloar Reserve, 79 Pakenham Road, Cockatoo	No	No	Yes	Yes	No	No	No	No
CORA LYNN									
HO16	Cora Lynn Cheese Factory 464 Bayles-Tynong Road, Cora Lynn	Yes	No	No	Yes	No	No	No	No
HO165	Former Cora Lynn Catholic Parish School 370 Convent School Rd, Cora Lynn	No	No	No	Yes	No	No	No	No
HO247	English Oak Cnr of Dessent and Main Drain Road, Cora Lynn	No	No	Yes	Yes	No	No	No	No
DALMORE									
HO166	Former Dalmore Post Office & Store 280 Dalmore Road, Dalmore	No	No	No	Yes	No	No	No	No
HO167	Glen-Keith Farm complex and trees 250 Peers Road, Dalmore	No	No	Yes	Yes	No	No	No	No

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HO237	Former Rutter Farm trees 320 Tooradin Station Road, Dalmore	No	No	Yes	Yes	No	No	No	No
HO275	Dalmore Hall 231 Dalmore Road, Dalmore	No	No	No	Yes	No	No	Yes	No
EMERALD									
HO168	Emerald Country Club, Estate and Landscape Precinct 9, 11, 17, 21 and , 34, 36, 38, 40 and 48 Lakeside Drive and 10, 12, 14, 18, 20, 22 and 24 Sycamore Avenue, Emerald Incorporated plan: Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	Yes	Yes	Yes Early Garages	No	No	No
HO1	Aboriginal Sacred Rocks Cardinia Reservoir Park	No	No	Yes	Yes	No	No	No	Yes
HO250	Cherry Laurel Hedge 29-63 Beaconsfield Emerald Road, Emerald	No	No	Yes	Yes	No	No	No	No
HO20	Lawson False Cyprus at Verlys 1 Cloverleigh Avenue, Emerald	No	No	Yes	Yes	No	No	No	No

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HO253	Lawson's and Hinoki Cypress 356-358 Belgrave Gembrook Road, Emerald	No	No	Yes	Yes	No	No	No	No
HO174	Koombahla 395 Belgrave-Gembrook Road, Emerald	No	No	No	Yes	No	No	No	No
HO252	Bay Laurel 6 Brookdale Avenue, Emerald	No	No	Yes	Yes	No	No	No	No
HO29	Carramar Homestead 5 Carramar Court, Emerald	Yes	Yes	Yes	Yes	No	No	No	No
HO175	Tyrrell 8 Carramar Court, Emerald	No	No	Yes	Yes	No	No	No	No
HO249	Pin Oak 2-28 Emerald Monbulk Road, Emerald	No	No	Yes	Yes	No	No	No	No
HO34	Rose Charman's Cottage 77 Emerald-Monbulk Road, Emerald	No	No	No	Yes	No	No	No	No
HO106	Emerald Lake Park and landscape Emerald Lake Road, Emerald	Yes	No	Yes	Yes	Yes	No	No	No
HO176	Emerald Railway Station	No	No	Yes	Yes	Yes	No	No	No

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	Kilvington Drive, Emerald					Three goods sheds, water tower, picket fencing			
HO270	Former Emerald Bakery 1 Kilvington Drive (rear), Emerald	No	Yes (Bake oven only)	No	Yes	No	No	No	No
HO177	Former Emerald Police Station & Lockup 15 Kilvington Drive, Emerald	No	No	No	Yes	Yes Lockup	No	No	No
HO171	Oak Lee, House and trees 11 Lakeside Drive, Emerald	No	No	Yes	Yes	No	No	No	No
HO173	Sycamore Lodge 34 Lakeside Drive, Emerald	No	No	No	Yes	No	No	No	No
HO181	Emerald Reserve 402A Main Street (Gembrook-Belgrave Road), Emerald	No	No	Yes	Yes	No	No	No	No
HO178	Pair of shops 369-371 Main Street, Emerald	No	No	No	Yes	No	No	No	No
HO179	Former Stephens butcher shop and residence 381 Main Street, Emerald	No	No	No	Yes	No	No	No	No

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HO180	Emerald Post Office and residence 398 Main Street, Emerald	No	No	No	Yes	No	No	No	No
HO3	Silver Birches 1 Mary Street, Emerald	Yes	No	Yes	Yes	Yes	No	Yes	No
HO182	Former Barnes' Weekender 11 Ogilvy Road, Emerald	No	No	No	Yes	No	No	No	No
HO273	Former Nobelius Nursery, Packing Shed and Railway Siding Princess Avenue and Emerald Lake Road, Emerald	-	-	-	-	-	Yes Ref No H2285	Yes	No
HO254	Beech Railway Reserve, Sellers Road, Emerald	No	No	Yes	Yes	No	No	No	No
HO255	Dutch Elm and Oaks Station Avenue, William Street and Ambrose Street, Emerald	No	No	Yes	Yes	No	No	No	No
HO183	Former Cascades Guesthouse 10 Telopea Road, Emerald	No	No	No	Yes	Yes Stone dairy	No	No	No
HO295	Three Sequoia sempervirens, Coast Redwood 4 Dewhurst Road, Emerald	No	No	Yes	Yes	No	No	No	No

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	Statement of Significance: Sequoia sempervirens, Coast Redwood, 4 Dewhurst Road, Emerald								
HO296	Sequoia sempervirens, Coast Redwood 44 Beaconsfield-Emerald Road, Emerald Statement of Significance: Sequoia sempervirens, Coast Redwood, 44 Beaconsfield-Emerald, Emerald	No	No	Yes	Yes	No	No	No	No
HO297	Fargus sylvatica 'Purpurea', Purple Beech 8 Benson Street, Emerald Statement of Significance: Fargus sylvatica 'Purpurea', Purple Beech, 8 Benson Street, Emerald	No	No	Yes	Yes	No	No	No	No
HO299	Angophora costata, Smooth-barked Apple 79 Emerald-Monbulk Road, Emerald Statement of Significance: Angophora costata, Smooth-barked Apple, 79 Emerald-Monbulk Road, Emerald	No	No	Yes	Yes	No	No	No	No

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GARFIELD									
HO85	Garfield Commercial Precinct 33-101 Nar Nar Goon-Longwarry Road (Main Street), Garfield Incorporated plan: Cardinia Commercial Heritage Precincts Permit Exemptions, December 2020.	Yes	No	No	Yes	No	No	No	No
HO256	Cotton Palm 6 Campbell Street, Garfield	No	No	Yes	Yes	No	No	No	No
HO70	Smith Orchard House 20 Martin Road, Garfield	Yes	No	No	Yes	No	No	No	No
HO86	J. & M. E. Lowndes Bakery & Residence 41-43 Nar Nar Goon-Longwarry Road, Garfield	Yes	No	No	Yes	No	No	No	No
HO87	Garfield Picture Theatre 51 Nar Nar Goon-Longwarry Road, Garfield	Yes	Yes	No	Yes	No	No	No	No
HO88	ANZ Bank 79 Nar Nar Goon-Longwarry Road, Garfield	Yes	No	No	Yes	No	No	No	No

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HO186	Teacher's residence & Canary Island Palm 86 Railway Avenue, Garfield	No	No	Yes	Yes	No	No	No	No
HO187	St Mary's Church of England 90 Railway Avenue, Garfield	No	No	No	Yes	Yes Front fence	No	No	No
GARFIELD NORTH									
HO36	Cannibal Hill 260 Garfield North Road, Garfield North	No	No	Yes	Yes	No	No	No	No
HO188	Former Garfield North State School No. 3849 375 Garfield North Road, Garfield North	No	No	Yes	Yes	No	No	No	No
HO94	Mikado Park 265 Old Sale Road, Garfield North	Yes	No	Yes	Yes	Yes	No	No	No
HO101	Towt's Cool Store & Packing Shed 71 Garfield Road, Garfield North	Yes	No	No	Yes	No	No	No	No
HO113	Lamble Orchard House 145 Sanders Road, Garfield North	Yes	No	No	Yes	No	No	No	No

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GEMBROOK									
HO189	Gembrook Commercial Precinct 62-72 & 75-97 Main Street and 66A Station Road, Gembrook Incorporated plan: Cardinia Commercial Heritage Precincts Permit Exemptions, December 2020.	Yes	No	Yes	Yes	No	No	No	No
HO11	Russell 'Big Mill' (Number 1) Ash Landing Road, Bunyip State Park	No	No	No	Yes	No	No	No	No
HO12	Russell 'Little Mill' (Number 2) West of Ash Landing Road, Bunyip State Park	No	No	No	Yes	No	No	No	No
HO22	Sunset Guest House 65 Beenak East Road, Gembrook	Yes	No	Yes	Yes	No	No	No	No
HO82	Mt. Eirene Guest House 315 Mt Eirene Road, Gembrook	Yes	No	Yes	Yes	No	No	No	No
HO37	Californian Redwoods Gembrook Road, Gembrook	No	No	Yes	Yes	No	No	No	No
HO38	Gembrook Park Gembrook Road, Gembrook	No	No	Yes	Yes	No	No	No	No

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HO40	Gilwell Park Scout Camp 2555 Gembrook-Launching Place Road, Gembrook	Yes	Yes	Yes	Yes	Yes	No	Yes	No
HO41	Charcoal Burning Kiln Gembrook-Tonimbuk Road, Bunyip State Park	Yes	Yes	No	Yes	No	No	No	No
HO190	Wattle Bank 18 Innes Road, Gembrook	No	No	Yes	Yes	No	No	No	No
HO268	Algerian Oak, Hybrid Oak Main Street, Gembrook	No	No	Yes	Yes	No	No	No	No
HO258	Hybrid Oaks Redwood Road, Gembrook	No	No	Yes	Yes	No	No	No	No
HO259	Messmate Gum Ure Raod, Gembrook	No	No	Yes	Yes	No	No	No	No
HO61	Bhutan Pines at Gembrook Railway Station Site Main Street, Gembrook	No	No	Yes	Yes	No	No	No	No
HO63	Sacred Hearth Catholic Church 93 Main Street, Gembrook	Yes	Yes	Yes	Yes	No	No	No	No
HO79	Oak Avenue 275 Mountain Road, Gembrook	No	No	Yes	Yes	No	No	No	No

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HO80	Gembrook Union 438 Mountain Road, Gembrook	Yes	Yes	Yes	Yes	No	No	No	No
HO21	Kurth Kiln Soldiers Road, Gembrook	-	-	-	-	-	Yes Ref No H2012	Yes	No
HO257	Small leaved Linden Bank Smith Drive, Gembrook	No	No	Yes	Yes	No	No	No	No
HO125	Silverwells 330 Ure Road, Gembrook	-	-	-	-	-	Yes Ref No H611	Yes	No
HO134	Balance Ure Farm Complex (Silverwells) 330 Ure Road, Gembrook	No	No	Yes	Yes	No	No	No	No
HO294	Eucalyptus dalrympleana, Mountain White Gum Road Reserve, 185 Mountain Road, Gembrook Statement of Significance: Eucalyptus dalrympleana, Mountain White Gum, Road Reserve, 185 Mountain Road, Gembrook	No	No	Yes	Yes	No	No	No	No
HO300	Eucalyptus sieberi, Silvertop Ash	No	No	Yes	Yes	No	No	No	No

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	45 Mentiplay Road, Gembrook Statement of Significance: Eucalyptus sieberi, Silvertop Ash, 45 Mentiplay Road, Gembrook								
HEATH HILL									
HO191	Heath Hill Railway Station residence 1405 Westernport Road, Heath Hill	No	No	No	Yes	No	No	No	No
IONA									
HO35	St. Joseph of the Sacred Heart Convent, Catholic Church & Precinct 1215 Bunyip River Road, Iona	Yes	Yes	Yes	Yes	No	No	No	No
HO136	Bunyip River Bridge Fourteen Mile Road, Iona	Yes	No	No	Yes	No	No	No	No
HO192	Tehennepe 495 Little Road, Iona	No	No	No	Yes	No	No	No	No
HO193	Former St John's Presbyterian Church 580 Little Road, Iona	No	No	No	Yes	No	No	Yes	No
HO194	House & Oaks	No	No	Yes	Yes	No	No	No	No

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	935 Murray Road, Iona								
HO120	Iona State School SS3201 Site 430 Thirteen Mile Road, Iona	No	No	Yes	Yes	No	No	No	No
KOO WEE RUP									
HO195	Koo Wee Rup Commercial Precinct 275-297 & 272-300 Rossiter Road and 2-16, 56-86 Station Street, Koo Wee Rup Incorporated plan: Cardinia Commercial Heritage Precincts Permit Exemptions, December 2020.	No	No	No	Yes	No	No	No	No
HO196	Rossiter Road Residential Precinct 360, 362, 370, 372 and 376 Rossiter Road, Koo Wee Rup Incorporated plan: Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	Yes	No	No	No	No
HO197	Dunlop's cheese factory, cottage & tree 150 Koo Wee Rup-Longwarry Road, Koo Wee Rup	No	No	Yes	Yes	Yes Dairy, stalls, machinery room, cheese making room, well, workers' cottages.	No	No	No

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HO198	Shepton Mallet 145 Rossiter Road, Koo Wee Rup	No	No	Yes	Yes	No	No	No	No
HO200	St George's Church of England 270 Rossiter Road, Koo Wee Rup	No	No	No	Yes	No	No	No	No
HO230	Former Wattle Theatre 284-286 Rossiter Road, Koo Wee Rup	No	Yes Decorated proscenium arch and ceiling	No	Yes	No	No	No	No
HO203	St Andrew's Presbyterian Church 319 Rossiter Road, Koo Wee Rup	No	No	No	Yes	No	No	No	No
HO204	Mallow House and former Koo Wee Rup Police Lockup 325 Rossiter Road, Koo Wee Rup	No	No	No	Yes	No	No	No	No
HO205	Eason Memorial gates and trees 345 Rossiter Road, Koo Wee Rup	No	No	No	Yes	No	No	No	No
HO116	Harewood 3300 South Gippsland Highway, Koo Wee Rup	-	-	-	-	-	Yes Ref No H284	Yes	No

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HO140	Old Yallock 3940 South Gippsland Highway, Koo Wee Rup	No	No	Yes	Yes	Yes	No	No	No
HO117	Warrook 4150-4170 South Gippsland Highway, Koo Wee Rup	No	Yes	No	Yes	No	No	No	No
HO207	Air Raid Shelter 30 (rear) Station Street, Koo Wee Rup	No	No	No	Yes	No	No	No	No
HO208	House 140-146 Station Street, Koo Wee Rup	No	No	No	Yes	No	No	No	No
HO269	Royal Hotel 96-102 Station Street, Koo Wee Rup	No	No	No	Yes	No	No	No	No
HO127	The Grange Lot 1, PS 318270, Walker Street, Koo Wee Rup	No	No	Yes	Yes	No	No	No	No
HO298	Quercus robur, English Oak Cochranes Park, Rossiter Road, Koo Wee Rup Statement of Significance: Quercus robur, English Oak,	No	No	Yes	Yes	No	No	No	No

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	Cochranes Park, Rossiter Road, Koo Wee Rup								
LANG LANG									
HO210	Carnarvon & Rupert Streets Precinct 10, 12, 14, 16, 20, 22, 23 and 25 Carnarvon Street and 12, 14 and 14A-C Rupert Street, Lang Lang Incorporated plan: Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	Yes	No	No	No	No
HO212	Lang Lang Railway Houses Precinct 17, 20, 22, 24 and 26 Roseberry's Street, Lang Lang Incorporated plan: Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	Yes	No	No	No	No
HO50	Bay View (House, Dairy Shed & Well) 115 Jetty Road, Lang Lang	No	No	Yes	Yes	Yes	No	No	No
HO213	Lang Lang Cemetery & trees McDonalds Track, Lang Lang	No	No	Yes	Yes	No	No	No	No
HO214	Palace Hotel	No	No	No	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	140 McDonalds Track, Lang Lang								
HO215	House & former dairy 1 Westernport Road, Lang Lang	No	No	No	Yes	No	No	No	No
HO216	Former Lang Lang Infant Welfare Centre & Lang Lang War Memorial 1 & 3 Whitstable Street , Lang Lang	No	No	Yes	Yes	No	No	No	No
HO217	House 13-17 Westernport Road, Lang Lang	No	No	No	Yes	No	No	No	No
HO218	Missions Butchers Shop & residence 34-36 Westernport Road, Lang Lang	No	No	No	Yes	Yes Front fence	No	No	No
HO219	ANZ Bank 47 Westernport Road, Lang Lang	No	No	No	Yes	No	No	No	No
HO220	Finlay McQueen Uniting Church complex 46 Westernport Road, Lang Lang	No	Yes	No	Yes	No	No	No	No
HO221	Priestley's store site & Oak	No	No	Yes	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	49 (rear) Westernport Road, Lang Lang								
HO239	Brick Trough 190 Westernport Road, Lang Lang	No	No	Yes	Yes	No	No	No	No
HO222	Stafford House & hedge Lot 1, TP109006 Westernport Road, Lang Lang	No	No	Yes Hawthorn hedge only	Yes	No	No	No	No
HO131	Cottages 4 Whitstable Street, Lang Lang	Yes	No	No	Yes	No	No	No	No
HO223	St John The Evangelist Anglican Church complex 6-10 Whitstable Street, Lang Lang	No	Yes	No	Yes	No	No	No	No
MARYKNOLL									
HO55	Maryknoll Precinct 23 & 70 Girrahween Road , 6, 9, 19, 41, 45, 51 and 61 Koolbirra Road and Bush Bush Reserves, Manoora Reserve, Manoora Road, Wirragulla Reserve, Barongarook Road North, Koala, Koolbirra Road, St Joseph's Square,	No	No	Yes	Yes	Yes	No	No	no

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Turrumurra Road, Sister Chanel Reserve and Nagle Crescent, Maryknoll Incorporated plan: Maryknoll Township Heritage Precinct Incorporated Plan.								
HO54	Holy Family Church 6 Koolbirra Road, Maryknoll Incorporated plan: Maryknoll Township Heritage Precinct Incorporated Plan.	No	Yes	Yes	Yes	No	No	No	No
MONOMEITH									
HO77	Monomeith Homestead 405 Monomeith Road, Monomeith	-	-	-	-	-	Yes Ref No H452	Yes	No
HO78	Monomeith Park 490 Monomeith Road, Monomeith	No	No	Yes	Yes	Yes	No	No	No
NAR NAR GOON									
HO225	Nar Nar Goon North Hall 642 Dore Road, Nar Nar Goon	No	No	No	Yes	No	No	No	No
HO83	Commercial Bank of Australia 3 Nar Nar Goon Road, Nar Nar Goon	Yes	Yes	No	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO39	St James Catholic Church 60 Nar Nar Goon Road, Nar Nar Goon	Yes	Yes	No	Yes	No	No	No	No
HO114	St. Johns Church of England 6-8 Main Street, Nar Nar Goon	Yes	Yes	Yes	Yes	No	No	No	No
NAR NAR GOON SOUTH									
HO15	Shady Oaks 615 Bald Hill Road, Nar Nar Goon South	Yes	No	No	Yes	No	No	No	No
HO32	McCutcheon Farm 350 Eight Mile Road, Nar Nar Goon South	Yes	No	Yes	Yes	Yes	No	No	No
NAR NAR GOON NORTH									
HO31	Aringa 40 Clark Road, Nar Nar Goon North	Yes	No	Yes	Yes	Yes	No	No	No
HO132	Wilson Farm Part CA137, Wilson Road, Nar Nar Goon North	Yes	No	Yes	Yes	Yes	No	No	No
OFFICER									
HO90	Kaduna Park 270 Cardinia Road, Officer	Yes	No	Yes	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO144	Mature Oak, Greenslopes 15 Bayview Road, Officer	No	No	Yes	Yes	No	No	No	No
HO91	Cardinia Park 410 Officer South Road, Officer	Yes	No	No	Yes	No	No	No	No
HO92	Jesmond Dene 425 Officer South Road, Officer	No	No	Yes	Yes	No	No	No	No
HO105	Berwick Pottery 350 Princes Highway, Officer	Yes	Yes	Yes	Yes	Yes	No	Yes	No
HO102	Primrose Park 250 Princes Highway, Officer	Yes	No	Yes	Yes	No	No	Yes	No
HO103	Firwood Park 265 Princes Highway, Officer	Yes	No	Yes	Yes	No	No	Yes	No
HO104	James Hicks Pty. Ltd. Pottery 365 Princes Highway, Officer	Yes	Yes	No	Yes	Yes	No	No	No
HO143	Officer Union Church & Officer Public Hall 16 to 18 Tivendale Road, Officer	Yes	Yes (Church only)	No	Yes	No	No	Yes	No
HO130	Grant House 36 Whiteside Road, Officer	Yes	Yes	Yes	Yes	No	No	Yes	No
HO262	Hybrid Oaks	No	No	Yes	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	13-23 Tivendale Road, Officer								
PAKENHAM									
HO10	Salvation Army Commandant's & Nurses Barracks 34 Army Settlement Road, Pakenham	Yes	No	No	Yes	No	No	No	No
HO226	Pakenham War Memorial Corner of Henry and John Streets, Pakenham	No	No	No	Yes	No	No	No	No
HO227	Grason 6 Henty Street, Pakenham	No	No	Yes	Yes	No	No	No	No
HO228	House 21 James Street, Pakenham	No	No	Yes	Yes	Yes Fences and carriage gates	No	No	No
HO49	Pakenham Scout Hall 34 James Street, Pakenham	Yes	Yes	No	Yes	No	No	No	No
HO65	St. James Church of England 1A Main Street, Pakenham	Yes	Yes	No	Yes	Yes	No	No	No
HO264	Algerian Oak 9-13 Main Street, Pakenham	No	No	Yes	Yes	No	No	No	No
HO66	Pakenham Gazette & Berwick City News Offices	Yes	No	No	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	100 Main Street, Pakenham								
HO64	Pakenham Hotel 153 Main Street, Pakenham	Yes	No	Yes	Yes	No	No	No	No
HO76	Koo-Man-Goo-Nong 85 McGregor Road, Pakenham	Yes	No	Yes	Yes	Yes	No	No	No
HO229	I.Y.U. Pre-emptive right homestead site 245 McGregor Road, Pakenham	No	No	Yes	Yes	No	No	No	No
HO81	Mt. Ararat Pre-emptive Right 125 Mt. Ararat Road North, Pakenham	Yes	No	Yes	Yes	No	No	No	No
HO98	Oak Drive at Oak Springs 415 Pakenham Road, Pakenham	No	No	Yes	Yes	No	No	No	No
HO271	Former St Patrick's Catholic Church 144 Princes Highway, Pakenham	No	No	No	Yes	No	No	No	No
HO263	English Oak 30 metres west of intersection Princes Highway and Oaktree Drive, Pakenham	No	No	Yes	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO108	Bourke House & Stables 65 Racecourse Road, Pakenham	Yes	No	Yes	Yes	Yes	No	No	No
HO265	English Oak North-east corner of Syme and Toomuc Valley Road, Pakenham	No	No	Yes	Yes	No	No	No	No
HO233	Pakenham Cemetery 50 Thewlis Road, and Cemetery Road, Pakenham	No	No	No	Yes	No	No	No	No
HO121	Whangarei 667 Toomuc Valley Road, Pakenham Upper	Yes	Yes	Yes	Yes	Yes	No	No	No
HO275	Pyrus communis (Pear Tree) 40 Dore Road, Pakenham	No	No	Yes	Yes	No	No	No	No
HO279	House 18A Henry Street, Pakenham	No	No	No	Yes	No	No	No	No
HO281	House (H.B. Thomas House) 49 James Street, Pakenham	No	No	No	Yes	No	No	No	No
HO283	House 39 Main Street, Pakenham	No	No	No	Yes	No	No	No	No
HO284	Shop	No	No	No	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	62 Main Street, Pakenham								
HO285	House 84 Main Street, Pakenham	No	No	No	Yes	No	No	No	No
HO286	Shop and Residence 90-92 Main Street, Pakenham	No	No	No	Yes	No	No	No	No
HO287	Group Listing Pakenham State Bank and War Services Homes Group 11, 14, 17 & 5/19 Rogers Street, Pakenham	No	No	No	Yes	No	No	No	No
HO288	Shop 1 Station Street, Pakenham	No	No	No	Yes	No	No	No	No
HO290	House 23 Rogers Street, Pakenham	No	No	No	Yes	No	No	No	No
HO291	St James Village Precinct, Dame Pattie Avenue Pakenham 1-17 & 2-18 Dame Pattie Avenue, Pakenham Incorporated plan: Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	Yes	No	No	No	No
HO292	Henty Street Precinct	No	No	No	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	3-5, 7-10 Henty Street, Pakenham Incorporated plan: Cardinia Residential Heritage Precincts Incorporated Plan.								
HO293	James Street Precinct 5-19 (West Side), 20-32 (East Side) James Street and 1 Snodgrass Street, Pakenham Incorporated plan: Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	Yes	No	No	No	No
HO14	Windarra 40 Greenhills Road, Pakenham Statement of Significance: 'Windarra', 40 Greenhills Road Pakenham, Statement of Significance, July 2021 Incorporated Plan: 'Windarra', 40 Greenhills Road Pakenham, Incorporated Plan - Permit Exemptions, July 2021	No	No	Yes	No	No	No	No	No
PAKENHAM SOUTH									
HO25	Snow View 300 Bourke Road, Pakenham South	Yes	No	Yes	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO74	Wood Farm Complex 575 McDonalds Drain Road, Pakenham South	Yes	No	Yes	Yes	Yes	No	No	No
HO75	Ellett Farm 615 McDonalds Drain Road, Pakenham South	Yes	No	Yes	Yes	No	No	No	No
HO234	Pakenham South Hall 815 McDonalds Drain Road West, Pakenham South	No	No	Yes	Yes	No	No	No	No
PAKENHAM UPPER									Yes
HO24	Pakenham Upper Civic & Residential Precinct Bourke Creek Road & Old Gembrook Road, Pakenham Upper	Yes	No	No	Yes	No	No	No	No
HO48	The Grange 15 Huxtable Road, Pakenham Upper	Yes	Yes	Yes	Yes	Yes	No	No	No
HO69	Goronga Lot CM, Lot 4, Lot 6 and part Lot 5 PS317138, 20 Matilda Drive, Pakenham Upper	Yes	Yes	Yes	Yes	No	No	No	No
HO93	Pakenham Upper Church Hall	Yes	Yes	Yes	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Old Gembrook Road, Pakenham Upper								
HO266	Spotted and Scarlet Flowering Gum Cnr of Bourke's Creek Road and Pakenham Road, Pakenham Upper	No	No	Yes	Yes	No	No	No	No
HO231	Valley View Orchards Manager's House & former Coolstore 15 & 30 Shelton Road, Pakenham Upper	No	No	No	Yes	No	No	No	No
RYTHDALE									
HO47	Dalmore Well In the road reserve adjacent to 75 Hobson Road, Rythdale	Yes	Yes	No	Yes	No	No	No	No
HO115	Hobson's (Soldier Settler) House 194 Soldiers Road, Rythdale	Yes	No	Yes	Yes	No	No	No	No
HO235	Rythdale Reserve trees 205 Soldiers Road, Rythdale	No	No	Yes	Yes	No	No	No	No
TONIMBUK									
HO236	Tonimbuk Hall	No	No	No	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	1900 Gembrook-Tonimbuk Road, Tonimbuk								
TYNONG									
HO26	Bunya Bunyas 195 Browning Road, Tynong	No	No	Yes	Yes	No	No	No	No
HO89	Killary 130 (Lot 1, TP120736) Nine Mile Road, Tynong	Yes	Yes	Yes	Yes	Yes	No	No	No
HO107	Vaughan & Lodge Tynong Quarry 20 Quarry Road, Tynong	No	No	No	Yes	No	No	No	No
HO240	Tynong general store & stock feed 40 Railway Avenue, Tynong	No	No	No	Yes	No	No	No	No
HO124	Bunya Bunya 76 Tynong Road, Tynong	No	No	Yes	Yes	No	No	No	No
HO123	Waterhousea Floribunda 19-21 Tynong North Road, Tynong	No	No	Yes	Yes	No	No	No	No
HO267	Chestnut Oak Railway Avenue, Tynong	No	No	Yes	Yes	No	No	No	No
TYNONG NORTH									

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO30	Tynong North Methodist Church 32 Clark Road, Tynong North	Yes	Yes	No	Yes	No	No	No	No
HO129	Weatherhead (Horatio) Timber Mill Weatherhead Hill Track, Bunyip State Park	No	No	No	Yes	No	No	No	No
YANNATHAN									
HO43	Glenafton Stud 210 Heads Road, Yannathan	Yes	No	Yes	Yes	Yes	No	No	No
HO44	Myrtlewood 275 Heads Road, Yannathan	Yes	No	No	Yes	No	No	No	No
HO241	Yannathan Public Hall, Union Church & Canary Island Palms 491-495 South Yannathan Road & 225-227 Heads Road, Yannathan	No	No	Yes	Yes	No	No	No	No
HO119	Budgerie (Farmhouse) 130 Swamp Road, Yannathan	Yes	No	Yes	Yes	No	No	No	No
OTHER									
HO2	Bowman's Track Launching Place	No	No	Yes	Yes	No	No	No	No

CARDINIA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO4	Upper Ferntree Gully to Gembrook Railway Emerald, Cockatoo and Gembrook	Yes	No	Yes	Yes	Yes	No	No	No

CARDINIA PLANNING SCHEME

15/01/2024
VC249

SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

1.0

-/-/-/-/
Proposed C283card

Incorporated documents

Name of document	Introduced by:
Bunyip Township Strategy (September 2009)	C124
Cardinia Local Heritage Study Review, Volume 3: Heritage Places and Precinct citations – Revised December 2020	C249card
Cardinia Road Employment Precinct Structure Plan (including the Cardinia Road Employment Precinct Native Vegetation Precinct Plan) September 2010	C130
<i>Cardinia Road Precinct Development Contributions Plan</i> (Urban Enterprise, December 2023)	VC249
Cardinia Road Precinct Structure Plan (September 2008)	C92
Cardinia Shire Council - Subdivision Restructure Plans, January 2002	C29
Cardinia Shire Council Significant Tree Study – Volume 2 (May 2009)	C162
Cardinia Shire Council Subdivision Restructure Plan, 36-38 Beaconsfield – Emerald Road, Upper Beaconsfield February 2016	C188
Cardinia Shire Council, Subdivision Restructure Plan - 440, 445, 447, 460, 462-464 and 466 Bayles-Cora Lynn Road, 455 and 465 Bunyip River Road and 710 Nine Mile Road, Cora Lynn (October 2011)	C146
Caulfield Dandenong Rail Upgrade Project, Incorporated Document, April 2016	GC37
Cockatoo Township Strategy (March 2008)	C124
Emerald District Strategy (June 2009)	C124
Former Pakenham Racecourse Comprehensive Development Plan, February 2010	C141
Gembrook Township Strategy (June 2011)	C167
Gippsland Line Upgrade - Corridor Works Incorporated Document, November 2019	GC124
<i>Glismann Road Development Contributions Plan</i> (Urban Enterprise, December 2023)	VC249
Healesville – Koo Wee Rup Road – Stage 1A (Koo Wee Rup Bypass) – Incorporated Document (September 2012)	C150
Healesville-Koo Wee Rup Road (Princes Freeway and Manks Road) Upgrade Project Incorporated Document, December 2019	GC158
Lang Lang Township Strategy (July 2009)	C124
Melbourne Metro Rail Project: Upgrades to the Rail Network Incorporated Document, May 2018	GC96
Monash Freeway Upgrade Project Incorporated Document, March 2016	GC47
Monash Freeway Upgrade Project (Stage 2) Incorporated Document, August 2018	GC103
<i>Officer Development Contributions Plan</i> (Cardinia Shire Council and Urban Enterprise, December 2023)	VC249
Officer Native Vegetation Precinct Plan, September 2011	C149
Officer Precinct Structure Plan, September 2011 (Amended November 2019)	C232card
Officer Town Centre Civic Office Development Incorporated Document, June 2011	C158
<i>Pakenham East Precinct Structure Plan</i> (Victorian Planning Authority, July 2020)	C234card
<i>Pakenham East Native Vegetation Precinct Plan</i> (Ecology and Heritage Partners, October 2018)	C234card

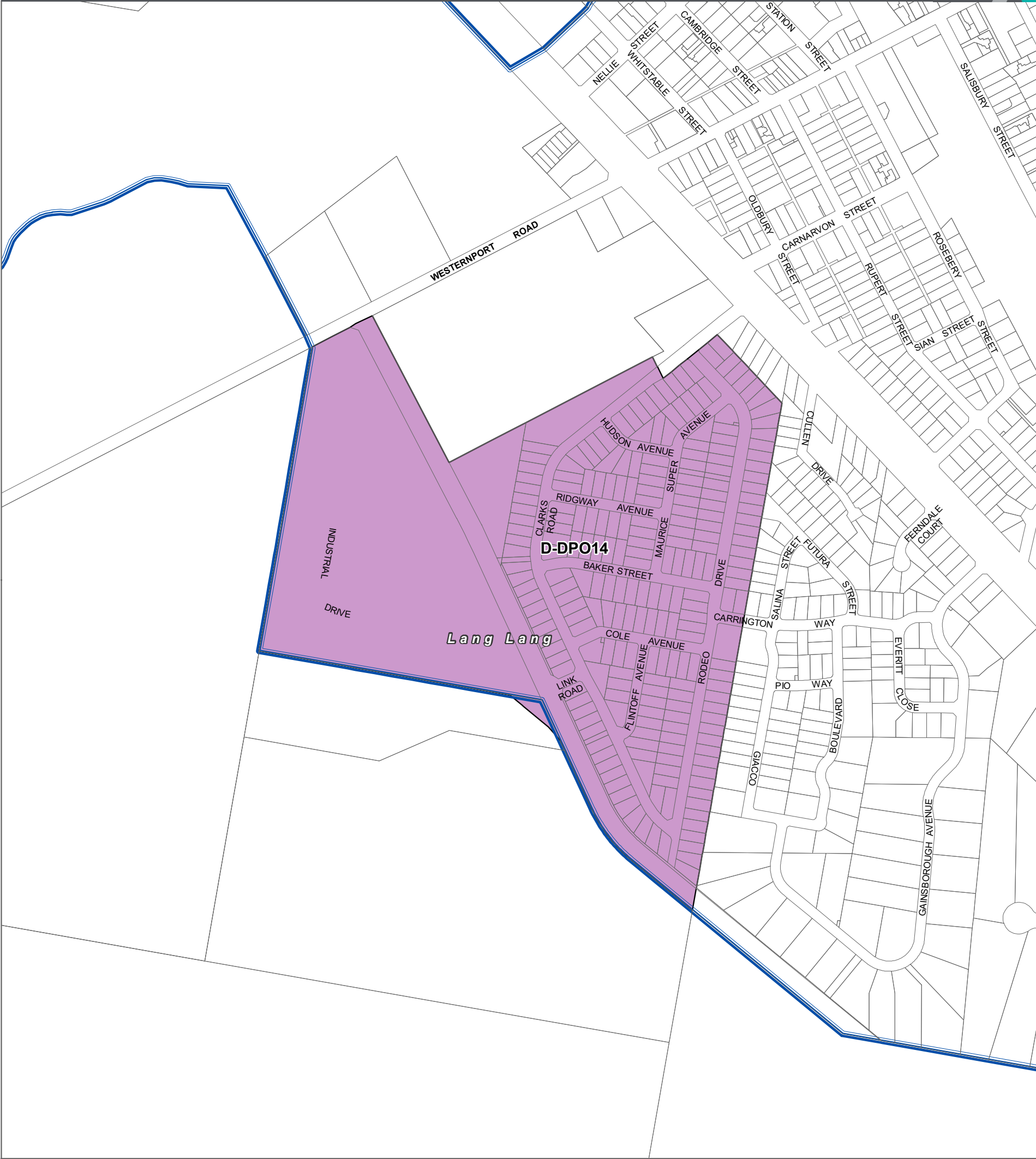
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Name of document	Introduced by:
<i>Pakenham East Infrastructure Contributions Plan</i> (Victorian Planning Authority, July 2020)	C251card
Pakenham East Train Maintenance Depot Incorporated Document, March 2016	C210
<i>Pakenham South Employment Infrastructure Contributions Plan</i> (Cardinia Shire Council, May 2023)	C265card
<i>Pakenham South Employment Precinct Structure Plan</i> (Cardinia Shire Council, July 2021)	C265card
<i>Pakenham Township Development Contributions Plan</i> (Cardinia Shire Council, December 2023)	VC249
Pakenham West Comprehensive Development Plan, 1 September 2005	C82
Puffing Billy Railway Discovery Centre Incorporated Document, August 2018	C243
Plans Incorporated at Clause 43.01	
Cardinia Commercial Heritage Precincts Permit Exemptions, December 2020	C249card
Cardinia Residential Heritage Precincts Incorporated Plan (Amended August 2019)	C242card
Maryknoll Township Heritage Precincts Incorporated Plan	C237card
Site Specific Control – Bessie Creek Road, Nar Nar Goon, October 2014	C202
Site Specific Control - Lot 1 PS301568Q No. 322 Brown Road, Officer. September 2014	C197
Site specific control - Lot 3 LP90591, 20 Split Rock Road, Beaconsfield Upper, October 2014	C203
Site Specific Control – Lot 9 LP65205, 22-30 Downey Road, Dewhurst, October 2011	C165
Site specific control – Lots 1-3 LP 41796, 100 Beaconsfield-Emerald Road, Beaconsfield, December 2008	C111
Site specific control - 16 Beaconsfield-Emerald Road, Emerald (Lot 1 PS 702042V) July 2015	C206
Site Specific Control CA 51A, 335 McGregor Road, Pakenham, February 2017	C224
Site specific control CA85, 8 Drake Court, Bunyip September 2013	C72
Site specific control under the Schedule to Clause 52.03 of the Cardinia Planning Scheme Lot B PS443268J Dixons Road, Cardinia February 2008	C105(Part 2)
Sites of Botanical and Zoological Significance Maps, Department of Natural Resources and Environment, September 1997	NPS1
<i>Small Lot Housing Code</i> (Victorian Planning Authority, November 2019)	C234card
<i>Small Lot Housing Code</i> (Victorian Planning Authority, November 2024)	GC206
<i>Eucalyptus dalrympleana</i> , 185 Mountain Road, Gembrook, <i>Statement of Significance</i> (Cardinia Shire Council, October 2022)	C270card
<i>Sequoia sempervirens</i> , 4 Dewhurst Road, Emerald, <i>Statement of Significance</i> (Cardinia Shire Council, October 2022)	C270card
<i>Sequoia sempervirens</i> , 44 Beaconsfield-Emerald Road, Emerald, <i>Statement of Significance</i> (Cardinia Shire Council, October 2022)	C270card
<i>Fagus sylvatica</i> , 8 Benson Street, Emerald, <i>Statement of Significance</i> (Cardinia Shire Council, October 2022)	C270card
<i>Quercus robur</i> , <i>Cochranes Park, Rossiter Road, Koo Wee Rup, Statement of Significance</i> (Cardinia Shire Council, October 2022)	C270card

CARDINIA PLANNING SCHEME

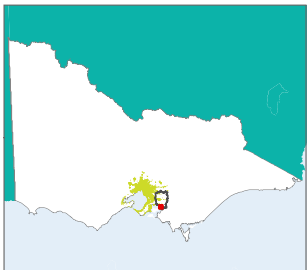
Name of document	Introduced by:
<i>Angophora costata</i> , 79 Emerald Monbulk Road, Emerald, Statement of Significance (Cardinia Shire Council, October 2022)	C270card
<i>Eucalyptus sieberi</i> , 45 Mentiplay Road, Gembrook, Statement of Significance (Cardinia Shire Council, October 2022)	C270card
Upper Beaconsfield Township Strategy (July 2009)	C124
Victorian Desalination Project Incorporated Document, June 2009	C131
<i>Windarra</i> , 40 Greenhills Road Pakenham, Incorporated Plan (Cardinia Shire Council, July 2021)	C265card
<i>Windarra</i> , 40 Greenhills Road Pakenham, Statement of Significance (Cardinia Shire Council, July 2021)	C265card

CARDINIA PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C283card



LEGEND

- D-DPO - Area to be deleted from a Development Plan Overlay
- Local Government Area
- Urban Growth Boundary

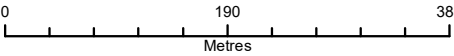


Part of Planning Scheme Map 31DPO

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Amendment Version: 1



Department
of Transport
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CARDINIA PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C283card



LEGEND

- D-HO - Area to be deleted from a Heritage Overlay
- Local Government Area

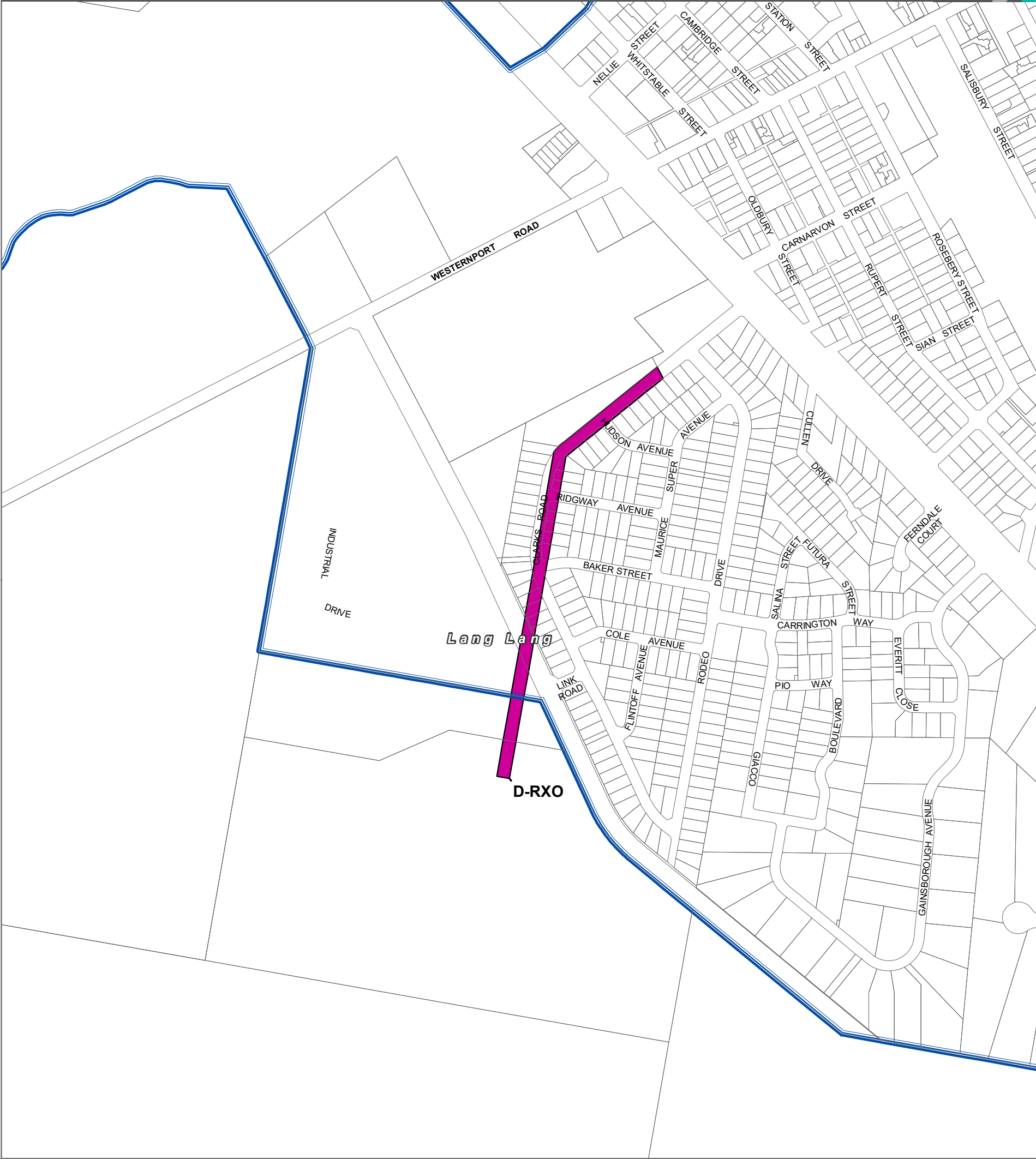
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Part of Planning Scheme Map 11HO

CARDINIA PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C283card



LEGEND

-  D-RXO - Area to be deleted from a Road Closure Overlay
-  Local Government Area
-  Urban Growth Boundary

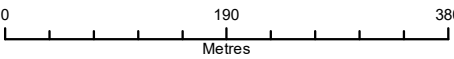


Part of Planning Scheme Map 31RXO

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Department
of Transport
and Planning

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Planning and Environment Act 1987

Cardinia Planning Scheme

Amendment C283

Instruction sheet

The planning authority for this amendment is the Minister for Planning

The Cardinia Planning Scheme is amended as follows:

Overlay Maps

1. Delete D-DPO14 from DPO Map 31 as shown in the attached DPO Map 31
2. Amend Map No 31 RXO as shown in the attached Map No 31 RXO
3. Amend Map No11 HO to delete HO261as shown in the attached HO Overlay Map 11

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

4. In **Local Planning Policy Framework** – Amend Clause 21.05-2 Freeways, declared arterial roads, Implementation to delete the reference to “Road Zone (Category 1)” and replace with “Transport Zone 2” as shown in the form of the attached document.
5. In **Local Planning Policy Framework** – Amend Clause 21.05-3 Local Roads, Implementation to: delete the reference to “Road Zone Category 2” and replace with “Transport Zone 3” as shown in the form of the attached document.
6. In **Local Planning Policy Framework** – replace Clause 21.09 with a new Clause 21.09 as shown in the form of the attached document.
7. In **Local Planning Policy Framework** – in Clause 22.09 Signs: Amend Clause 22.09-3 Industrial and restrictive retails signs, Policy guidelines to: delete the reference to “Road Zone 1” and replace with “Transport Zone 2” as shown in the form of the attached document.
8. In **Zones** – Clause 37.01, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
9. In **Zones** – Clause 37.01, replace Schedule 3 with a new Schedule 3 in the form of the attached document.

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10. In **Zones** – Clause 37.01, replace Schedule 4 with a new Schedule 4 in the form of the attached document.
11. In **Zones** – Clause 37.01, replace Schedule 6 with a new Schedule 6 in the form of the attached document.
12. In **Zones** – Clause 37.01, replace Schedule 7 with a new Schedule 7 in the form of the attached document.
13. In **Zones** – Clause 37.02, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
14. In **Zones** – Clause 37.02, replace Schedule 2 with a new Schedule 2 in the form of the attached document.
15. In **Zones** – Clause 37.02, replace Schedule 3 with a new Schedule 3 in the form of the attached document.
16. In **Zones** – Clause 37.07, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
17. In **Zones** – Clause 37.08 Activity Centre Zone – Schedule 1:
 - Amend text in subclause 3.0 Table of uses, Section 1 – Permit not required, condition of use for Child care centre to read:
“Any frontage at ground floor level must not exceed 2 metres, except entry foyers which must not exceed 4 metres. Access must not be shared with a dwelling (other than a caretaker’s house)”.
18. In **Overlays** – Clause 43.04 delete Schedule 14 to Clause 43.04 Development Plan Overlay
19. In **Overlays** – replace Clause 43.04 – Schedule 24 with a new Clause 43.04 – Schedule 24 with in the form of the attached document.
20. In **Overlays** – Amend the Schedule to Clause 43.01 – Heritage Overlay to reference to the incorporated document at HO46, HO85, HO189 and HO195, to read:
“Cardinia Commercial Heritage Precincts Permit Exemptions, December 2020”
21. In **Operational Provisions** – Clause 72.04, – Amend the Schedule to Clause 72.04 – Incorporated Documents to reference to the incorporated document at table row 35 to read:
“Cardinia Commercial Heritage Precincts Permit Exemptions, December 2020”

End of document

Unofficial

7.2 General Reports

7.2.1 APPOINTMENT OF COMMUNITY ASSET COMMITTEES FOR RECREATION RESERVES

Responsible GM:	Debbie Tyson
Author:	Cameron Miller
Staff Disclosure:	All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter.
Council Plan Reference:	<p>2.1 We support the creation of liveable spaces and places 2.1.2 Plan and maintain safe, inclusive and connected open spaces, places and active travel routes.</p> <p>5.1 We practise responsible leadership 5.1.4 Maximise value for our community through efficient service delivery, innovation, strategic partnerships and advocacy. 5.1.5 Champion the collective values of the community through the Councillors' governance of the shire.</p>

Recommendation

That Council:

1. Appoints the following persons to the respective recreation reserve Community Asset Committees appointed by Cardinia Shire Council in accordance with the *Local Government Act 2020*.

Pound Road Reserve

President	Evan Joyce
Secretary	Lauren Britton
Treasurer	Tim Wilson
Committee Member	Allison Gillies
Committee Member	Joe Interlandi
Committee Member	Russell Pendlebury
Committee Member	Frank Mits

2. Thanks Committee Asset Committee Members for their valuable contribution to the management of community recreation reserves.

Executive Summary

This report advises Council of the memberships elected for one Community Asset Committee and seeks formal Council appointment of these members. Community Asset Committee members make a significant contribution to community liveability and wellbeing through the management of fifteen recreation reserves.

Background

There are fifteen (15) recreation reserves within Cardinia Shire managed by Community Asset Committees:

- Twelve (12) of the reserves managed by Council appointed Community Asset Committees,
- Three (3) are Department of Environment, Land, Water and Planning (DELWP) owned with Council appointed as Committee of Management under the Crown Land Reserves Act and managed by Council appointed Community Asset Committees,

Members of Reserve Community Asset Committees are elected annually, and upon election require appointment by Council resolution pursuant to Local Government Act 2020. Community Asset Committees can only be approved by Council.

This report recommends Council appoints new members for the following reserve committees following public meetings that have been conducted by Councillors or Council Officers:

- Pound Road Reserve

Cardinia Shire Council has a huge network of volunteers who selflessly give their time, expertise, and energy to provide and develop community resources. A large part of this network is involved with managing community recreation reserves across our shire. Council values the important role that community asset committees have in improvement and ongoing management of Council's facilities. Council is committed to ensuring that these assets are maintained to a high standard by working in partnership with Community Asset Committees.

Council conducts routine maintenance and provides Recreation Reserve Community Asset Committees with maintenance funding, workshops to up skill volunteers and access to leadership courses. To further support committees with their work, Council has launched a Community Asset Committee online portal, as a place for committee members to access important resources, information, and key dates.

Council employs a full-time Liaison Officer to support the Recreation Community Asset Committees including providing training for volunteers and assisting committees in compliance with risk requirements.

Policy Implications

The appointments to this reserve committee are consistent with both Council policy and requirements for Community Asset Committees.

Financial and Resource Implications

Council conducts routine maintenance and provides Recreation Reserve Community Asset Committees with maintenance funding.

Council employs a full-time Liaison Officer to support the Recreation Community Asset Committees including providing training for volunteers and assisting committees in compliance with risk requirements.

Climate Emergency Consideration

There are no climate emergency considerations as part of this report.

Consultation/Communication

Notifications of Annual General Meetings for Community Asset Committees for Recreation Reserves are advertised through local media and internally to all user groups of that reserve.

Conclusion

Community Asset Committees voluntarily assist Council in the ongoing management and improvement of Council's recreation facilities. This enables the community to participate in sport and active recreation activities that provide health and social benefits to the broader community.

This report presents the committee members for one recreation reserve Community Asset Committee for Council to consider their appointment.

Attachments

Nil

7.2.2 GLASS BIN ADVOCACY UPDATE

Responsible GM:	Peter Benazic
Author:	Kerrie Lamble
Staff Disclosure:	All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter.
Council Plan Reference:	<p>3.1 We value our natural assets and support our biodiversity to thrive 3.1.2 Actively move towards zero waste through increasing waste recovery and reuse.</p> <p>5.1 We practise responsible leadership 5.1.2 Manage our finances responsibly and leave a positive legacy for future generations. 5.1.4 Maximise value for our community through efficient service delivery, innovation, strategic partnerships and advocacy.</p>

Recommendation

That Council:

1. Notes its commitment to drive value for money within our waste services for the community.
2. Notes and celebrate the success of the Container Deposit Scheme, with high community participation within Cardinia Shire Council.
3. Advocates for the delay in the implementation date of the Recycling Victorias Kerbside reform glass only service.
4. Continues to work with the Victorian Government towards their goal of providing services that maximise resource recovery.

Executive Summary

While the Victorian Government's initiative to implement a kerbside glass-only bin service by 1 July 2027 aims to enhance recycling outcomes, the research and modelling conducted by Cardinia Shire and its partnering Councils reveal significant financial and logistical challenges.

The estimated costs for implementing the service are substantially higher than initially projected, with limited environmental benefits in comparison to the existing recycling processes. Furthermore, the lack of community consultation and the potential negative impacts on amenity and logistics emphasise the need for a more considered approach.

Therefore, it is recommended that Council continue to advocate and work with the Victorian Government to delay the implementation date of the glass service to allow for a thorough assessment so the best approach can be determined.

Background

All Victorian councils are required by the Victorian Government to implement a four-stream waste and recycling household system, as first mentioned in the 2020 Recycling Victoria (RV) Policy. The four-streams include:

- General rubbish (red lidded bin)
- Mixed recycling (yellow lidded bin)
- Food and garden waste (lime green lidded bin)
- Glass recycling (purple lidded bin)

The Department of Energy, Environment and Climate Change (DEECA) have issued a set of draft regulations for public feedback, under the Circular Economy (Waste Reduction and

Recycling) Act 2021 (the Act). These draft regulations define the timeline for Councils to implement the four-bin waste and recycling service and establishes a service standard for the provision of these services.

The draft includes a proposed start date of 1 July 2027 for Councils to deliver on all requirements of the kerbside reforms, including:

- implementation of the new glass only bin service,
- Universal food and garden waste bins
- the standardisation of bin lid colours,
- standardisation of bin contents.

The regulation also includes compliance and enforcement provisions for penalties and audits as per the Act.

Discussion

Cardinia Shire, in collaboration with 22 other Victorian Local Governments, undertook independent modelling and research which compared actual Council data, against the financial assumptions in the Regulatory Impact Statement which informs the regulations and service standards. This research found that there are limited benefits for a glass only service, when considering the implementation costs for local government.

The research found an expanded CDS would have the benefits of:

- Producing a pure glass only stream of higher quality and less contamination than a glass only bin service.
- Increased resource recovery, for example, the Queensland Government who has also gone down the path of expanding CDS over a glass only bin, found a 13.4% increase in glass bottles returned via the scheme when CDS expanded to include wine and spirit bottles.
- Less fleet emissions from the introduction of new fleets across 79 Victorian Councils which would be collecting very small volumes of glass.
- Avoided implementation, collection and processing costs from a new glass only service, which would be borne by local communities, rather than the producers of the packaging waste, which is how the CDS is funded.

Furthermore, the South Australian and the New South Wales State Governments have both undertaken comprehensive modelling and cost benefit analysis to assess the overall net benefits of a glass only bin. Both States found that expanding the CDS is the preferred option to a glass only bin for households, industry and government.

The group of Councils participating in the advocacy to the Victorian Government continues to grow.

A letter was sent to the Minister for Environment in December 2024 requesting reconsideration of the glass only service and a meeting to discuss the financial modelling identified by the research. The Minister for Environment referred the matter to the Department of Environment, Energy and Climate Action (DEECA).

While Council recognises the need to plan for a 2027 service implementation date, and plans to continue with this work, it is recommended that we also continue to advocate and work with the Victorian Government to delay the implementation date for the glass only bin, to allow time to consider best value of services for the community and the impacts of:

- the Container Deposit Scheme (CDS) on glass tonnages and the need to capture remaining glass versus expanding CDS

- national standards for kerbside services
- nationally aligned CDS expanded to include wine and spirit bottles, and to
- allow the state time to consider our research findings and how we can work together to minimise the cost imposition on our community

Policy Implications

This work aligns with Council Plan (2021-2025) priority 5 “We practise responsible leadership”

- 5.2 Manage our finances responsibly and leave a positive legacy for future generations.
- 5.4 Maximise value for our community through efficient service delivery, innovation, strategic partnerships and advocacy

Moreover, it aligns with the overarching vision of the Waste and Resource Recovery Strategy (2017- 2026) “Continuing to drive value for money within services”

Financial and Resource Implications

The research and modelling undertaken within the independent research report found that the current estimated cost to implement a glass only service is approximately \$2 Million more than initially projected within the RIS, per Council. It also found that the entire reform costs were approximately \$4 Million more than initially projected within the RIS, per Council.

The cost to implement and run this additional service will be funded by Cardinia Shire Council community via the garbage charge. Ongoing collection cost for households will increase by approximately \$27 per year, this will be the largest increase to the garbage charge to date.

Glass bottle recycling already occurs in Cardinia Shire, and we have process controls in place to reduce the potential for glass embedment in other materials, such as low compaction rates. Expanding the Container Deposit Scheme (CDS) to include wine and spirit bottles would have similar circularity benefits to the glass only bin service, and be funded by the producers of the packaging, rather than local communities.

Consultation/Communication

Council recommends the Victorian Government undertake wider community consultation on the need and format of a glass collection service (alongside and that compliments the successful container deposit scheme), bin storage and collection methodologies, and cost to the community. We will also continue advocacy for more information on the business case which will assist us to communicate the need and benefits of the glass only service to our community.

Conclusion

It is recommended that Council continues planning for the 2027 deadline, while driving value for money within our services and practice responsible leadership by advocating for a delay in the implementation date of Recycling Victoria’s Kerbside Reform, particularly the glass only service. This delay would allow for a thorough assessment of the impacts of the Container Deposit Scheme, national standards for kerbside services, and the potential for expanded CDS to include wine and spirit bottles. This approach will ensure that the community’s interests are safeguarded, and the financial burden on local governments and its communities are minimised.

Attachments

Nil

7.2.3 VISITOR ECONOMY PARTNERSHIP

Responsible GM:	Debbie Tyson
Author:	Dana Harding
Staff Disclosure:	All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter.
Council Plan Reference:	<p>1.1 We empower our communities to be healthy, connected and resilient</p> <p>1.1.2 Enrich local identity and opportunities for the community to connect through art, history and cultural expression.</p> <p>1.1.3 Lead by example in creating an inclusive and welcoming community for all by facilitating community education, capacity building, connection and celebration of our diversity.</p> <p>1.1.5 Work closely with the community to deliver programs that build community resilience, relating to a pandemic or other disasters.</p> <p>4.1 We support our productive land and employment land to grow local industries</p> <p>4.1.1 Facilitate better planning for our agricultural land to support industry, innovation, local food economy and local job growth.</p> <p>4.1.3 Improve local learning and employment pathway opportunities through strategic partnerships.</p> <p>4.1.5 Strengthen and promote our shire's unique identity and visitor attractions.</p>

Recommendation

That Council:

- Endorses the establishment of the new Visitor Economy Partnership for the region, noting the endorsement from Yarra Ranges Council on 8 April 2025, and contingent upon endorsement from Nillumbik Shire Council on 29 April 2025.
- Supports the allocation of \$72,500 per year, adjusted annually for CPI increases, along with a contribution of 0.6 FTE of Cardinia Shire Council staff time to the Visitor Economy Partnership for the 3-year term of the agreement commencing 1 July 2025. This staff contribution is contingent upon the acceptance and at the discretion of the newly formed Tourism East Board.
- Delegates responsibility for the implementation of the new regional Visitor Economy Partnership, Tourism East, to the Chief Executive Officer, following legal incorporation. The Chief Executive Officer, or their authorised proxy, will also remain on the Board of Tourism East to ensure the interests of Cardinia Shire are represented and to continue guiding the strategic direction of the partnership.
- Notes that the Yarra Valley and Dandenong Ranges Destination Management Plan is the key strategic document for the Visitor Economy Partnership to implement. Upon appointment of the new Tourism Board, this plan will be reviewed and updated to accurately reflect and represent the new region, inclusive of Cardinia Shire.
- Notes that, pending approval and adoption of the amended constitution by Yarra Ranges Tourism, Cardinia Shire is required to maintain an industry representative on the Tourism East Board, with this person to be initially appointed from Cardinia's Tourism Advisory Committee.

6. Acknowledges the significant amount of time and effort that Council officers have dedicated to securing this opportunity for Cardinia Shire's local tourism industry.

Executive Summary

In April 2021, the Victorian Government released the Visitor Economy Recovery and Reform Plan, outlining its commitment to support Victoria's visitor economy and transition Regional Tourism Boards into a network of Visitor Economy Partnerships (VEPs). This framework aims to establish VEPs as the peak bodies for all visitor economy-related matters within Victoria's regions.

This report outlines the proposed establishment of a Visitor Economy Partnership (VEP), named Tourism East, for the local government areas of Nillumbik Shire Council, Yarra Ranges Council, and Cardinia Shire Council as the new partner entrant. Representatives from the three partner councils, the State Government, and the Chair of Yarra Ranges Tourism have collaborated in a co-design process to create the proposed VEP entity and its legal structures.

This report seeks in-principle support for Cardinia Shire Council to join Tourism East, contingent upon endorsement from the other two partner councils. The commitment includes an annual financial contribution of \$72,500, adjusted for CPI increases, for a term of three years.

Membership in the new VEP entity offers significant potential for Cardinia Shire Council to realise the economic benefits of the visitor economy. It ensures an official voice within the Victoria tourism framework through Visit Victoria and provides unique access to greater State Government funding opportunities.

The proposed VEP model aligns strongly with Council's strategic priorities, including the current Council Plan, Economic Development Strategy, Draft Investment Attraction Plan, and Draft Arts and Creative Industries Strategy. These strategic documents highlight the vital role of tourism and the visitor economy in fostering a robust and thriving local economy. While Cardinia Shire is a new entrant to the partnership and not yet reflected in the Destination Management Plan, joining the VEP will ensure our inclusion in this plan, further integrating tourism into our regional growth strategies.

Background

In April 2021, the Victorian Government unveiled the Visitor Economy Recovery and Reform Plan, a comprehensive strategy designed to rejuvenate Victoria's visitor economy in the wake of the 2019-20 bushfires and the COVID-19 pandemic. This plan emphasised the Government's commitment to the sector through a substantial \$633 million investment over four years, aiming to achieve \$35 billion in annual visitor expenditure and create 300,000 additional jobs by June 2024.

A pivotal element of the plan is the transformation of Regional Tourism Boards into a network of Visitor Economy Partnerships (VEPs). These partnerships will act as the leading bodies for all visitor economy-related matters across Victoria's regions, fostering statewide collaboration and strategic planning. The transition aims to enhance the functions of regional tourism boards, optimise marketing expenditure, and fortify the tourism offerings to build a resilient sector that supports sustainable growth. This includes the development of new experiences, products, and infrastructure to attract more international, interstate, and intrastate visitors, while balancing the needs of local communities.

The transition to VEPs began in 2023, in collaboration with the regional tourism boards, local councils and industry stakeholders. These partnerships are independent destination management organisations that represent their regions as the official voice to the government.

So far, eight VEPs have been established, including Destination Gippsland, Goulburn Region Tourism, Grampians Wimmera Mallee Tourism, Great Ocean Road Regional Tourism, Murray Regional Tourism, Tourism Greater Geelong and Bellarine, Tourism Midwest Victoria, and Tourism North East. The remaining Regional Tourism Boards are in the process of transitioning to VEPs, including the Yarra Ranges Tourism Board, which currently represents the interests of Yarra Ranges Shire Council and Nillumbik Shire Council, as well as associated industry bodies, associations, and partner members.

In mid to late 2024, Cardinia Shire Council was approached by the Department of Jobs, Skills, Industry and Regions (Tourism and Events) to explore the possibility of joining Yarra Ranges and Nillumbik Shire Councils in forming a new VEP. This proposed collaboration aimed to enhance the development of the local tourism industry and visitor economy, leveraging the strengths of each municipality to create a unified and robust tourism offering and region.

Together, the three councils, state representatives, and the Chair of the Yarra Ranges Tourism Board formed a Project Working Group and have been co-designing a new entity that will build upon the foundation of the existing Regional Tourism Board. This new entity is intended to align with state, local government, and industry priorities, ensuring a cohesive approach to meeting the objectives of all stakeholders involved

Discussion

The new Visitor Economy Partnership (VEP), Tourism East, is poised to significantly enhance and expand the region's visitor economy, unlocking numerous opportunities for its council members, local industry and community growth.

The Victorian Government mandates that a minimum of three Local Government Authorities (LGAs) must participate and contribute funding to a single VEP representing a tourism region. Therefore, if Cardinia Shire opts out, our fellow councils will be unable to participate, adversely affecting the entire tourism region and councils' reputation.

Cardinia Shire Council has not previously partnered with Yarra Ranges Regional Tourism Board, which has impacted our local tourism industry's ability to access crucial funding. Without this partnership, our businesses and council have been ineligible for key funding streams such as the Enabling Tourism Fund, Regional Tourism Infrastructure Fund, and Regional Tourism Events Fund. These funding opportunities are exclusively available to businesses located within municipalities that have partnered with a regional tourism board or a VEP. As a result, our council and local businesses have missed out on financial support that could have been used to enhance tourism infrastructure, develop new tourism initiatives, and host significant events, thereby limiting the growth and potential of our visitor economy.

VEP's must operate as independent entities to meet Victorian Government funding requirements. The project working group, responsible for co-designing the entity, supported the continuation of a company limited by guarantee as the preferred structure. This approach facilitates the transition of Yarra Ranges Tourism (YRT) from a Regional Tourism Board into a VEP, while minimising risk liability for each member council.

The project working group has established the VEP's statement of purpose, priorities, governance structure, and entity name. Tourism East will be the registered entity name, with the following Statement of Purpose:

"To work collaboratively to support a vibrant, thriving, and sustainable Visitor Economy while maintaining the region's natural beauty for the benefit of our businesses, visitors, and the community."

The VEP's intent is to connect the industry as 'One Region', acting as a unified body that links stakeholders across the region, ensuring cohesion and shared strategic goals. The VEP will also serve as the conduit between the sector and government, acting as a key point of communication and influence between tourism operators and government. It will advocate for policies and actions that support the region's visitor economy. Additionally, the VEP will be positioned as a trusted authority on the region's tourism landscape, guiding growth and development.

The VEP aims to strengthen the region's tourism industry through strategic initiatives and partnerships through the following priority areas and outputs:

Industry Support, Growth, and Resilience: The VEP will foster development, growth capabilities, and resilience through targeted initiatives that support long-term sustainability. Key actions include:

- Building industry capabilities through networking, training, and partnerships with education providers.
- Adding value to council activities by focusing on tourism-specific initiatives, such as sustainable tourism.
- Supporting councils in promoting partnerships and engaging with trader groups for targeted outcomes.
- Providing regular tourism-specific communication to the industry, such as newsletters.
- Collaborating with councils on the Destination Management Plan (DMP).
- Communicating with the State Government regarding disaster recovery and preparedness efforts, with tourism businesses as the key focus.

Advocacy for the Region: The VEP will advocate for the needs of the region's visitor economy, ensuring its priorities are represented across local, state, and industry levels. This includes: Acting as an advocate for workforce, housing, transportation, and regional connectivity, as detailed in the DMP.

- Representing industry and business needs at state and council levels.
- Aligning regional tourism goals with domestic and international markets.
- Partnering with councils on infrastructure development, such as EV accessibility, that supports tourism.
- Supporting grant applications and advocating to the State Government on the equity of grant distribution.

Visitor Attraction: The VEP will attract visitors to the region through coordinated efforts and targeted marketing strategies that align with sustainable tourism objectives. This involves:

- Leading regional marketing efforts and acting as a conduit between councils and the private/community sectors.
- Developing and promoting a cohesive regional brand to attract visitors.
- Providing clear communication channels about regional attractions and events.

Product Development & Investment Attraction: The VEP will coordinate product development and investment attraction that enhances the visitor experience, driving new opportunities for growth and investment. This includes:

- Collaborating with councils and industry on packaging tourism products and identifying future growth opportunities.
- Working with councils to communicate market trends and attract investors.
- Assisting in identifying regional pillars within the DMP to guide product development and investment priorities.
- Ensuring high-touch engagement between councils and industries to align product offerings with regulatory and market needs.

This entity designates a Board structure for its governance model. In accordance with State Government requirements, member councils must be represented on the Board by their CEO or an appointed proxy with decision-making authority in the CEO's absence. The Board will also include an independent remunerated chair, four industry partners, three skills-based directors, and a state government-appointed observer.

A Constitution for Tourism East has been created to establish strong governance for the organisation. Starting on July 1st, the amended Constitution will take effect, introducing new processes for appointing representatives to the Board and selecting the Chair. These processes, such as meetings of the Skills and Nominations Committee, cannot be followed immediately without vacancies occurring. Therefore, it is essential to establish the composition of the company and appoint named individuals in accordance with the Constitution prior to July 1, in the form of a 'Transitional Board'.

To ensure there is no gap in the Board's composition and to provide certainty about the members and office-holders, clause 61 has been introduced to provide transitional provisions. These provisions cover the appointment of an Independent Chair, four Industry Partner Members, three skills-based board members and the Secretary. If supported at a Yarra Ranges Tourism Board Special General Meeting to adopt the amended constitution, clause 61 will take effect on 1 July, ensuring a smooth transition.

The newly formed Transitional Board of Directors will be responsible for the strategic oversight and direction of the VEP. It is important to note that the current operational model will remain in place until the Board has had the opportunity to review and determine the strategic direction of the entity. This approach ensures stability and continuity, allowing the Board to make informed decisions that consider all stakeholders. The transition will be managed carefully to minimise any potential impact and to maintain the high standards of service and support currently provided.

The establishment of Tourism East and the transition process are critical steps in creating a robust governance framework that will support the long-term success of the Visitor Economy Partnership.

The involvement of a Transition Chair and Committee will provide the necessary oversight and guidance during this period, ensuring a smooth and effective transition.

Pending adoption of the VEP, the official transition to a VEP will commence on 1 July 2025, aligning with the expiration of existing State Government funding arrangements for VEP's establishment in June 2025. Under the new State Government VEP funding model, VEPs with three or more councils will be eligible for \$350,000 in State Government funding per year, an increase from the current \$271,500 per annum provided to Yarra Ranges Tourism.

Should Cardinia Shire Council decide not to participate in the Visitor Economy Partnership, it will result in the following consequences:

- Cardinia Shire Council and its tourism-related businesses will be unable to apply for state government tourism-related funding opportunities.
- Cardinia Shire Council and its tourism-related businesses will be excluded from participating in marketing, industry development, and advocacy activities delivered by the Visitor Economy Partnership, which are supported by a larger pool of funds that the Council cannot access independently.
- There will be a reputational risk to Council due to non-support, which will impact the ability of both Yarra Ranges Council and Nillumbik Shire Council, along with their respective tourism industries, to comply with the State Government policy

requiring a minimum of three local government authorities to form the partnership.

Policy Implications

The establishment of the VEP aligns with Cardinia Shire Council's strategic priorities outlined in both the Council Plan 2021–25 and the Economic Development Strategy 2023–27. In the Council Plan, the priority for a prosperous economy is emphasised through the support of productive and employment land to grow local industries. The VEP supports this by facilitating better planning for agricultural land (Strategy 4.1), planning for sustainable employment precincts (Strategy 4.2), strengthening and promoting the shire's unique identity through strategic partnerships (Strategy 4.3), driving local innovation in technology (Strategy 4.4), and enhancing visitor attractions (Strategy 4.5).

Similarly, the Economic Development Strategy focuses on fostering sustainable growth, supporting local businesses, and enhancing economic opportunities. The VEP aligns with these goals by strengthening regional partnerships and promoting a unified approach to tourism development (Partnerships and Regionalism), driving local job creation through tourism (Local Job Creation), promoting environmentally sustainable initiatives (Sustainable Growth), and increasing economic resilience by enhancing the visitor experience and supporting product development (Economic Resilience).

Additionally, the VEP will ensure that the Yarra Valley and Dandenong Ranges Destination Management Plan, as the key strategic document, is updated to accurately reflect and represent Cardinia Shire upon the appointment of the new Tourism East Board. This update will ensure that Cardinia Shire's tourism priorities are integrated into the regional strategy.

Furthermore, the VEP will serve as the direct voice to the Minister's office, providing advice on policy and strategic direction for the tourism industry. This includes advocating for investment, guiding strategic initiatives, and ensuring that the region's tourism priorities are well-represented at the highest levels of government.

By aligning with these strategic objectives, the VEP will play a crucial role in strengthening the region's tourism industry, contributing to the broader economic and environmental goals of the Region, and ensuring long-term sustainability and growth.

Financial and Resource Implications

To meet the State Government's eligibility requirements, all three councils must provide financial contributions to the VEP. While specific contribution amounts are not prescribed due to the diverse nature of partner councils and the unique structures of each VEP, the State Government has implemented an equity matrix to ensure that contributions are fair and equitable.

Specifically, the matrix supports councils to evaluate economic output and visitation numbers for each LGA. The economic output outcomes for the region are listed in the table below:

	Cardinia Shire Council			Nillumbik Shire Council			Yarra Ranges Shire Council		
	Value	% of Total Shire Industry	% of VEP	Value	% of Total Shire Industry	% of VEP	Value	% of Total Shire Industry	% of VEP

Economic Value - Total Output/Sales	\$671.34 m	7.3%	33%	\$234.08m	6.9%	12%	\$1,098.97 b	8.9%	55%
Total Value add to Economy	\$265.9m	7.1%	32%	\$107.14m	6.9%	13%	\$455.59m	8.9%	55%
Visitor Economy Businesses	1,061	9.5%	32%	645	11.0%	19%	1,633	11.6%	49%
Total Tourism Employment	3,468	8.9%	34%	1,385	8.4%	14%	5,304	9.9%	52%

Based on the above data and pending Council endorsement, Cardinia Shire's proposed financial contribution to the new VEP entity is \$72,500, adjusted for CPI increases, annually for a term of three years. Additionally, there is potential for in-kind support equivalent to 0.6 Full-Time Equivalent (FTE) staff time, valued at \$48,656. Council will commit this funding for the next three years through the annual budget process, after which the membership will be reviewed. The 0.6 FTE support is contingent upon the strategic direction determined by the newly appointed Tourism East Board.

Yarra Ranges Shire will contribute \$300,000 along with 1 Full-Time Equivalent (FTE) position, valued up to \$100,000. Nillumbik Shire Council will contribute \$72,500 and 0.2 FTE, valued at \$21,000. Although Cardinia's economic output is significantly higher than that of Nillumbik Shire Council, as the new entrant to the partnership and considering that Cardinia is home to two major tourism operators which may be inflating the overall figures, the PWG agreed that it would be fair and equitable for Cardinia to match Nillumbik Shire Council's financial contribution.

Industry contributions will continue to be part of the funding model for Tourism East VEP, ensuring that activities are a true partnership between government, council, and industry. However, it is expected that the new Board will review the current financial and revenue model to ensure best practices are in place.

Climate Emergency Consideration

The establishment of the VEP will support climate emergency considerations by integrating sustainable practices and resilience strategies into the tourism sector. This aligns with Cardinia Shire Council's Climate Change Adaptation Strategy, which emphasises sustainability and reducing environmental impact.

The VEP will also promote sustainable tourism practices to reduce the carbon footprint of tourism activities, and support conservation projects where applicable.

Consultation/Communication

Consultation efforts have been extensive and positive. The Eastern Dandenong Ranges Association was briefed by the Chair of the Yarra Ranges Board and the council-appointed Project Manager. Similarly, the West Gippsland Progress Association has been briefed, and a meeting of the Tourism Advisory Committee has been scheduled. Yarra Ranges Council, Nillumbik Council, and the Chair of the Yarra Ranges Tourism Board are actively engaging with their respective groups and associations. These engagement activities have been well-received, fostering a collaborative approach to the project thus far.

Following the endorsement of the partnership by all three councils, a joint media release will be issued to inform the broader community about this exciting new initiative. This coordinated

announcement will highlight the collaborative efforts and shared vision of the councils, ensuring that the community is well-informed and engaged with the developments.

Conclusion

The establishment of the VEP, Tourism East, represents a significant opportunity for Cardinia Shire Council to enhance its tourism sector and contribute to the broader regional economy. By joining this partnership, Cardinia Shire will benefit from increased access to state government funding, strategic marketing initiatives, and a unified approach to tourism development. The collaborative efforts of the partner councils, along with the support of the State Government, will ensure that the region's tourism industry thrives, providing economic and social benefits to our community.

The proposed VEP aligns with Cardinia Shire Council's strategic priorities and will play a crucial role in achieving the goals outlined in the Council Plan, Economic Development Strategy, and other key strategic documents. The commitment of financial resources and staff time underscores the Council's dedication to fostering a prosperous and sustainable visitor economy.

By endorsing this initiative, Cardinia Shire Council will not only strengthen its position within the regional tourism framework but also ensure that the interests of its local tourism industry are well-represented. This long-awaited initiative marks a strong start for the new term and provides a valuable opportunity to support the growth and development of our region's visitor economy.

Attachments

Nil

7.2.4 REGISTER OF CONFIDENTIAL COUNCIL DECISIONS - 2020 - 2024

Responsible GM:	Wayne Mack
Author:	Sharyn Tilley
Staff Disclosure:	All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter.
Council Plan Reference:	5.1 We practise responsible leadership 5.1.1 Build trust through meaningful community engagement and transparent decision-making.

Recommendation

That Council:

1. Notes the register of confidential items considered in Closed Council meetings from October 2020 to December 2024 (Attachment 1).
2. Approves the recording of these items as an accurate record.

Executive Summary

A register of confidential items has been prepared (Attachment 1) to regularise the public record of Council meetings from the time period of October 2020 until November 2024, aligning with the requirements of the *Local Government Act 2020*.

The register lists the date the item was considered in a Closed Council meeting, the item name and the reasons under the *Local Government Act 2020* that the item was considered in a confidential meeting closed to the public.

The regularising of the public record does not impact the validity of the decision-making or the decisions made by the Council at the time.

Background

From October 2020, the Local Government Act 2020 (the Act) changed the way confidential items should be considered by Council. This included ensuring the items are listed in the Open Agenda and Meeting Minutes with the reasons they were considered in a closed to the public Council Meeting as defined by the Local Government Act 2020 and included below.

- (a) *Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released;*
- (b) *security information, being information that if released is likely to endanger the security of Council property or the safety of any person;*
- (c) *land use planning information, being information that if prematurely released is likely to encourage speculation in land values;*
- (d) *law enforcement information, being information which if released would be reasonably likely to prejudice the investigation into an alleged breach of the law or the fair trial or hearing of any person;*
- (e) *legal privileged information, being information to which legal professional privilege or client legal privilege applies;*
- (f) *personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs;*

- (g) private commercial information, being information provided by a business, commercial or financial undertaking that—
 - (i) relates to trade secrets; or*
 - (ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage;**
- (h) (confidential meeting information, being the records of meetings closed to the public under section 66(2)(a);*
- (i) internal arbitration information, being information specified in section 145;*
- (j) Councillor Conduct Panel confidential information, being information specified in section 169;*
- (k) information prescribed by the regulations to be confidential information for the purposes of this definition;*
- (l) information that was confidential information for the purposes of section 77 of the Local Government Act 1989;*

Discussion

There has been a long standing practice in the way Council considered confidential items, that aligned with the Local Government Act 1989. This practice has not changed and means the public record needs to be amended to reflect the current requirements. Section 66 (5) of the Act requires that the minutes of the Council Meeting include both the grounds for determining an item to be confidential and an explanation of the specified grounds for this determination.

This report allows the public record to be updated so that the published record of Council Meetings is accurate. This does not impact the validity of decisions that have been made or result in the community not having access to information it would have otherwise had access to.

The practice has now been updated and in place since the start of the new term of Council in November 2024.

In order to correct the public record, a register of all confidential items that were considered from the time the *Local Government Act 2020* came into effect in October 2020 up until November 2024 are attached to this report. This ensures the public record can be corrected to list the items that were considered in meetings closed to the public and the reasons they were considered in a closed meeting, aligned to the *Local Government Act 2020*.

Policy Implications

This report aligns with the principles of the Public Transparency Policy and *Local Government Act 2020*.

Financial and Resource Implications

There are no financial or resourcing implications as a result of correcting the public record.

Consultation/Communication

Legal advice was sought on this matter to ensure correcting the public record is aligned to the *Local Government Act 2020* and Council's obligations to be transparent in its decision-making.

Conclusion

In noting the register of confidential items, the public record can be corrected.

Attachments

1. Register of Confidential Items [**7.2.4.1** - 6 pages]

OFFICIAL - This document is a record of a Council decision or action and MUST be stored to SharePoint or a Corporate system.

Register of Confidential Items – October 2020 - November 2024			
Meeting Date	Meeting Type	Item	Confidential Reason
14/12/2020	Council	Cardinia Motorsports and Education Park - Section 173 Agreement	(a) Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released;
19/07/2021	Council	Dissolving of Casey Cardinia Library Corporation	(e) legal privileged information, being information to which legal professional privilege or client legal privilege applies;
13/12/2021	Council	CEO Employment Matters Committee Report	(f) personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs;
20/09/2021	Council	Dissolving Casey Cardinia Library Corporation	(e) legal privileged information, being information to which legal professional privilege or client legal privilege applies;
21/06/2021	Council	Amendment to Heads of Agreement - Emerald Tourist Railway Board	(e) legal privileged information, being information to which legal professional privilege or client legal privilege applies; (g) private commercial information, being information provided by a business, commercial or financial undertaking that— (i) relates to trade secrets; or (ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage;

OFFICIAL - This document is a record of a Council decision or action and MUST be stored to SharePoint or a Corporate system.

Register of Confidential Items – October 2020 - November 2024			
Meeting Date	Meeting Type	Item	Confidential Reason
19/04/2021	Council	Purchase of Land	(e) legal privileged information, being information to which legal professional privilege or client legal privilege applies; (a) Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released; (f) personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs;
12/12/2022	Council	CEO Performance Matters Committee Report	(f) personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs;
26/09/2022	Council	CEO Performance Matters	(f) personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs;
15/08/2022	Council	Casey Cardinia Library Service Dissolution	(e) legal privileged information, being information to which legal professional privilege or client legal privilege applies;

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Register of Confidential Items – October 2020 - November 2024			
Meeting Date	Meeting Type	Item	Confidential Reason
16/05/2022	Council	Purchase of Land	(e) legal privileged information, being information to which legal professional privilege or client legal privilege applies; (a) Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released; (f) personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs;
21/03/2022	Council	Kindergarten Expansion Reform - Kindergarten Infrastructure and Services Plan (KISP)	(a) Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released;
21/03/2022	Council	Purchase of Land	(e) legal privileged information, being information to which legal professional privilege or client legal privilege applies; (a) Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released; (f) personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs;
21/02/2022	Council	Advanced Waste Processing - Council commitment	(e) legal privileged information, being information to which legal professional privilege or client legal privilege applies;(a) Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released;

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Register of Confidential Items – October 2020 - November 2024			
Meeting Date	Meeting Type	Item	Confidential Reason
20/02/2023	Council	Purchase of Land	(e) legal privileged information, being information to which legal professional privilege or client legal privilege applies; (a) Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released; (f) personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs;
19/06/2023	Council	Purchase of Land	(e) legal privileged information, being information to which legal professional privilege or client legal privilege applies; (a) Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released; (f) personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs;

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Register of Confidential Items – October 2020 - November 2024			
Meeting Date	Meeting Type	Item	Confidential Reason
19/06/2023	Council	Land Purchase Update	(e) legal privileged information, being information to which legal professional privilege or client legal privilege applies; (a) Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released; (f) personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs;
15/05/2023	Council	Chief Executive Officer Contract - Listed in the open agenda as "Personnel Matter"	(f) personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs;
16/10/2023	Council	CEO Performance plan and review	(f) personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs;
16/10/2023	Council	Purchase of Land	(e) legal privileged information, being information to which legal professional privilege or client legal privilege applies; (a) Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released; (f) personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs;
15/07/2024	Council	Advanced Waste processing - Waste services deed	(h) confidential meeting information, being the records of meetings closed to the public under section 66(2)(a);

OFFICIAL - This document is a record of a Council decision or action and MUST be stored to SharePoint or a Corporate system.

Register of Confidential Items – October 2020 - November 2024			
Meeting Date	Meeting Type	Item	Confidential Reason
19/08/2024	Council	CEO Performance plan and review	(f) personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs;

7.3.1 COMMUNITY VISION 2040 AND DELIBERATIVE PANEL OUTCOMES REPORT

Responsible GM:	Wayne Mack
Author:	Owen Hardidge, Porshia Sidhu, Emma Wilkinson.
Staff Disclosure:	All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter.
Council Plan Reference:	5.1 We practise responsible leadership 5.1.1 Build trust through meaningful community engagement and transparent decision-making.

Recommendation

That Council:

1. Notes and receives the summary of the community panel deliberative engagement process and the outcomes of the panel including their:
 - a. Review and update of the Community Vision 2040
 - b. Priorities to inform the development of the draft strategic objectives for the Council Plan 2025-2029 and the long term financial, asset and liveability plans
2. Adopts the reviewed Community Vision 2040, in accordance with Section 88(5) of the Local Government Act 2020, to come into effect from 1 July 2025.

Executive Summary

This report provides a summary of the outcomes of the community panel appointed in January 2025 to provide community input into the review of the Council Plan, Financial Plan, Asset Plan and Liveability Plan. The panel was guided through a deliberative engagement process as required by the Local Government Act 2020. This process included updating the Community Vision 2024 and identifying priorities to inform the next Council Plan and associated strategic plans.

Background

Over four sessions in February 2025, a community panel was convened in accordance with the Council Engagement Policy 2021-2024.

This policy was designed to comply with the Local Government Act requirements for deliberative engagement, and the remit for the panel was designed to ensure that their outputs supported:

- Reviewing and updating the Community Vision 2040, pursuant to Section 88 of the Act
- The development of the Council Plan, Financial Plan, Asset Plan and the Liveability Plan

Discussion

The remit of the panel was expressed as follows:

The problem statement: This was the question that the panel was asked and why this issue was important the community.

“We’re committed to meeting the needs of our diverse and growing community. Council faces financial pressures that require careful investment choices. How do we deliver for our community while continuing to manage Council’s finances responsibly?”

The panel outputs were identified as:

1. Confirmed Community Vision
2. Guidance on what Council should focus on over the next four years to work towards achieving the Vision
3. Guidance on continuing to manage Council’s finances responsibly
4. Guidance on how Council makes investments in assets

The panel was facilitated InSync, practitioners who specialise in the design and facilitation of community engagement activities. The use of facilitators allowed a level of independence from Council in both the selection of the panel and the deliberations of the panel.

A full report of the outcomes of the panel is attached to this report and provides valuable information to support the strategic planning that Council must undertake.

Updating the Community Vision 2040

In considering the problem statement, the panel was asked to develop specific outputs through a deliberative process. These outputs aligned with the following levels of the International Association of Public Participation’s (IAP2) spectrum of participation:

- Empower (In reviewing and updating of the Community Vision 2040 that was last developed by the “Peoples Panel” in 2021)
- Involve (In providing guidance on what Council should focus on over the next four years to work towards the vision and how Council can continue manage Council’s finances responsibly and make investments in assets)

Council fully empowered the Community Panel to update the **Community Vision 2040** and adopt changes to ensure it articulates the long-term aspirations of community to 2040. (Page 12 of the outcomes report refers).

The Panel updated the **Community Vision 2040**, in the following terms:

We acknowledge that we are on the traditional land of the Bunurong and Wurundjeri people. We understand, value and incorporate these contributions, past and present.

We empower everyone to have a voice. We speak with the optimism and insight of our people, the energy of our community members and the wisdom of all those that came before us.

We support all people of Cardinia so that they are strong, resilient, safe, socially connected and physically and mentally well. We do this by strengthening community cohesion through engagement and advocacy.

We care for our country. We take preventative and mitigative actions on climate change in our community, environment, and the planet in everything we do.

We are sustainable in the way we live, we work close to home, we grow food and we make valuable contributions to the nation.

We protect our community, farms, industries, landscapes and biodiversity to ensure they are resilient.

We provide fit for purpose infrastructure and services that cater for the growth of the community. Growth will be managed prudently and sustainably so that it enables our progress towards community priorities.

Through advocacy and community engagement, the infrastructure, local community and healthcare services are in place to meet our needs.

It is recommended that Council adopts this updated Community Vision 2040, to come into effect from 1 July 2025, in accordance with Council's promise to the Community Panel.

Guidance on what Council should focus on to achieve the vision

The panel received relevant information and data to inform the deliberative process and determine how the panel answered the question "What should Council focus on over the next four years to achieve the vision?" These priorities informed draft strategic objectives to support the development of the Council Plan and the long term financial, asset and liveability plans.

The community priorities were summarised as follows:

- Stronger connections and community cohesion
- Efficient, sustainable infrastructure that supports future needs
- Prudent financial management
- Preventative and mitigative actions on climate change
- Enhance wellbeing and accessible healthcare
- Address community safety
- Supporting local business and industries

In support of each of the above priority areas, the panel produced a list of ideas for specific initiatives and changes that could support the above focus areas. These are also included in the outcomes report.

Policy Implications

Following the deliberative engagement process the outcomes of the community panel were presented to Councillors in March 2025. These outcomes included the community panel's priorities, which have in turn informed the following draft Council Plan Strategic Objectives (which are open for feedback from the broader community until 11 May 2025)

The draft Strategic Objectives are as follows:

- **Thriving communities:** we deliver inclusive programs and facilities that enhance engagement, wellbeing and resilience.
- **Vibrant places:** we celebrate our well-designed towns and infrastructure that strengthens belonging and connection.
- **Adaptive environments:** we care for our natural environment and support recovery from challenges.
- **Prosperous economies:** we encourage urban and rural business and local employment to grow.
- **Responsible leaders:** we demonstrate responsible leadership and financial stewardship.

The draft Strategic Objectives were drafted to meet the requirements of the Local Government Act and are intended to cover the scope of the Community Panel Priorities, albeit at a different

strategic level. The focus of the consultation in the first stage will be to check that the draft Strategic Objectives adequately respond to the Community Panel responses, and the community views generally.

	Thriving communities	Vibrant places	Adaptive environments	Prosperous economies	Responsible leaders
Draft Council Plan Strategic Objective	We deliver inclusive programs and facilities that enhance engagement, wellbeing and resilience	We celebrate our well-designed towns and infrastructure that strengthens belonging and connections	We care for our natural environment and support recovery from challenges	We encourage urban and rural business and local employment to grow	We demonstrate responsible leadership and financial stewardship
Community Panel Priorities	Stronger connections and community cohesion Enhance wellbeing and accessible healthcare Address community safety	Efficient, sustainable infrastructure that supports future needs	Preventative and mitigative actions on climate change	Support local businesses and industries	Prudent financial management

Following the consultation period, the finalised Strategic Objectives will inform the development of the Council Plan 2025–29, the Long-Term Financial Plan, Asset Plan and Liveability Plan. Each draft plan will go out for public exhibition later in the year.

Financial and Resource Implications

The costs associated with the deliberative engagement process, the subsequent engagement with the broader community and the development of the Council Plan have been contained with the existing 2024/2025 budget.

Climate Emergency Consideration

There are no Climate Emergency considerations associated with this report, although the Community Vision and priorities articulated by the Community Panel support action on climate change.

Consultation/Communication

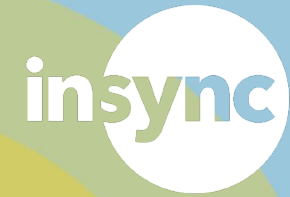
The next phase of community participation in the review of the Councils strategic plans from 27 March to 11 May 2025 is underway and invites feedback from the broader community on the draft strategic objectives to inform the next Council Plan and associated strategic plans.

Conclusion

This report provides the outcomes of the deliberative engagement process undertaken by a community panel to provide community input into the review of the Council Plan and other key strategic documents, as required by the *Local Government Act 2020*. This process included updating the Community Vision 2040 and identifying priorities to inform draft strategic objectives for next Council plan and associated strategic plans.

Attachments

1. Attachment 1 - Cardinia Panel Outcomes Report [7.3.1.1 - 26 pages]



Success. Mapped.

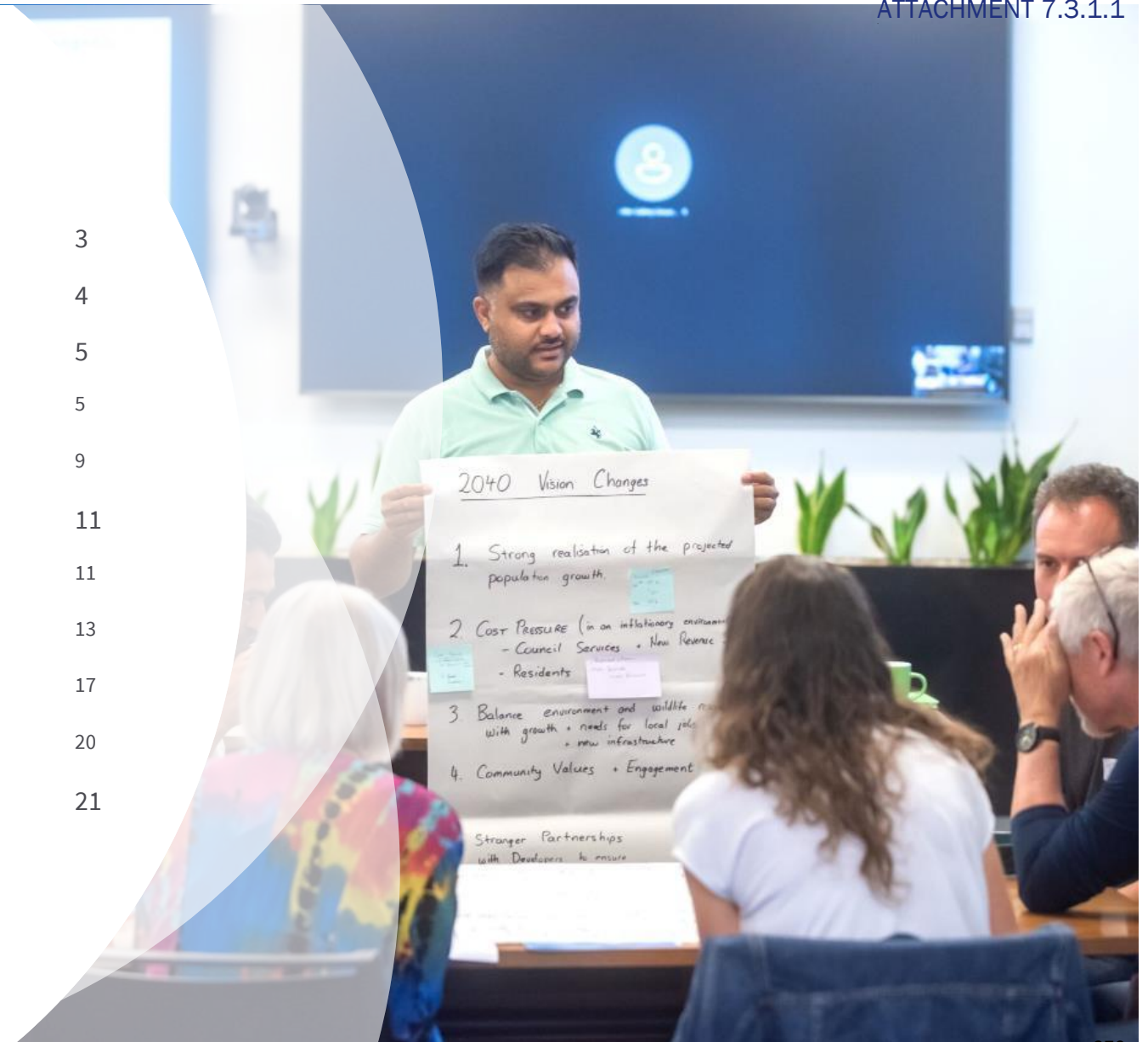
Future Cardinia Community Panel

Panel outcomes report



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Introduction and project background

Introduction

Councils across Victoria are required under the Local Government Act 2020 to undertake a deliberative engagement process to inform its Community Vision, Council Plan, Financial Plan and Asset Plan. For Cardinia Shire Council (Council) this process involved creating a community panel, a group of community members representing a diverse cross section of the Cardinia Shire community.

Council engaged a deliberative panel – the Future Cardinia Community Panel – to review and update the Community Vision 2040 and provide input into the development of guidance that will inform the Council Plan 2025–29, and the Liveability Plan, Asset Plan and long-term Financial Plan.

Project background

Council's overarching community engagement program is called 'Future Cardinia'. The program includes three rounds of community engagement, which were developed to align with Council's [Community Engagement Policy 2021-2025](#).

Council has partnered with Insync to design and deliver the deliberative process, and to support with Stage One and Stage Two community engagement (see Figure 1). Insync is also delivering the internal engagement to develop the Council Plan.

In Stage One, a representative sample of the Cardinia community was selected to form the Future Cardinia People's Panel (the panel). The panel served to represent Cardinia's broader community values and aspirations, whilst deliberating over the challenges Council is facing. The panel collectively reviewed the Community Vision, identified community priorities for the next four years, and provided guidance to Council on managing finances and investing in assets.

The four panel sessions were held in February 2025 and were designed and facilitated by Insync.

Report purpose

This report provides a summary of the panel process and outcomes of the Stage One engagement, as well as an evaluation of panel member feedback. The report has been prepared by Insync.

Throughout the process, additional data and feedback were collected – this has all been provided to Council for their review and consideration.

Council will use the feedback in this report to develop the Council Plan, Asset Plan and Financial Plan. These documents will be shared with the community for their feedback in two further stages of engagement.



Figure 1: Community engagement stages

Limitations

Engagement limitations

There are limitations regarding the engagement methodology and outcomes that should be considered when reading this report. These limitations are outlined below.

- The Community Panel Expression of Interest (EOI) occurred in December 2024 and January 2025. This is a challenging time to promote a project as it includes the school holidays and Christmas period. The project team sought to mitigate this by widely promoting the project – details of this are on the next page.
- The panel was selected to match the demographic profile of the community in Cardinia Shire. However, the final membership is not necessarily a statistically accurate match – this is mainly due to people not responding to invitations to attend, dropping out part-way, or lower EOIs for some demographic categories.
- Not all demographic criteria can be met in a panel selection process. A select set of demographics aligned to Australian Bureau of Statistics data, was developed by Insync and confirmed by Council in advance of the EOI process commencing.
- While the panel provided a cross-section of views, it cannot be guaranteed that the community's complete set of views were represented through this engagement. Throughout the process, the panel was reminded that they were there to represent the wider community and asked to consider what was best for the whole of the Cardinia community.
- The EOI forms sought demographic information from respondents. The information provided in respondent EOI forms was accepted to be provided in good faith, and truthful.
- Panel session discussions and outputs were largely participant-led. Some participants may have chosen to contribute more robustly in some activities and not others.
- Panel attendance at each session varied, as such, a varied number of recorded responses are recorded by activity.
- A total of 55 EOI applicants were sent an invitation to join the panel. Following a low acceptance to the initial invitation, a secondary invitation was made by phone to an additional 18 EOI applicants. Over-recruitment is common practice and allows for natural drop-off.
- Three panel members dropped out of the process after the process had commenced. The panel demographics included in this report reference all the panel members who accepted to be a part of the process.
- It is normal for participants to drop out of a process like this. Reasons for dropping out can be diverse, such as health changes, the process was not what they expected or conflicting commitments. Drop-outs affect the diversity of representation in the panel.
- Where there is a difference in number of participants responding to a question, the number of respondents is noted as (n=). A difference in a number of respondents must be considered when reviewing results as averages can be more impacted by a smaller respondent pool.

Future Cardinia Community Panel

The following pages outline how the opportunity to join the Future Cardinia Community Panel was shared with the community, how the panel was selected and the demographics of the panel.

Panel promotion

A public Expression of Interest (EOI) was undertaken to attract the interest of the Cardinia community. The EOI was open from 17 December 2024 to 22 January 2025. Below is how the EOI process was promoted.

Table 1: EOI promotion methods

Promotion methods
A Creating Cardinia webpage hosted the EOI form and all project information
A digital banner promoting the project featured on the main Council webpage
Two paid ½ page ads in local print media and two media releases in December 2024 and January 2025
80 posters displayed and leaflets delivered to Cardinia Life leisure centre, local IGAs, rural/urban post offices, shops, youth centre school holiday program, community centers, libraries, and council offices
Corflute signage at skateparks, parks, swimming pools, community gardens, and Council engagement pop ups at events
One post on Youth Services Instagram and two paid posts on Facebook with a reach of 11,501.
Community and Cardinia business e-news electronic newsletters included promotion of the project
5000 letter drops and emails to randomised residents addresses across the Cardinia Shire
Council staff attended advisory groups and committee meetings to provide information about the EOI opportunity
10 internal emails were sent to inform staff to share the opportunity and encourage EOIs

Selection process

Panel members were selected to closely represent the diverse community of Cardinia. A select set of demographics aligned to ABS data was developed by Insync and confirmed by Council. The selection process was completed by Insync and was independent of Council.

The EOI form was designed to collect the following information:

- Township (locality)
- Gender
- Aboriginal or Torres Strait Islander
- Disability and carer
- Household type and tenure
- Member of the LGBTIQ+ community
- Language spoken at home
- Relationship to Cardinia (live in; work in; study in; own a business in Cardinia)
- Participation with Council in the past 12 months
- Potential conflicts of interest (e.g., work for Council or an elected representative).

EOI respondents were asked whether there was anything they need to support them to participate in the panel (e.g., an interpreter, hearing or sight accommodation, etc.).

A total of 375 EOIs were received. From the EOIs, 55 were randomly selected to match the target demographics as detailed on pages 6-8.



Target panel size

The target panel size was 45 participants. A panel of 45 participants has become a trusted number for deliberations as the group size is large enough to allow for a good diversity of views to be represented, and to encourage healthy debate. The aim is to reach a 'descriptive match' of the population, where community members can identify their likeness represented in the panel.

The panel selection was made to match, as closely as possible, the agreed criteria. The criteria, where possible, were informed by 2021 Australian Bureau of Statistics Census data. A total of 46 people accepted a position as a panel member.

Panel demographics

The following section provides an overview of the demographic mix of the panel demographics, as compared to targeted panel demographics.

Gender

There were slightly more females than males represented on the panel. People who are transgender or gender diverse were not represented on the panel.

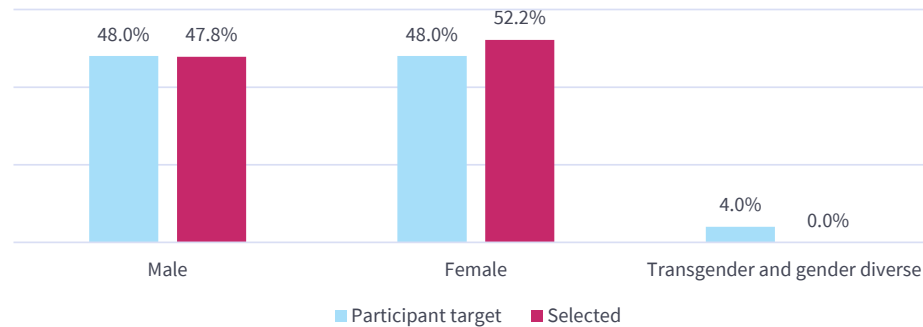


Figure 2: Panel member gender

Age

People of a wide age range were represented on the panel, with the exception of people aged over 85. People aged 15-24 were also underrepresented whilst people aged 25-34 were overrepresented.

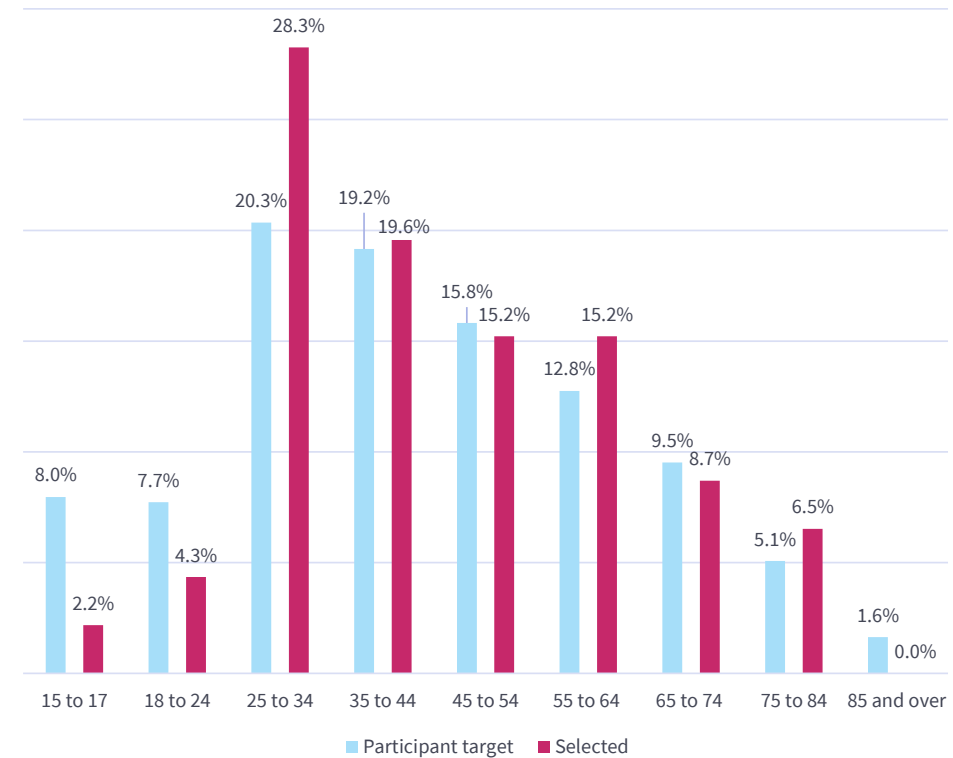


Figure 3: Panel member age

Relationship to Cardinia

All panel participants lived in Cardinia. People who studied in and worked in Cardinia were slightly overrepresented, whilst business owners were slightly underrepresented.

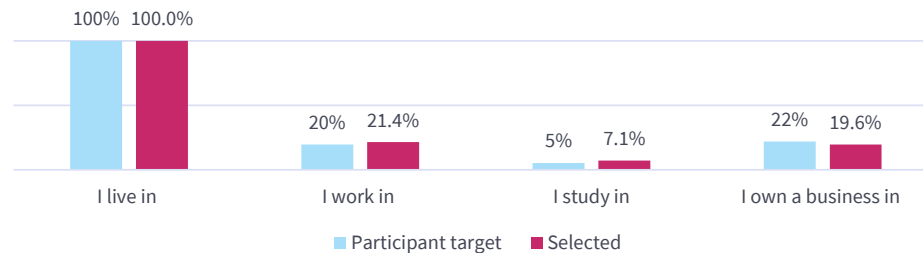


Figure 4: Panel relationship to Cardinia

Household make-up

All household types were well represented on the panel. Couples with children were and group households were overrepresented, whilst lone person households and one parent families were underrepresented.

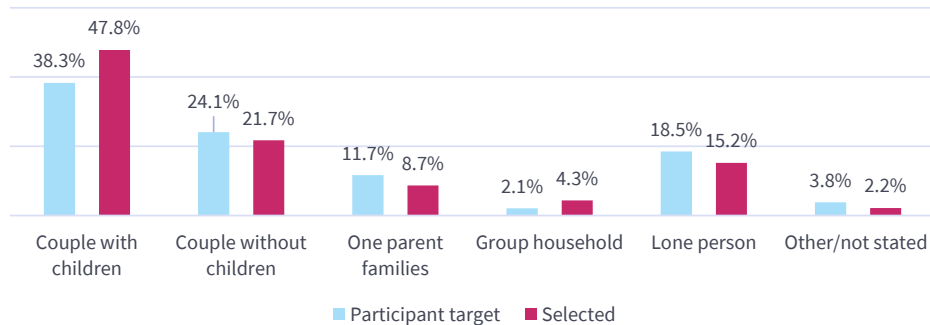


Figure 5: Panel household make-up

Diversity and representation

People with a disability, carers of people with a disability, members of the LGBTIQ+ community, Aboriginal and Torres Strait Islanders, and people that speak a language other than English were identified as typically lesser heard from groups. The most common languages other than English spoken were Punjabi and Sinhalese. Figure 6 shows the numbers of participants from these groups against the targets.

All groups were represented on the panel with all groups being slightly overrepresented. A maximum target was set for participants who had engaged with Council in the last 12 months – only two panel members had recent engagement with Council.

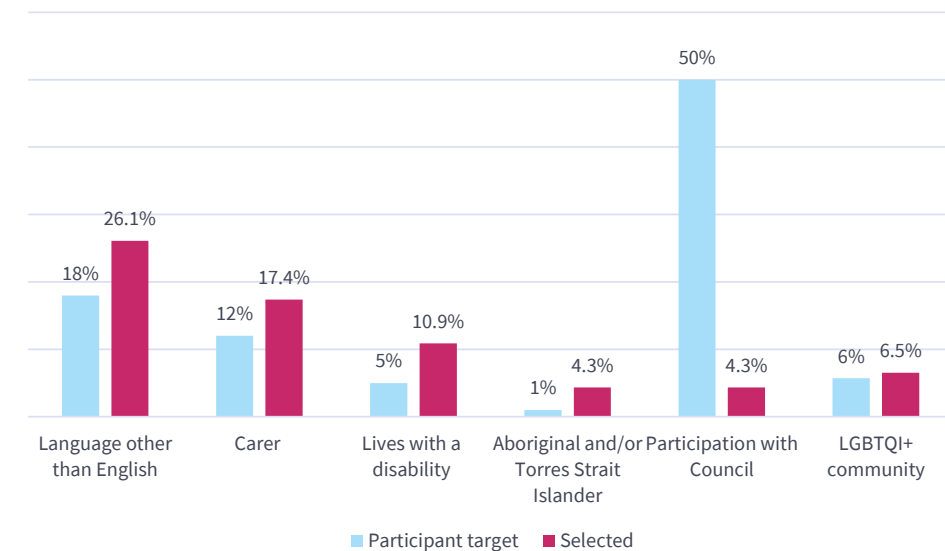


Figure 6: Panel diversity and representation

Household tenure

While people renting privately and people who fully owned their homes were slightly overrepresented, mortgage holders were slightly underrepresented. People who rent in social housing were not represented.

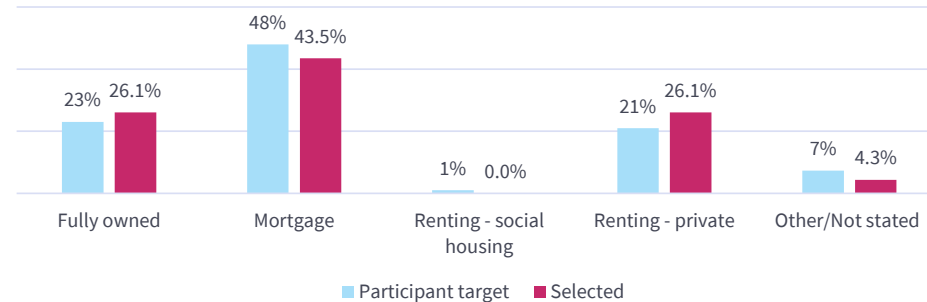


Figure 7: Panel member household tenure

Locality

Panel members came from a wide range of localities across Cardinia. There was a notable lack in representation from Gembrook, Bayles, Catini and surrounds. Officer and Officer South were slightly overrepresented, whilst Pakenham was slightly underrepresented.

Localities were grouped using ABS data. Those localities with lower populations have been grouped with neighbouring areas. For areas with higher population densities, targets have been rounded down to ensure that a diversity of views are represented.

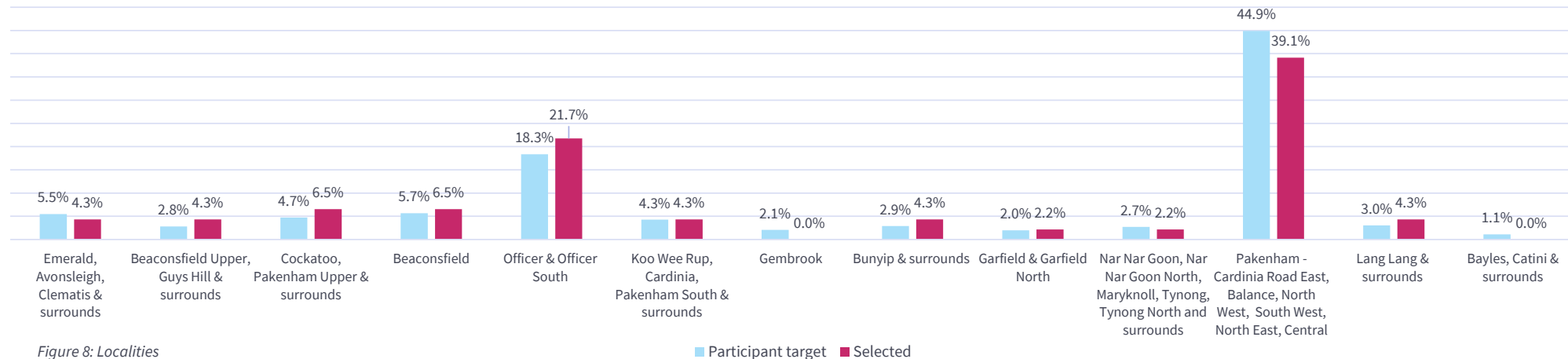


Figure 8: Localities

Panel session overview

Problem statement and outputs

The panel were asked to consider the following problem statement:

Council is committed to meeting the needs of our diverse and growing community. We're facing financial pressures that require careful investment choices. How should Council deliver for the community while continuing to manage our finances responsibly?

In considering the problem statement, the panel were asked to develop specific outputs – these, along with Council's promise, how the panel's outputs would be used are presented below. Council's promise to the panel was aligned with the IAP2 Spectrum for Public Participation.

Table 2: Panel outputs and Council's promise

Panel output	Council's promise
A confirmed Community Vision that continues to articulate the long-term aspirations of the community to 2040, and adopt changes, if needed	Empower: Council's promise is that any changes to the Community Vision will be adopted and will not be changed by Council
Guidance on what Council should focus on over the next four years to achieve the vision	Involve: Council's promise is that the guidance will be strongly considered and reflected where possible in the final strategic documents
Responses to three questions to provide guidance to Council on how to continue to manage Council's finances responsibly	
Responses to three questions to provide guidance to Council on it makes investments in assets	

Panel material and information

Welcome Pack

Panel members were provided with a Welcome Pack before the first session. The pack helped participants to build an understanding of the panel and process. The pack included information about the panel, what to expect as a panel member and what they would work on.

It also included links to relevant plans and strategic documents, a link to a participant portal, and an overview of the sessions. It outlined information about the role of local government and legislated requirements for engagement.

Creating Cardinia panel member page

A private online group on Creating Cardinia had supporting information, background materials and presentations from the panel sessions. It also had a space for Panel members to post questions and interact outside of the sessions.

Presentations

Council officers attended each session to support the panel and to provide information and answer questions. Expert speakers from Council presented information on Council and the Cardinia municipality and the community.

Presentations included the role of local government, challenges and opportunities facing Cardinia, details on Cardinia's population, economy and industry, Cardinia's health and wellbeing and an overview of the Council Plan, Asset Plan and Financial Plan.

The panel process was delivered over four sessions, which took place in-person and online. In-person sessions were held at Council's office in Officer. Outlined below are the details of each panel session including the date, format, agenda and attendance.

Table 3: Session details

	Date / time	Format	Agenda	Attendance
1	Thursday 6 February 6.00pm – 8.30pm	Online via Zoom	<ul style="list-style-type: none"> Mayor's welcome, agenda and housekeeping Presentations: Panel role, promise and task; Community Vision and Council Plan Activity: Introductions and reflections on the Vision Presentations: Council 101; Cardinia challenges and opportunities Break Activity #2: Creating group working agreements Activity #3: Financial Plan poll Wrap up and next steps 	37
2	Saturday 8 February 9.30am – 4.00pm	In-person	<ul style="list-style-type: none"> Welcome, agenda, housekeeping Presentation: Panel agreed ways of working Presentations: Community data; Wellbeing and liveability; Managing land use and development; Cardinia's community priorities Morning tea break Activities: Confirm what, if anything, needs to change in the Vision Lunch Activity: Financial Plan poll Discussion: Making decisions and advice Activities: Update Vision and identify focus areas for the next 4-years Wrap up and next steps 	29

	Date / time	Format	Agenda	Attendance
3	Thursday 13 February 6.00pm – 9.00pm	Online via Zoom	<ul style="list-style-type: none"> Welcome, session purpose and housekeeping Presentations: Update on Confirmed Community Vision and update; Council's finances and challenges Facilitated Q&A Activity: Guidance on continuing to manage Council's finances responsibly Break Activity: Council's focus to achieve the Vision Wrap up and next steps 	29
4	Thursday 27 February 6.00pm – 9.00pm	In-person	<ul style="list-style-type: none"> Welcome, session purpose and housekeeping Presentation: Confirmed Community Vision Presentation: Council's approach to asset management and planning Facilitated Q&A Activity: Guidance on how Council makes investments in assets Break Activity: Council's focus to achieve the Vision Hand panel outputs to Mayor Wrap up and next steps 	31

Panel outputs

Over four panel sessions, the panel developed four primary outputs, including a reviewed Community Vision, community priorities for the next four years to inform the Council Plan and guidance for Council as it develops the Asset Plan and Financial Plan. The following section details the panel outputs.

Community Vision

The Community Vision was developed as a 20-year vision by the Creating Cardinia Community Panel in 2021. As such, the request of the panel was to review the Community Vision and to ensure the vision continues to articulate long-term aspirations of the community to 2040.

The panel undertook the following process of review.

- At session #1, the panel, working in small groups, reflected on the Vision and discussed whether it continues to articulate long-term aspirations of the community to 2040.
- At session #2, the panel was divided into eight groups and asked to discuss “What, if anything, needs to change for the vision to articulate long-term aspirations of the community to 2040?” The groups had to agree on five suggested changes to the Vision.
- These eight groups merged to make four groups. They were invited to share their suggested changes, merging the similarities and discussing differences. Each group reduced their suggested changes to the Vision down to five changes.
- The suggested changes from each group were displayed on the wall, and the panel was asked to vote individually, using dots, on the two suggested changes they would most like to see in the Vision.

- A subgroup of five panel members was formed to review the suggested changes and update the Vision. Before they left the main group to undertake this activity, the panel provided them with advice and what to do if there were suggested changes that conflict.
- The sub-group updated the Vision and then presented the reviewed Vision to the panel.
 - The panel was asked “Do you support this as your confirmed Community Vision statement for Cardinia?”. Their options were: Yes, I support it, I have mixed feelings, but I can live with it and No, I cannot live with it. The aim of the activity was to reach panel consensus or no less than 80% of the panel can support the vision or live with the vision.
 - Through a facilitated process, the sub-group listened to the feedback from members of the panel who said they cannot live with the Vision and made changes.
 - The subgroup shared the updated Vision, and the panel was asked again “Do you support this as your confirmed Community Vision statement for Cardinia?”. At this vote, there were no panel members who could not live with the Vision; there were five panel members who had mixed feelings, but I could live with it. These Panel members shared their concerns, and the subgroup noted feedback and committed to making changes and presenting the final Vision at session #4.
- At session #4, the confirmed Community Vision, (see page 12) was presented to the Mayor.

Please note that since the writing of the Vision in 2021, there were changes to the Recognised Aboriginal Parties in the Cardinia area. Cardinia Shire Council made the panel aware of the change and this has been reflected in the Vision.

Cardinia Community Vision

We acknowledge that we are on the traditional land of the Bunurong and Wurundjeri people. We understand, value and incorporate these contributions, past and present.

We empower everyone to have a voice. We speak with the optimism and insight of our people, the energy of our community members and the wisdom of all those that came before us.

We support all people of Cardinia so that they are strong, resilient, safe, socially connected and physically and mentally well. We do this by strengthening community cohesion through engagement and advocacy.

We care for our country. We take preventative and mitigative actions on climate change in our community, environment, and the planet in everything we do.

We are sustainable in the way we live, we work close to home, we grow food and we make valuable contributions to the nation.

We protect our community, farms, industries, landscapes and biodiversity to ensure they are resilient.

We provide fit for purpose infrastructure and services that cater for the growth of the community. Growth will be managed prudently and sustainably so that it enables our progress towards community priorities.

Through advocacy and community engagement, the infrastructure, local community and healthcare services are in place to meet our needs.



Community priorities

To provide guidance in the development of the Council Plan, over three sessions (sessions #2 to #4) the panel considered and responded to the question, “What should Council focus on over the next four years to achieve the vision?”. They were also asked to consider “How will Council will know if they are doing well?”.

The panel took the following process to complete this task:

- At session #2, the group in six small groups brainstorm responses to the questions and record ideas on paper. Note during this activity, the subgroup was concurrently updating the Vision.
- At the next session, Insync provided a summary of the brainstorm (along with the original butcher’s paper) and divided the group into six smaller groups. Each group was asked to review the brainstorm and together agree on five priorities for Council to focus on over the next four years to achieve the Vision, and outline how Council will know it’s doing well.
- At session #4, Insync presented a collated list of priorities grouped under seven key themes. This was presented and tested with the panel to confirm they supported the four-year focus list as an accurate representation of their priorities. The panel was asked to individually review the list of priorities for gaps and add anything missing. This long list of priorities for Council to focus on is presented in Table 4 on the following pages.
- For the final task, the panel were given three dots and asked to vote on the priority themes to indicate what they saw as the main priorities that Council focus on over the next four years to achieve the vision. The result of this activity is presented in Figure 9.

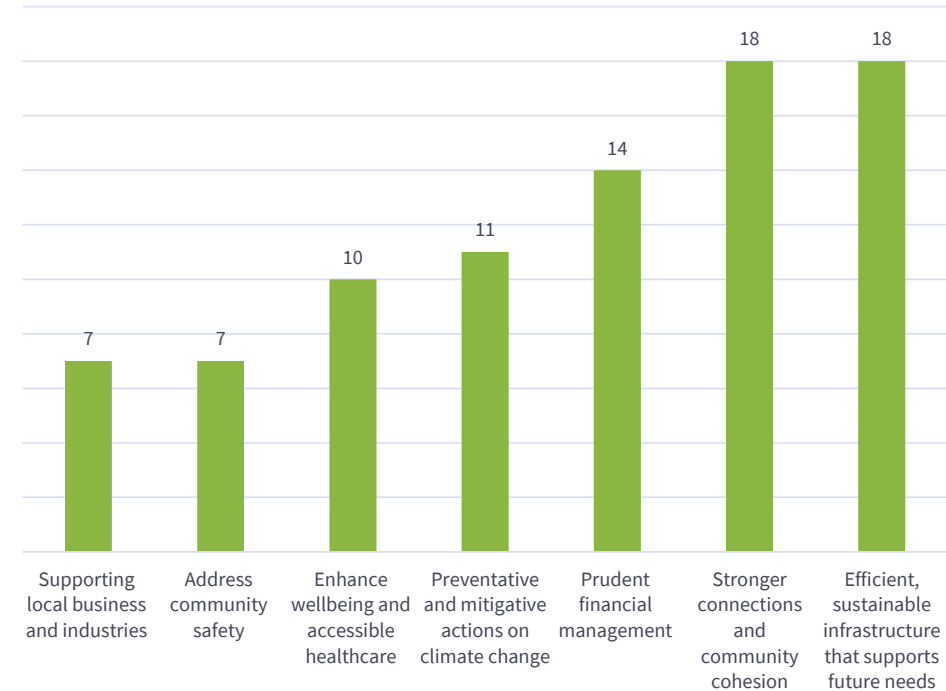


Figure 9: Panel preference of priority themes

Outlined below are the collated list of priorities grouped under the seven key themes. At session #4 the panel was asked to individually review the priorities for gaps and add anything missing. The long list of priorities for Council to focus on are presented below. Note, the gaps are presented as they were written by the panel and may not be in scope to the theme.

Table 4: Council focus areas to achieve the Vision

Efficient, sustainable infrastructure that supports future needs

- Advocate for road planning to be for effective, efficient that reduces road traffic as much as possible
- Sustainable infrastructure; use local contractors and contractors who focus on quality to prevent re-work
- Advocacy on increased bus routes
- More usable green spaces and parks, more indoor public pools
- Infrastructure utilisation strategy - promote what is available and multi-purpose use
- New opportunities with 'green' environmental buildings
- Appropriate development
- Critically evaluated, data driven with future forecast to address evolving needs and demands
- Fit for purpose infrastructure and community assets

Gaps identified at session #4

- Use local contractors so they can be in competition with each other leading to good quality work and more cost effective
- Bus routes with lighting and weather protection
- Community assets that are multi disciplined
- Advocacy by council to other legislated bodies e.g. Vic roads that run through council territory
- Standards for developers to mitigate climate change
- Lifecycle costing should consider environmental costs too incl. toxicity, health impacts, material costs (disposal)
- Promote with welcome packs
- Environmental buildings should have vertical gardens or roof gardens
- Work with the federal government to reduce the amount of unsealed roads
- Engage local aboriginal businesses and community to support environmental and climate adaptation initiatives assess the need based on community feedback/requests

Stronger connections and community cohesion

- Foster stronger connections
 - Community engagement to foster stronger connections, belonging, resilient, strong, safer, etc.
 - Recognising the multicultural nature of the community
 - Build pride in community
 - Energy resilience (supporting each other after an event)
- Communication and events
 - Promoting tourism
 - Identifying areas of what's available for people to do within the shire in terms of tourism/ leisurely time (e.g., advertise, create a webpage – collate services and share them on one URL)
 - Consistently supplying 'connect newsletter' so everyone receives information on what's happening locally
 - Advertising library events in such newsletters and online platform
 - Community engagement by communication portal i.e. improved website)
 - Events: mail, outdoor exercise group, farmers market, multi cultural events, food festivals, community gardens
- Welcoming new residents
 - Welcoming new residents to build new communities e.g., Welcome pack
 - Building community - micro-communities and neighbourhoods; leverage strength in existing towns
 - Attraction and connection strategy

Gaps identified at session #4

- Established town centres in Pakenham and Officer
- Have six-monthly meetings of village committees consultative committee voluntary
- Newsletters should be online and available in hard copy
- Promote community engagement and website
- Easier to locate and take part in shared interest groups existing or creating new (e.g. Gardening, book clubs, art etc.)
- Move from retrospective analysis to a prospective approach
- Use this community panel as a monitoring and evaluation group to meet every six months and review council's progress/outcomes
- Consider friends of our volunteer liaison people to welcome new people and link to services and community
- Stronger organisational collaboration to meet community needs

Prudent financial management

- Seek creative income streams/ alternatives
- Consider long term investment schemes and partnerships
- Seek professional consultant services and get advised on the best course of actions for increased income

Gaps identified at session #4

- Invest in rental dash industrial residential
- Add to budget a financial plan
- Introduce monitoring and evaluation strategy across council
- Repurpose facilities which are underutilised, hire out for functions
- Make developers pay a fair share (more) – no PSP's should not be fully funded

Enhance wellbeing and accessible healthcare

- Increase indoor pools, swimming lessons for adults and children, water safety and aquatic therapy
- A primary care facility, not necessarily a hospital but for emergency use
- Increased access to healthcare

Gaps identified at session #4

- Pets care
- Holistic wellbeing
- Holistic and integrative healthcare
- Advocacy to commonwealth
- Learning from Aboriginal health
- Strong links to local hospitals

Preventative and mitigative actions on climate change

- Energy resilience / Clean energy, solar or wind / Solar street lights and community buildings
- Create green spaces / green up Cardinia
- Preventative bushfire for Council spaces
- Council goats to eat grass
- Research initiatives with universities to innovate (multi-year health study based on environmental health)
- Sustainable/safe buildings
- Using green energy providers
- Minimising waste to landfill / effective waste management
- Energy resilience (ensuring a business has a reliable, regular supply of energy and contingency measures in place in the event of a power failure)
- Reduce Co2 footprint e.g., reducing emissions of the community and carbon footprint of Council
- Education
 - How to grow plants and trees (gardening) in the current climate (fire resistant trees and how to maintain plants)
 - On being environmentally sustainable
- Carbon footprint reduction initiative
 - Link the hills and agriculture communities with the population growth
 - Use population growth (housing estates) to innovate with environmental standards
 - Solar lighting
 - Create green spaces in which companies and universities research and innovate within

Gaps identified at session #4

- Energy resilience - include power outage prevention and mitigation
- Make government targets for carbon footprint reduction initiative
- Reduce heat island effect in housing estates with tree planting
- Water capture and use for council assets
- Local indigenous plants
- Fire retardant plants minimise grass
- Engage local Aboriginal business to inform and implement environmental and climate mitigation activities
- All new houses to have garden bed for basic veg starter kit (less concrete)

Address community safety

- Focus on safety in all aspects / address the rapidly increasing crime rate

Gaps identified at session #4

- CCTV for community spaces offer financial aid to families who otherwise could not afford it vouchers for kids to play sport
- Climate change safety example fire flood heat
- Spread community use buildings across whole shire to minimise traffic and person congestion
- Safety concerns in Main Street
- Change address to solve or reduce

Supporting local business and industries

- Agriculture - innovation and support for local farming
- Support tourism
- Support diversity of produce (multicultural)
- Invest in local food production (potential shire owned farm for training and employment)
- Support for transition to regenerative farming (supports climate mitigation)

Gaps identified at session #4

- Publicity campaign for tourism
- Encourage tourism
- Enticing innovation example universities tapes research facilities attract more businesses
- Create a local business council to advise Cardinia council shire could run a farmers market local food networks to help distribute direct from farmers when logistics fail or crisis hits
- Establish Aboriginal business network and promote



Guidance on managing Councils finance's responsibly

Panel members were asked the following question five times: “If you had to choose between Council increasing rates above the legislated rate cap to maintain services or cuts in Council services to save money, what would you choose?”.

Asking the same questions multiple times tested if there was a shift in preference over time, as panel members became more informed on the financial challenges Council is facing. This question is also included in Council’s Satisfaction Survey.

In session #3, the panel was provided with information about how Council manages its finances and were asked to discuss two additional questions: “Should Council ask the users of Council facilities to pay more to cover the cost of those facilities?”, and “Should Council pursue revenue through commercial choices and investments?”.

Rate rises or cuts in service

The panel’s response to choose between Council increasing rates above the legislated rate cap to maintain services or cuts in Council services to save money are presented in Figure 10. Note, there was a change in participants numbers each time this question was asked the number of respondents vary. It is not possible to determine whether certain panel member changed their views or if there were different people and different views presented.

Over the five times this question was asked ‘Don’t know/can’t say’ was the most frequent response (average 31%) this was followed by ‘Probably prefer service cuts’ (30%), and ‘Probably prefer rate rises’ (28%). The ‘Definitely prefer’ categories were least frequently chosen.

Overall preference for service cuts or rate rises was close, with rate rises preferred by 34% of the Panel and service cuts were preferred by 35%

At session #2 and #3, the panel was invited to comment on why they chose their response, comments are grouped under each option and are summarised on the following page.

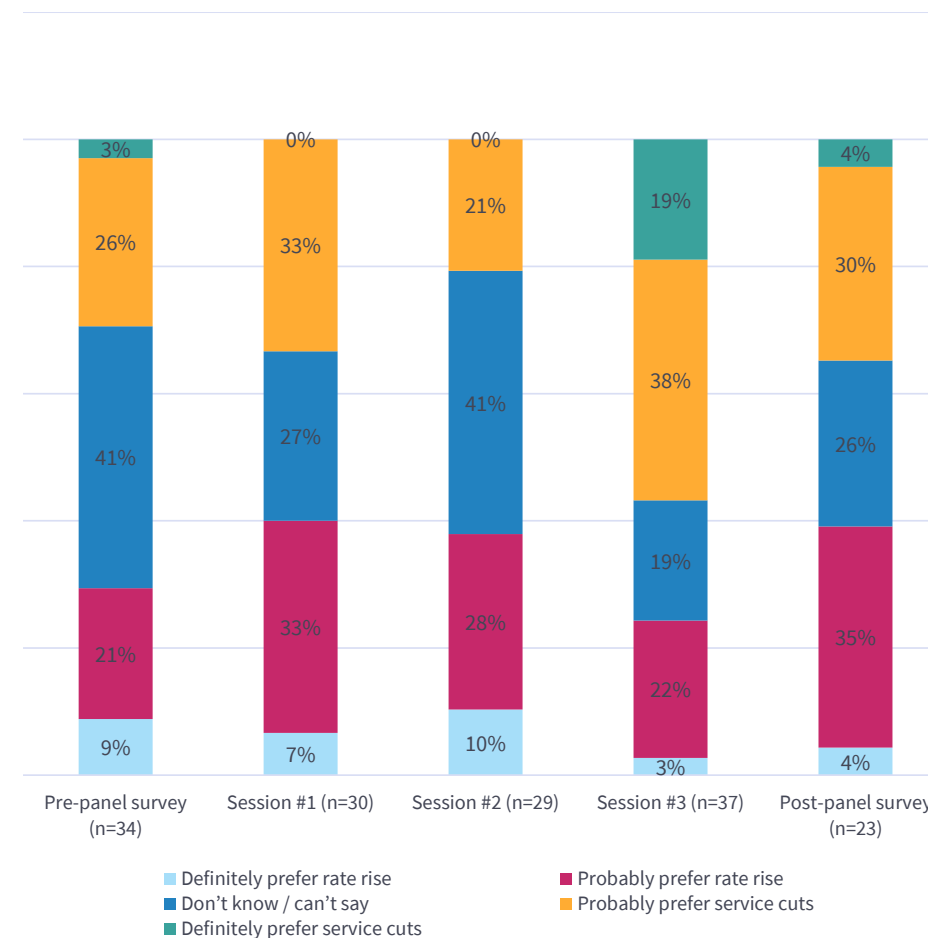


Figure 10: Panel preference of rate rises or service cuts

Definitely prefer rate rise

Panel members who chose this option generally highlighted that a small increase would be acceptable to most people. They also acknowledged that Council does not have enough money, and that a rate rise would prevent Council from having to cut service cuts.

Probably prefer rate rise

Panel members who chose this option questioned how much the rate rise would be. They also noted that they would made this choice because they were uncertain or concerned about what service cuts would be made, and the impact of these cuts if they made that choice.

Some of the panel suggested that they would agree to this option if all other options for service cuts or other savings had been considered. They also suggested that the impact of reduced services may already be visible and were concerned about the impact of further reductions, and that a plan is needed to balance service delivery and community needs.

Don't know / can't say

Panel members who chose this option said they needed more information before they decide, such as what services would be cut or how much rates would rise – noting that some people thought rates were already high. They also questioned if there were other options that could be considered rather than rate rises of service cuts.

Probably prefer service cuts

Panel members who preferred service cuts suggested that underutilised services (or portions of) could be cut, but noted the approach to cuts should be mindful of affecting those who need the services the most.

Many wanted to ensure costs were streamlined before cutting services and suggested outsourcing services to other organisations, user pay options, management plans for community infrastructure, and looking at other councils to see if Cardinia was comparable in delivering services.

Definitely prefer service cuts

Panel members who definitely preferred service cuts still wanted to ensure that all efficiencies were made before cutting services and suggested the alternative sources of revenue, as an alternative.

It was noted that certain services like sport clubs may have budgets to be more self sufficient.

The overall results of this question and commentary show an ongoing level of uncertainty amongst the panel on the choices presented, with most participants staying in the 'Don't know / can't say' option and wanting to understand more before committing further.

When discussing this question, the panel often noted concern for other people who might be impacted by their choices. They encouraged all costs to be closely considered and managed, and suggested other sources of revenue as alternatives to the choice of rate cuts or service cuts.



Should user fees be higher to cover facility costs

In session #3, the panel was asked to discuss the following question in small groups: “Should Council ask the users of Council facilities to pay more to cover the cost of those facilities?”. The responses to this question are summarised below.

Opposition for increased fees
<p>Many of the panel noted opposition to increased fees for users, citing that Council already asks users to pay more and increasing costs may discourage usage and impact the sense of community or have impact on vulnerable groups.</p> <p>It was suggested that parks and public spaces should be managed within the existing budget, and that some facilities and community services, such as neighbourhood houses, should have access to funding from other levels of government, not just Council.</p> <p>Concerns about inconsistencies in charges for different facilities, suggesting that some may not be providing value for money.</p>
Support and alternative approaches to user pays
<p>Of the few panel members who supported user-pay increases suggested tiered pricing and concessions to ensure affordability, offering premium services at an additional cost for those willing to pay, and broadening the types of user-paid services to generate revenue.</p> <p>Many panel members suggested alternative approaches to user pay increases, including establishing voluntary committees to run facilities, with some suggesting privatisation to help offset costs. They suggested improving online booking systems to reduce Council’s administrative burden</p> <p>They also suggested increased promotion to attract more managed and collecting data on facility use to allocate funding more effectively.</p>
Additional considerations
<p>More clarity was sought on which facilities and costs are being discussed, and noted that essential services should be prioritised, and long-term solutions should be considered. The panel wanted to ensure Council would be transparent in pricing and decision-making regarding facility fees.</p>

Pursuing revenue through commercial choices and investments

The panel as asked to discuss the following question in small groups: “Should Council pursue revenue through commercial choices and investments?” Responses are summarised below.

Strong support for revenue generation
<p>Many expressed strong support for revenue generation through commercial and investment choices, noting the potential for joint ventures, partnerships, and innovative approaches to investment.</p>
Potential revenue opportunities
<p>Panel members suggested potential revenue opportunities, including:</p> <ul style="list-style-type: none"> • Council leverage existing assets like warehouse properties for growth and development • property development and investments, such as land purchase, commercial property investments and private-public partnerships in development • tourism development e.g., historical sites, nature/wildlife experiences, and seasonal events • sustainable and circular economy investments e.g., renewable energy projects, selling carbon credits, green cities • research spaces to attract investment from businesses and universities • commercial farming to support local food production and employment • shopping centres to attract professionals to the area • improved marketing and promotion of council-owned facilities to increase utilisation • tiered paid parking near shopping centres • heavy vehicle charges • offering loans for future developments if growth is guaranteed • strengthening local law enforcement for commercial compliance.
Additional considerations
<p>It was suggested that commercial investments are aligned with community needs and the Community Vision. It was highlighted that any legal risks in Council investments would be carefully managed and that transparency and ethical governance are critical for trust in decision-making. Decisions should be sustainable and long-term, and not just about immediate financial gain.</p> <p>Consideration to the environmental for land development projects was highlighted as important.</p>

Guidance on how Council makes investments in assets

At session #4 the panel was presented with information on how Council's manages its assets and asked to respond to three questions:

1. "How should Council invest in assets over the next 10-years to achieve the Community Vision?"
2. "How can we ensure Councils decisions are fair and balanced across different community needs?"
3. "What should Council's approach be if there are assets that are underutilised, have excessive ongoing costs, or are over the Agreed Level of Service?"

The panel discussed the questions in small groups – the responses are summarised below.

How should Council invest in assets over the next 10-years to achieve the Community Vision?

Many of the panel suggested using AI and other technological advances for data analysis to improve planning decisions. While it was highlighted that community engagement was important, they also noted that data would aid in defining community needs over wants.

The panel proposed services and activities for community wellbeing, such as healthcare services, creative arts and sporting events and youth focused activities

It was frequently noted climate mitigation and sustainability as key factors in achieving the Vision. It was suggested that new assets must meet high sustainability standards to reduce long-term costs. The panel also listed many sustainability measures such as: renewable energy, solar street lighting and LED lighting, water-saving initiatives, fire-retardant native plant landscaping, reducing Council-maintained lawns and ensuring environmental responsibility in road and infrastructure management.

The panel made connections between environmental sustainability factors and financial sustainability

How can we ensure Councils decisions are fair and balanced across different community needs?

The panel frequently suggested engagement and two-way communication with Council and Council staff, engaging with the people who use assets or need services. They included examples of engagement such as voting or referendums, advisory groups and consultative committees to do ongoing work with Council.

Promotion and communication of engagement was frequently highlighted as important. Methods such as an improved website, social media, radio, newsletters and local newspapers, and live streaming of Council meetings was mentioned. There was a suggestion to have increased reporting to community, such as through progress reports.

The panel suggested improved transparency in decision making processes and proposed a standardised set a criteria for needs assessment, informed by data and community needs.

Risk assessment and climate mitigation should be strongly considered in decision making.

What should council's approach be if there are assets that are underutilized, have excessive ongoing costs, or are over the agreed level of service?

Many of the panel suggested ways to increase the use of facilities, through advertising, cost incentivisation and changing the function to create multi-use facilities. The panel also noted that it is important to assess the viability and need of facilities, cost efficacy, and the possibility of increasing user fees.

It was suggested that having voluntary committees of management could help to reduce the running costs of facilities, or volunteers to help with maintenance.

Though some of the panel suggested selling assets, leasing or privatisation, others wanted to ensure that Council assets would not be sold or demolished.

Panel evaluation

Before the start, and at the close of the panel, participants were asked to reflect on their own expectations and experience as a panel member, as well as their trust and confidence in Council, community participation in government decision making, and knowledge of Council planning processes. A total of 34 participants completed the pre-session survey, and 23 completed the post-panel survey. A comparison of pre and post panel survey responses follows.

Trust and confidence in Council

Two questions were asked to test for change in trust and confidence in Council. There was an increase in confidence that Council would honour the outcomes of this process (+12%), and a slight decrease (-3%) in trust that Council supports community involvement in decision making. The results are in figures 11 and 12.

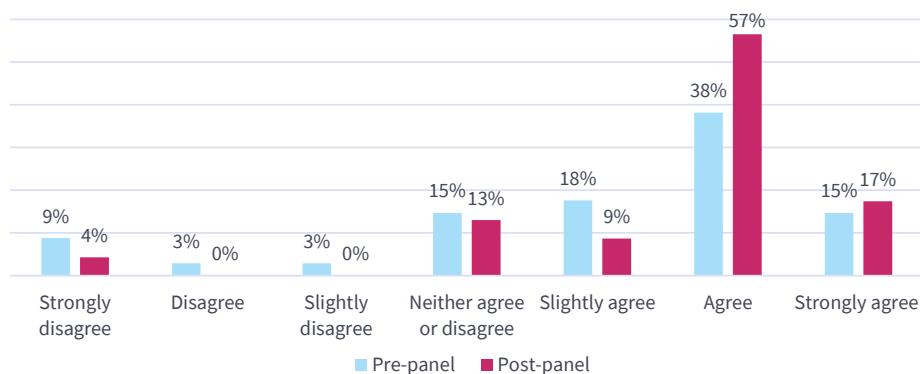


Figure 11: Confidence that Council will honour the outcomes of this process

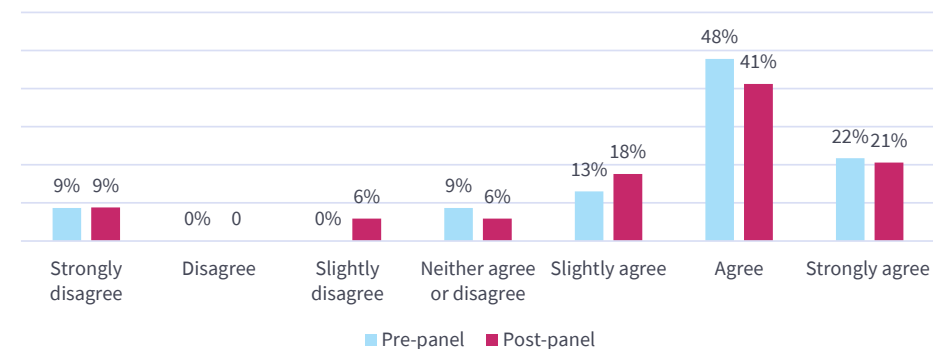


Figure 12: Trust that Council actively supports community involvement in decision making

Understanding and perception

Panel members' understanding of Council's economic environment, and what Council controls and influences both increased (+25% and 17% respectively) as shown in figures 13 and 14.

The panel's understanding of the broader challenges/issues impacting planning in Cardinia fell (-28%), whilst their positive perception of Council regarding the long-term planning of the municipality rose (+25%). See the results in figures 15 and 16).

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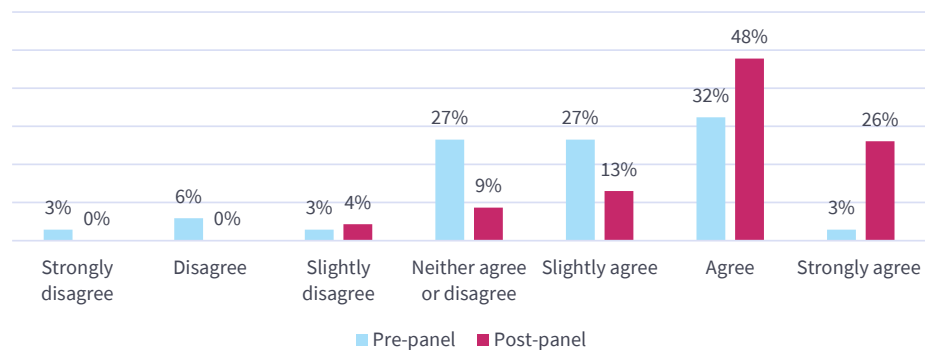


Figure 13: Panel understanding of the economic environment Council is operating within

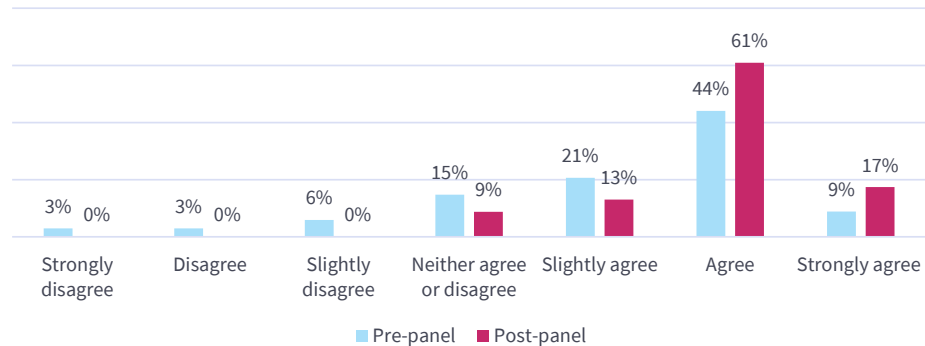


Figure 14: Panel understanding of what decisions are within Council control and influence

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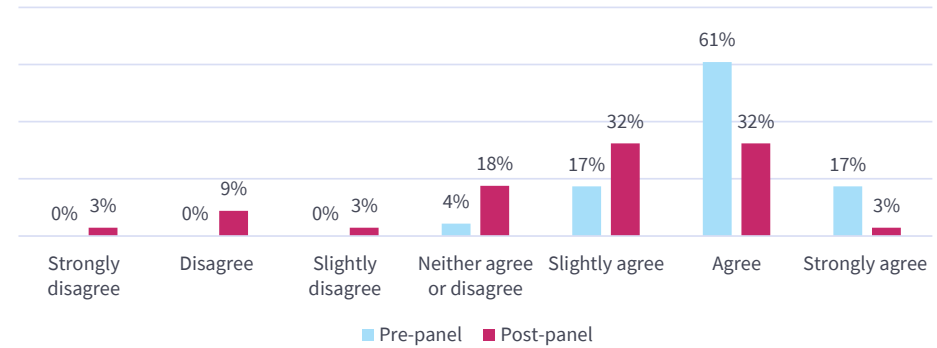


Figure 15: Panel understanding of broader challenges/issues impacting planning in Cardinia

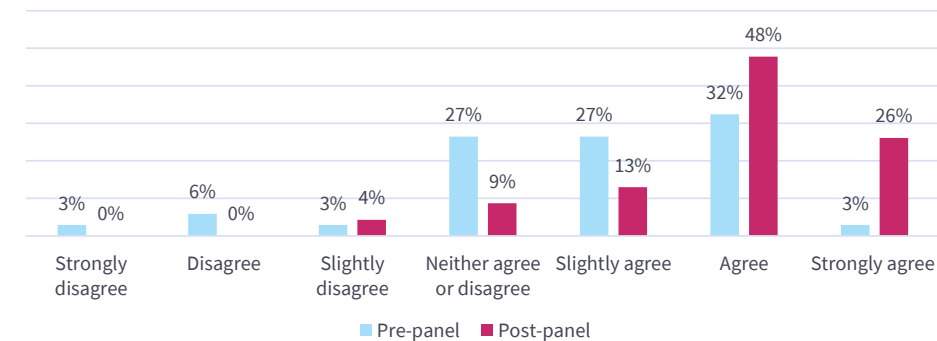


Figure 16: Panel perception of Council regarding the long-term planning of the municipality

Personal knowledge, confidence in engaging, and working together

Panel members provided a self-assessment of their own knowledge and skills. Following the close of the panel, they were less confident in engaging in civic decision making (-10%) and in having the skills and knowledge to contribute to decision-making (-6%). Between the pre and post session survey, the panel's confidence grew; their confidence in the panel's ability to work together (+8%).

It is not uncommon for panel members to have a drop in confidence following a panel process, once they have been exposed to the complexity of factors to consider in decision making. Panel members also suggested that they could have used more time in the session to build their understanding.

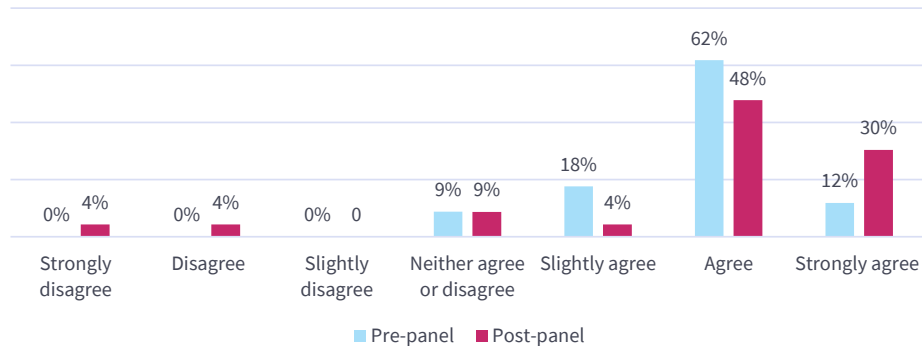


Figure 17: Panel's confidence in engaging in civic decision-making processes

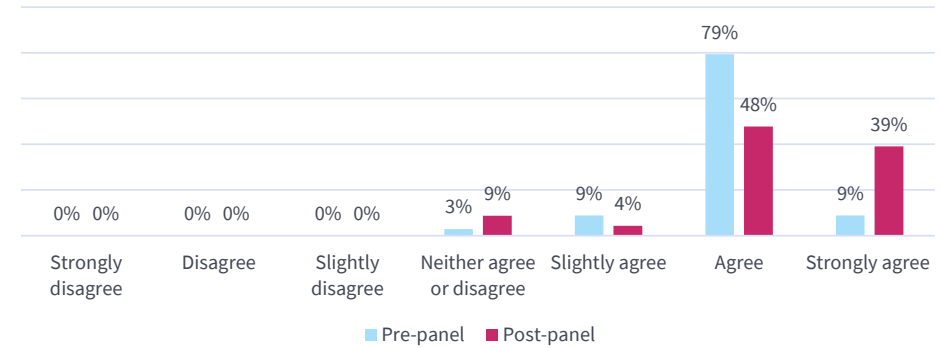


Figure 18: Panel feeling they have the skills and knowledge to contribute to decision-making processes

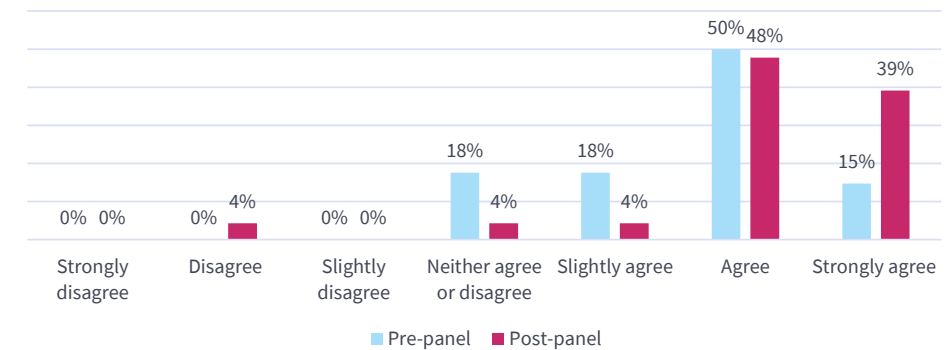


Figure 19: Panel confidence in working together through the process

The pre and post session survey asked additional questions such as hopes and expectations. These comments are summarised below. It also included reflection on the recruitment process and session evaluation – these results have been shared with Council.

What do you hope to gain/what did you gain?

In the pre-session survey the panel was asked, “What do you hope to gain through your participation in the Future Cardinia Community Panel?”. Most respondents wanted to gain a better understanding of Council operations, decision-making, and planning. They wanted clarity on how policies are developed, how community input is considered, and the Council’s role in shaping the local environment. Others hoped to actively contribute by having their voices heard and advocating for community needs.

The panel wanted to improve quality of life, address key issues, and ensure decisions reflect diverse perspectives. There was also a strong focus on better engagement and connection. The panel sought a more inclusive and transparent Council, stronger community ties, and meaningful involvement in shaping Cardinia’s future.

Expectations of the panel

In the pre-session survey the panel was asked, “What are your expectations of the Future Cardinia Community Panel?”. They responded that they expected the panel to provide a platform for discussion, collaboration, and meaningful input. Many hoped their voices would be heard, their concerns considered, and their contributions would influence Council decisions.

The panel valued respectful and constructive discussions where diverse perspectives were included. Some wanted clear information and fair opportunities to speak. While a few were sceptical about the panel’s impact, most remained optimistic about gaining insights, engaging with the community, and shaping Cardinia’s future.

Resistance to engagement

Panel members were asked, “What might stop you from getting involved in Council decision making processes?”. They noted barriers including time constraints, family commitments, and personal challenges such as ill health, discouraged participation. Respondents expressed concerns about lengthy meetings, technical challenges and unproductive discussions.

Some felt a lack of knowledge about Council processes would limit their ability to contribute effectively, while others worried that council-driven agendas or a lack of transparency would make their input feel meaningless. However, many remained committed as long as their voices were heard and led to real community benefits.

What are you most proud of

In the post-session survey, the panel was asked “What are you most proud of through your participation in the community panel?”. Respondents were proud of their contributions, collaboration, and ensuring all voices were heard. They valued advocating for sustainability, shaping the community vision, and gaining new insights.

The sense of teamwork, meaningful discussions, and collective problem-solving left them feeling accomplished and hopeful for the future. Many noted the respectful discussions, and the connections formed with a diverse range of community members.

Challenges in participation

In the post-session survey, the panel was asked, “What did you find most challenging about your participation in the community panel?”. The main challenges participants faced included managing differing perspectives, with strong personalities sometimes dominating discussions and making it difficult for others to contribute. Panel members noted that some participants focused on minor details instead of broader issues.

Time constraints were another issue, as respondents felt rushed and unable to fully engage with the material in depth on a wide variety of topics. Technical issues, such as navigating the online portal and managing virtual tasks, were also noted as challenges.

Some panel members also suggested that there was an overemphasis on providing information, over listening to participants.

What advice would you give to a friend who was thinking of participating in a panel like this?

Post-session the panel was asked, “What advice would you give to a friend who was thinking of participating in a panel like this?”. Key themes from the responses emphasise being proactive, prepared, and open-minded. Many of the respondents recommended listening to others, gaining knowledge about the Council’s role, and respecting different opinions.

Several encouraged stepping out of your comfort zone, engaging with diverse perspectives, and being willing to speak up in discussions.

Overall, most respondents strongly recommended getting involved, with several noting that the activity would provide valuable learning experiences and opportunities to help the community.

Other comments

Panel members were asked if they had any other comments to provide. Many noted that they enjoyed the panel and the opportunity to meet new people. Overall, they thought that the sessions were well facilitated, though some suggested speaking more slowly and ensuring simple language to improve understanding of complex information.

Participants also noted that some activities could have been broken into smaller groups, to allow quieter participants to be heard. They also wanted an opportunity to discuss issues with Council that fell outside of the scope of questions asked.



Thank you



Success. Mapped.

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7.3.2 DRAFT COMMUNITY ENGAGEMENT POLICY 2025-2029

Responsible GM:	Wayne Mack
Author:	Tracey Varley and Emma Wilkinson
Staff Disclosure:	All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter.
Council Plan Reference:	5.1 We practise responsible leadership 5.1.1 Build trust through meaningful community engagement and transparent decision-making.

Recommendation

That Council:

1. Notes the outcome of the review of the Community Engagement Policy 2021-2024.
2. Approves the Community Engagement Policy 2025-2029 (Attachment 2).

Executive Summary

During April/May 2024 the community and council staff shared feedback to inform the review of the Community Engagement Policy 2021-2025 and its implementation.

This report provides a summary of the feedback and amendments made to the Policy. Operational guidelines have been developed to support staff to implement the principles as contained in the Policy.

Background

Council must adopt and maintain a Community Engagement Policy under the Local Government Act 2020 (the Act). The existing Community Engagement Policy 2021-2025 was adopted in February 2021. The review in 2024 has provided the opportunity to:

- streamline the policy and improve community engagement practices
- include updated legislation requirements e.g. Gender Impact Assessment considerations
- receive community feedback to assist with continuous improvement in engagement approaches

The previous policy contained significant operational information not necessary for an external facing policy. Through observations and feedback, it was recognised that further guidance was required for staff to improve our engagement practices as an organisation.

In April/May 2024, the community and council staff provided their feedback on preferred methods, opportunities, and considerations for community engagement across a range of stakeholder groups. This, along with recent feedback from the Councillors in 2025, has informed the review of Council's existing policy, and the development of operational guidelines to support its implementation.

Policy Implications

Feedback from the community, staff (Sections 1-5) and Councillors (Section 6) is summarised below, along with how this feedback has been captured to support and strengthen engagement practices across the organisation and implement the policy.

Themes of the community feedback and data.	Action to Implement the Policy through guidelines or engagement processes.
1. Community Engagement Methods 1.1 More face to face engagement, email notifications, community events. 1.2 Make detailed information easy to understand. Interactive maps and icons. 1.3 Send engagement opportunities via mail Not all online. 1.4 Promote on billboards in locations across the Shire (including emergency information when required.) 1.5 Promotion through social media and online engagement were the preferred methods used by 70% of the respondents (See contribution summary in attachment 1.1.1).	1.1 Highlight and encourage a greater variety of engagement methods in the Guidelines when developing engagement plans. 1.2 Utilise different tools on Creating Cardinia Engagement Platform for a more interactive and involved customer experience. 1.3 Promote availability of alternative formats to include hard copy information at libraries or Council facilities. 1.4 Examine the availability and cost of promotional sites across the Shire to publicise engagement opportunities. 1.5 Ensure multiple methods and targeted approaches are used to promote engagement opportunities.
2. Locations 2.1 More engagement outside of urban areas. 2.2 Sentiment that engagement is Pakenham centric.	2.1 Continue to schedule and promote engagement activities/pop ups in local areas on relevant and Shire wide projects. 2.2 Continue to schedule and promote engagement activities/pop ups in local areas where the community is most affected by the relevant projects.

Themes of the community feedback and data.	Action to Implement the Policy through guidelines or engagement processes.
3. Inclusive practice 3.1 Not inclusive for LGBTQIA+ people or people of colour. 3.2 Using cultural events i.e. Diwali as engagement opportunities. 3.3 Ensure engagement methods are accessible online and in person (i.e. enough time to provide feedback).	3.1 Promote advice on inclusive practice in Guidelines including accessible content and inclusive language, locations, images, and cultural safety considerations. 3.2 Action as above. 3.3 Action as above.

Themes of the staff feedback.	Action to Implement the Policy through Guidelines or Engagement Processes/Strategy.
<p>4. Engagement Opportunities/Stakeholders</p> <p>4.1 Kindergarten Committees on relevant topics to engage local families.</p> <p>4.2 Consult young people on topics relevant to them.</p> <p>4.3 More engagement with Council's advisory groups/committees.</p> <p>4.4 Promotion via Ageing Well and other existing networks.</p>	<p>4.1 Include additional identified key groups to engage specific stakeholders in the Guidelines.</p> <p>4.2 Continue to encourage engagement with young people using activities and locations detailed in the Guidelines.</p> <p>4.3 Continue to promote engagement with the Advisory Committees through the engagement planning process and key Council officers.</p> <p>4.4 Promote engagement via Ageing Well and other Council networks and publications.</p>
<p>5. Administrative Feedback</p> <p>5.1 Streamline policy and processes.</p> <p>5.2 Use consistent survey methods and wording i.e. Locality v Suburb or Township.</p> <p>5.3 Update wording of guidelines to read 'Coverage of a broad range of demographic categories' and delete 'representative of the community'.</p> <p>6. Feedback from Councillors in 2025.</p> <p>6.1 Include the outcomes of the review of the IAP2 Spectrum of Public Participation.</p> <p>6.2 Ensure what can be influenced is clear i.e. negotiables vs non-negotiables.</p> <p>6.3 Increase the participation of young people in Council's engagement projects.</p>	<p>5.1 Policy streamlined with supporting Guidelines.</p> <p>5.2 Include administrative updates in Guidelines.</p> <p>5.3 Include administrative updates in Guidelines.</p> <p>6.1 For administrative updates in the Policy or further review by Council if required.</p> <p>6.2 Re-emphasise through operational guidelines as a requirement of the policy.</p> <p>6.3 Continue to develop effective practice in engaging with young people.</p>

Climate Emergency Consideration

There are some climate emergency considerations relating to this policy and the developed Guidelines which include:

1. The need to ensure alternative forms of engagement are provided e.g. hardcopy v online

2. Printed collateral is required as part of a communication strategy to publicise engagement opportunities and encourage residents to participate
3. Face to face engagements require additional travel by staff

To mitigate these considerations, staff can be encouraged to car pool or use public transport, and where possible use companies that have sustainable practices in producing and printing collateral. Staff can also be encouraged to recycle (where appropriate) hard copy material following use.

Consultation/Communication

The Creating Cardinia website was used to develop an online engagement process for this review, supported by face-to-face engagements. The survey related to the draft policy, draft guidelines, engagement interests, engagement experience and tools. The online participation data from the consultation is detailed in Attachment 1. Face to face activities took place at the locations listed below. 53 online surveys were completed on the Creating Cardinia platform and 14 comments were posted.

The information below summarises the demographics of people who participated online:

- Bunyip 57%, Garfield, 9.8%, Officer, Pakenham and Garfield North 5.8%
- Ages 25-29 13%, ages 35-39 13%, ages 40-44 13%, ages 50-54, 13%
- 3.92% identify as Aboriginal and Torres Strait Islander
- 96% don't speak a language other than English at home
- 23% participate in a club/group/committee

To date the *Creating Cardinia on the Move* face to face community engagement pop ups have visited and attracted the following:

- Cardinia Cultural Centre (during school holidays) (Approx. 100 families)
- Hicks Reserve Officer (Coffee with the Community) (Approx. 40-50 residents)
- Pakenham Marketplace Indoor Shopping Centre. (Approx. 50 shoppers)
- Emerald Library (5-10 families and students)
- Garfield Community Centre and Playgroup. (25 individuals/families)
- Ageing Well Expo in Pakenham (Approx. 150 individuals and services)

Feedback was received from the following Advisory groups/networks.

- Multicultural Advisory Group
- Cardinia Interfaith Network
- Members of the 2021/22 Council Plan People's panel
- Access and Inclusion Advisory Group

The consultation summary summarises the feedback received online, and all themes have been addressed to support improvements to community engagement practices across the organisation.

Risk Assessment

The review of the Community Engagement Policy 2021-2024 will assist Council to continue to meet its legislative requirements and include any required legislative or policy updates. The Policy refers to engagement practices being subject to resources available. This aims to address expectations around the scale and frequency of engagement for the large range of projects and initiatives delivered by Council.

We are also aware that the International Association for Public Participation (IAP2) is currently undertaking a review of its engagement spectrum which is currently used to guide the community engagement practices of organisations including Cardinia Shire Council. Should IAP2 decide to make any changes to this spectrum, Council officers will assess whether an administrative update or further review of this policy is required.

Financial and Resource Implications

There are no associated financial and resource implications associated with the policy and its implementation.

To improve engagement practices across the organisation and to meet engagement principles, consideration of community engagement as a critical role in all projects needs to be embedded in the way we work. The organisation's Project Management Framework has been amended to include engagement, however further opportunities need to be explored to ensure project teams resource and budget for community engagement appropriately.

The Engagement Team continues to support the organisation in its understanding of the value and obligations to undertake community engagement. The work is contained within existing resources.

Communications & Engagement Resourcing

This policy is implemented through an engagement strategy and staff guidelines managed within the communications and engagement business unit.

Conclusion

During April/May 2024 the community and council staff shared feedback to inform the review of the Community Engagement Policy 2021-2024 and its implementation. This report provides a summary of the feedback received, including recent input from Councillors in 2025, which has been used to develop the draft Community Engagement Policy 2025-2029, along with operational guidelines to support council staff in the policy's implementation.

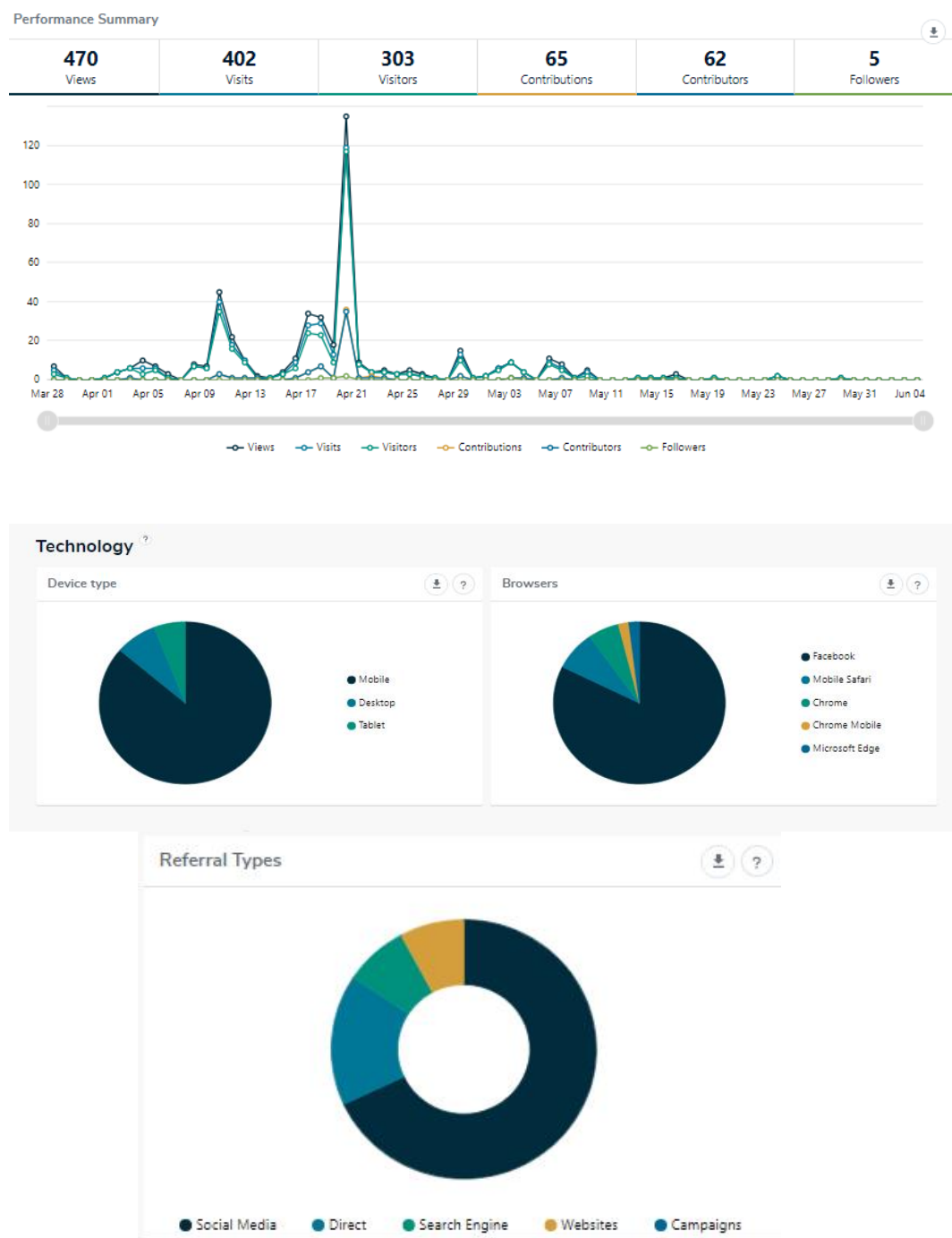
It is recommended that Council approves the draft Community Engagement Policy 2025-2029 for implementation.

Attachments

1. Attachment 1 - Consultation Summary [7.3.2.1 - 4 pages]
2. Attachment 2 - Draft Community Engagement Policy 2024 2028 [7.3.2.2 - 8 pages]

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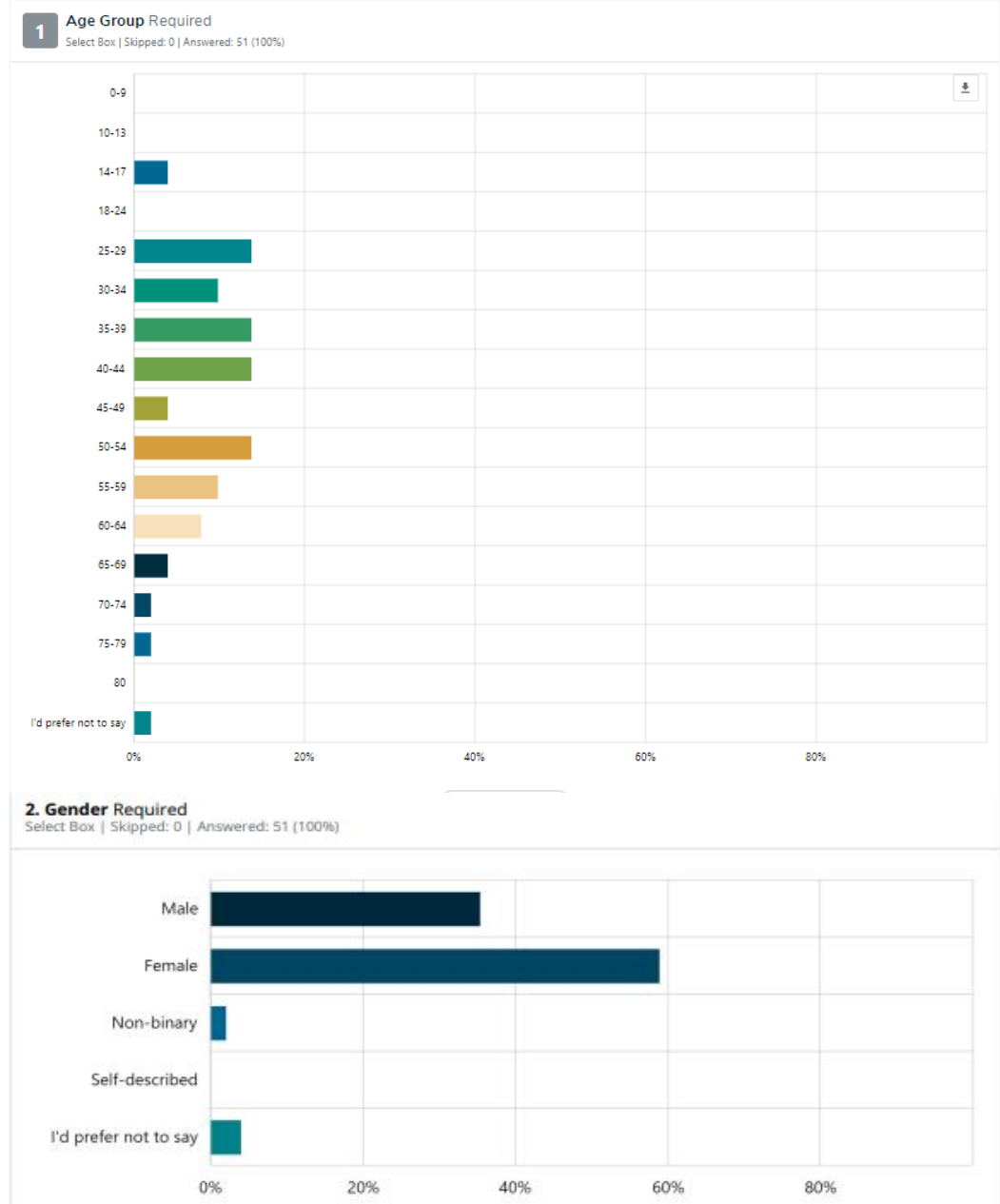
Data on Community Feedback to inform the review of the Community Engagement Policy 2024-2028



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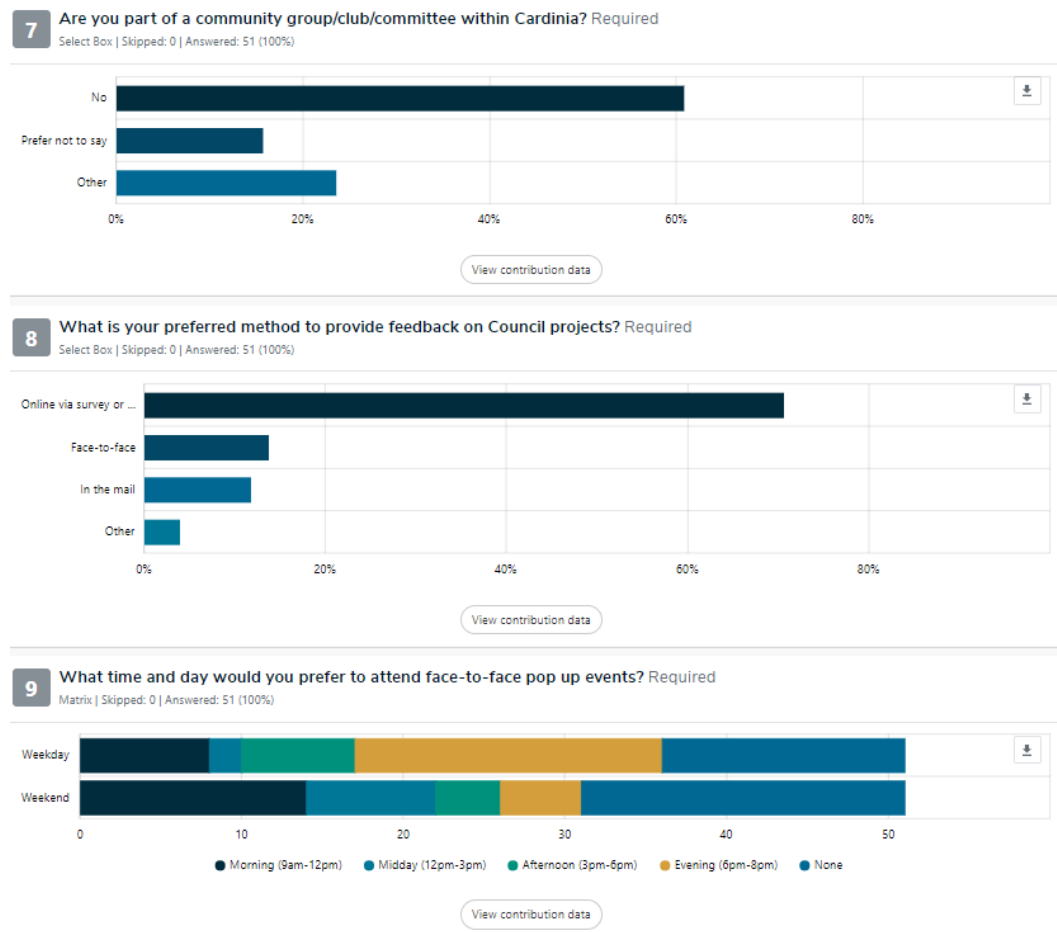
Data on Community Feedback to inform the review of the Community Engagement Policy 2024-2028

Contribution Summary



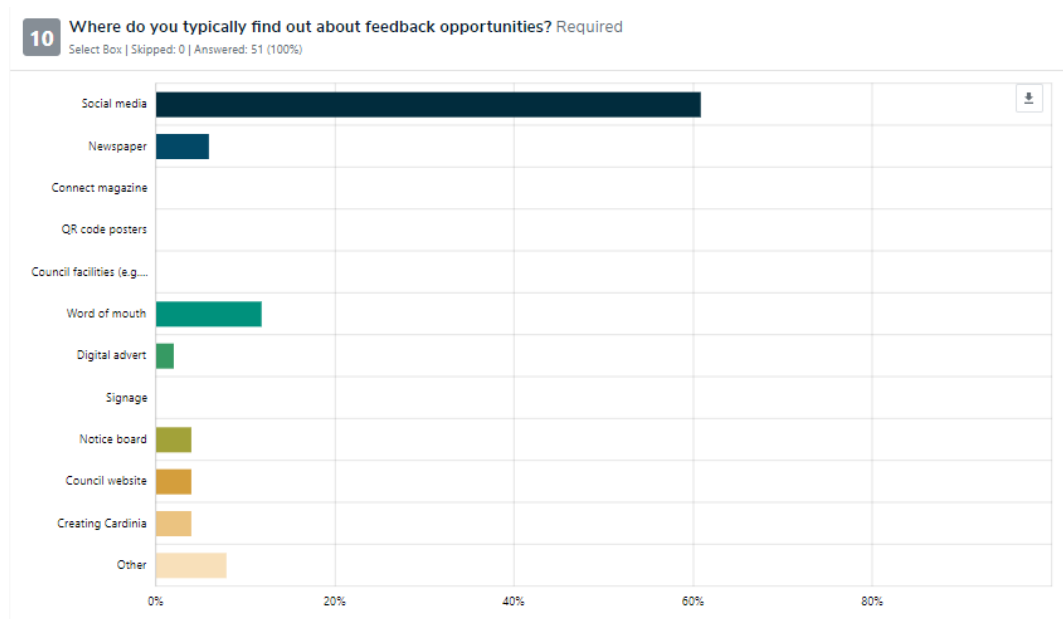
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Data on Community Feedback to inform the review of the Community Engagement Policy 2024-2028

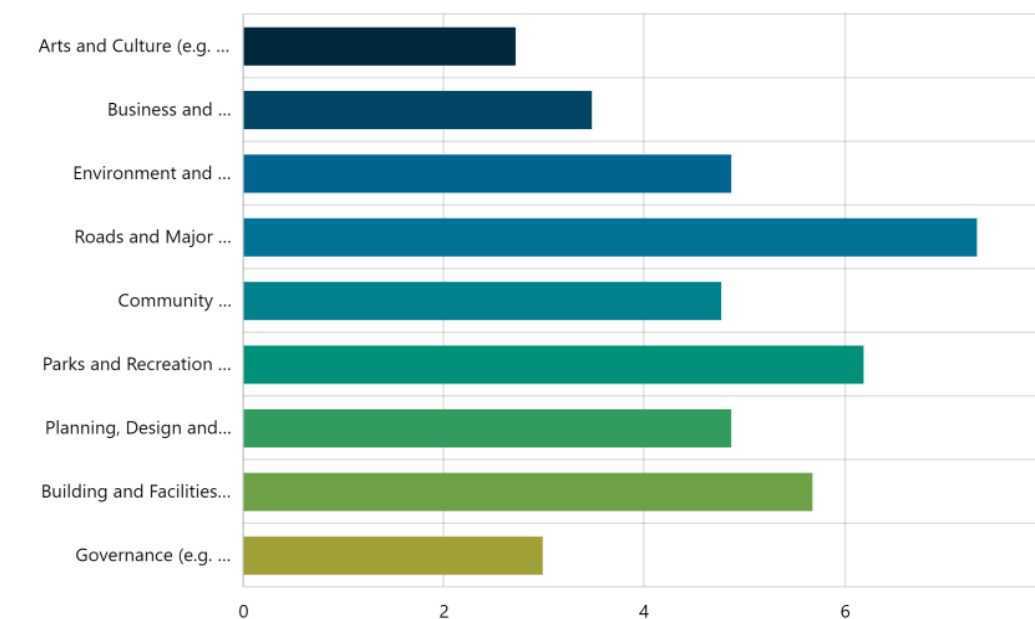


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Data on Community Feedback to inform the review of the Community Engagement Policy 2024-2028



11. What areas of Council are you most interested in? Please rank your preferences Required
Ranking | Skipped: 0 | Answered: 51 (100%)





Community Engagement Policy 2025 - 2029 Draft v1

March 2025

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What do we mean by 'community engagement'?	2
What guides our engagement	3
When, Who and How we will engage	5
Transparent and accountable engagement	6
Legislative environment	7
References and Definitions	8

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Acknowledgement of Country

Cardinia Shire Council (Council) recognises and values the Bunurong and Wurundjeri tribes as the original inhabitants of the land that makes up Cardinia Shire.

Council's name is derived from the Kulin nation word 'Kar-din-yarr', meaning 'look to the rising sun' or 'close to the sunrise'. Council's logo, which includes a motif of the rising sun, reflects this meaning.

Council is committed to developing and strengthening relationships through reconciliation. Council supports the reconciliation process, which promotes mutual respect and understanding of the Aboriginal peoples and of all ethnic groups and their history and culture in our community.

What do we mean by Community Engagement?

Community engagement provides an opportunity for the community to shape the plans and decisions that affect their current and future needs. It helps inform Council's strategic direction, planning and transparent decision making. It provides Council with a better understanding of community priorities and sentiments on important issues. The policy also requires staff to take the needs of our diverse population and geographic make up into account to make sure a range of voices are heard.

Formal community engagement processes, as referred to in the Policy, seek community input to inform decisions.

These processes are only one way our community can have a say on matters that are important to them and get involved in the work of Council. We are committed to building strong community relationships and welcome community participation. Other ways the community can become involved with Council include:

- registering on Council's Creating Cardinia platform to find out about community engagement opportunities
- sharing opportunities to get involved within local networks
- signing up for regular e-newsletters to keep informed about Council projects and news
- attending council meetings and making submissions.

What is the purpose of this policy?

This policy is our commitment to the community on the principles and values that guide our community engagement. It applies to our councillors, staff, contractors and volunteers. As elected representatives, who engage with and are directly accountable to the community, councillors will play a key role. The policy outlines the role that community members can reasonably expect to play in our planning and decision-making. It provides guidance, structure, and accountability to Council's community engagement practices.

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Council must adopt and maintain a community engagement policy under section 56 of the Local Government Act 2020 (the Act). This policy gives effect to the delivery of Council's community engagement in line with the principles of the Act.

Our promise to the community

This policy provides the core values underpinning our approach to community engagement. The policy is implemented in the day-to-day practice informed by a strategy and staff guidelines. These documents will be continually shaped by the ongoing feedback we receive from the community during engagement activities.

What guides our engagement?

The Victorian Local Government Act 2020 outlines a set of five overarching principles that are central to our engagement practice. They broadly outline the need for community engagement to be transparent, accountable, meaningfully informed and representative.

The principles in this document guide each of our community engagement projects. They are based on best-practice community engagement frameworks including the International Association for Public Participation Australasia (IAP2A) Core Values for the Practice of Public Participation, the Victorian Auditor General's Office (VAGO) Public Participation Principles and the principles outlined in the Victorian Local Government Act 2020.

Guiding Principles in Section 56 of the Local Government Act, 2020.	VAGO Public Participation Principles	IAP2A Core Values
A community engagement process must have a clearly defined objective and scope.	Accountability	Public participation promotes sustainable decisions by recognising and communicating the needs and interests of all participants, including decision makers.
Participants must have access to objective, relevant and timely information to inform their participation.	Awareness Openness	Public participation includes the promise that the public's contribution will influence the decision.
Participants must be representative of the persons and groups affected by the matter that is the subject of the community engagement.	Responsiveness	Public participation seeks out and facilitates the involvement of those potentially affected by or interested in a decision.
Participants are entitled to reasonable support to enable meaningful and informed engagement.	Inclusiveness	Public participation provides participants with the information they need to participate in a meaningful way.
Participants are informed of the ways in which the process will influence Council decision making.	Transparency Integrity	Public participation communicates to participants how their input affected the decision.

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International Association for Public Participation Australasia (IAP2) Spectrum of Public Participation

Council uses the International Association for Public Participation Australasia (IAP2) [Spectrum of Public Participation](#) (Inform, Consult, Involve, Collaborate or Empower) as the core model for its community engagement activities.

Council recognises that community engagement can occur at any or all the levels contained in the spectrum. Council will determine the most appropriate level of engagement required as outlined in this policy and having regards to resourcing available.

Deliberative Engagement

Deliberative engagement is a process that brings together a diverse group of community members, closely reflecting the community makeup. This group collaborates by considering a range of perspectives and relevant information over time, exploring options, and making decisions together. It's an opportunity for everyone to have a voice, contribute to the conversation, and be part of shaping the future in a meaningful way.

Council will undertake a deliberative engagement process to inform the following strategic documents:

- Community Vision
- Council Plan
- Financial Plan
- Asset Plan.

When community engagement is required

To ensure Council uses a consistent approach, the following circumstances will determine when community engagement should occur.

When the proposed change:

- will significantly affect the community
- is likely to generate community concern
- requires additional information for Council to make a decision
- is subject to legislative requirements that set out specific community engagement processes.

The community engagement policy must be capable of being applied to:

- the making of Councils local laws
- the Council's budget and policy development
- the acquisition, sale, exchange or lease of land.

Council will not undertake community engagement in the following circumstances:

- an emergency or situation which impacts public safety, where an immediate resolution is required
- situations which are strictly confidential in nature
- when there is a ministerial exemption
- day-to-day operational decisions which have minimal to no impact on the community.

Who we will engage with

Council will identify who it will engage taking the following into account:

- who is directly or indirectly impacted by the subject matter
- who has a vested interest or concern (stakeholder)
- who would provide valuable insight and input

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Council must take steps to consider engagement methods that are accessible, inclusive, and culturally safe for key groups including but not limited to:

- First Nations communities
- people with a disability
- multicultural/faith communities
- newly arrived communities, refugees, or asylum seekers
- young people
- people who identify as LGBTIQ+
- older adults
- families and children.

Engagement practices must consider people who experience:

- social, economic, digital disadvantage
- geographic isolation.

How Council will engage

The process must consider appropriate engagement methods to meet the diverse needs of the community. Consideration must be given to:

- effective targeted promotion to those affected by the project
- in person community engagement opportunities (pop ups, workshops, information sessions, events)
- online engagement methods
- accessible locations for engagement activities
- times and dates of engagement activities
- alternative formats ie bilingual or Auslan interpreters, audio, easy read, hard copies, large print etc.



“Workshops are one way to see things for a different perspective”.

When Council will engage

- Community engagement timeframes must allow sufficient opportunity for the community to participate. 4 weeks is recommended as best practice and a minimum of 3 weeks must be allowed to enable participation unless there is a genuine reason to reduce this timeframe.
- Community engagement must not occur over public holidays or during the Christmas period unless the engagement period starts and ends outside of these times providing the community an opportunity to meaningfully participate in the engagement.



“The community should be able to engage directly and help with how they like to see a survey or other method applied”.

Transparent and accountable engagement

The following three elements are also what make our engagement meaningful, transparent and accountable. We will achieve this transparency and accountability through:

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- Empowering stakeholders with relevant, objective and timely plain English information and resources to allow informed participation.
- Explaining which elements the community can practically influence, to what level and how we will use our community's input.
- Reporting back to the community, explaining what we asked, what we heard, and what we did and/or the next steps that can be expected in the process

Monitoring, evaluation and review

All community engagement activities must be evaluated to understand the level of success of the engagement activities. Evaluation will support continuous improvement in future engagement practices.

Development and adoption of the policy

This Community Engagement Policy is planned for Council adoption in 2025, superseding the Community Engagement Policy 2021-2024

This policy was directly informed by:

- Online and face-to-face engagement with our community
- Consultation with community advisory groups
- Best practice and statutory requirements
- Staff feedback on draft engagement guidelines.

Definitions

Community	<p>The Local Government Act, 2020 defines community as:</p> <ul style="list-style-type: none"> • people who live in the municipal district of the Council • ratepayers of the Council • Traditional Owners of the land in the municipal district of the Council • people and bodes who conduct activities in the municipal district of the Council.
Community engagement	Community engagement is the process Council undergoes using a variety of mediums to exchange information with the community with the aim of gathering data and ideas to make decisions or take action.
Engagement Plan (EP)	The Engagement Plan documents the process of community engagement and its outcomes to meet the requirements of this policy and the Local Government Act, 2020.
IAP2 (International Association for Public	IAP2A is an international member association which seeks to promote and improve the practice of public participation or community and

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Participation Australasia)	stakeholder engagement, incorporating individuals, governments, institutions and other entities that affect the public interest.
Stakeholder	This definition is broader than a group with an interest in an issue: it is extended to include the broader community and Council staff. The definition also applies an organisation that deliver services in the area and is affected by a Council decision.
VAGO (Victorian Auditor General's Office)	VAGO regularly undertakes audits of functions of Council, including community engagement activities. It provides a set of guiding principles for public participation.
Deliberative Engagement	Deliberative engagement is the process of bringing together a group of individuals who are as closely representative population of the community as practically possible. This group considers relevant facts from multiple points of view over a period of time, identifying options, and coming to a group decision.

Legislation and Related Documents

- Privacy and Data Protection Act 2014
- Information Privacy Act 2000
- Local Government Act 2020
- Local Government Act 1989
- Planning and Environment Act, 1987
- Public Health and Wellbeing Act 2008
- Road Management Act 2004
- Charter of Human Rights and Responsibilities Act 2006
- Equal Opportunities Act 2010
- Disability Discrimination Act, 1992
- Multicultural Act, 2011
- Public Administration Act 2004
- Child Safety Act 2015
- The Commission for Children and Young People Child Safe Standards
- Child Wellbeing and Safety Act, 2005
- Gender Equality Act, 2020

Cardinia Shire Council's Key Plans and Policies

- Council Vision 2040
- Council Plan 2021-25
- Community Engagement Strategy and Action Plan
- Public Transparency Policy
- Child Safe Policy
- Liveability Plan
- Draft Reconciliation Action Plan
- Cultural Diversity Plan
- Access and Inclusion Plan.

7.3.3 RATES RECOVERY AND FINANCIAL HARDSHIP POLICY

Responsible GM:	Wayne Mack
Author:	Allison Southwell
Staff Disclosure:	All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter.
Council Plan Reference:	5.1 We practise responsible leadership 5.1.2 Manage our finances responsibly and leave a positive legacy for future generations.

Recommendation

That Council:

1. Revokes the *Rates and Charges Financial Hardship Policy* adopted 21 November 2022.
2. Adopts the draft *Rates Recovery and Financial Hardship Policy* (refer Attachment 1).

Executive Summary

The current Rates and Charges Financial Hardship policy has been extensively reviewed and updated to ensure it is compliant with all relevant legislation as well as reflect good practice and a customer centric approach.

This updated Rates Recovery and Financial Hardship Policy brings together existing Council policies and practices into a consolidated Policy document, which is being presented to Council for formal adoption.

Background

The updated Rates Recovery and Financial Hardship Policy has been reviewed to ensure that direction is provided to Council's officers in supporting ratepayers who are having difficulty paying their rates, and when collecting and providing for overdue rates and charges.

Council will continue to provide assistance to those in financial hardship in accordance with its legislative obligations and its Rates Recovery and Financial Hardship Policy while seeking to minimise the impact on the funding of its operations or its future financial viability to meet long-term community needs.

Policy implications

Nil

Financial and Resource Implications

At the end of March 2025 there were:

- 1330 assessments on Payment Plans; and
- 139 assessments on Financial Hardship Agreements

Across Victoria, unpaid rates are reaching a state average of 10.4% with a surge in arrears of 32% since 2023. Statewide research also highlights that the southeastern corridor of Melbourne, including Cardinia Shire, shows evidence of increasing financial stress, likely caused by mortgage pressures and rising living costs. This is demonstrated with rates in arrears increasing from 13.8% in 2023 to 15.9% in 2024.

With the increasing number of assessments entering into either Payment Plans or Financial Hardship Agreements, this is expected to decrease Council's cash flow putting increased pressure on its overall cash position.

Climate Emergency Consideration

Nil

Consultation/Communication

Given there is no substantial change to Council's existing processes and procedures, community engagement is not considered to be required.

Conclusion

Council's *Rates Recovery and Financial Hardship Policy* has been reviewed and updated to provide clear procedures and guidelines to Council officers when working with ratepayers facing financial hardship and also provides consistent and clear information to the community.

Attachments

1. Attachment 1 - draft Rates Recovery and Financial Hardship Policy [7.3.3.1 - 11 pages]

Cardinia Shire Council

Rates Recovery and Financial Hardship Policy



Document number	DOCID- TBA		
Policy Owner	Finance		
Adopted by	Council		
Adoption date	TBA	Scheduled Review Date:	TBA
Publication	CardiNet and Cardinia Shire Council Website		
Revision/version number	Version 1.2		

1 Statement of Intent

This policy aims to assist the Council in its dedication to the prompt recovery of rates and charges, ensuring sufficient funding for the ongoing services and capital projects that benefit the community, while also fulfilling its overall business management and corporate governance obligations.

Furthermore, this policy reinforces Council's commitment to proactively engage with ratepayers facing challenges in paying rates and charges, offering support and viable options to assist them in situations of financial hardship.

The Council imposes rates and charges on properties in compliance with the *Local Government Act 1989* and the *Fire Services Property Levy Act 2012*, including the updates to the *Local Government Act 1989* established by the *Rating and Other Matters Amendment 2022*. As such this policy aligns with the legislative requirements in offering various payment options, deferrals and waivers to facilitate the payment process, whilst also preserving Council's revenue requirements.

If a property has outstanding amounts exceeding the thresholds specified in this policy and there has been inadequate communication from residents, the Council may opt to pursue debt recovery measures in accordance with sections 180 and 181 of the *Local Government Act 1989*.

2 Policy Objectives

The objectives of the Rates Recovery and Financial Hardship Policy are:

- To establish clear guidelines for the Council, Council Staff, and the Debt Recovery Contractor to facilitate effective and consistent recovery of overdue rates and charges; and
- To offer support to ratepayers facing financial hardship who cannot make payments through the standard options available; and
- To assure ratepayers that they will be treated consistently, equitably, and with confidentiality.

2.1 Policy Strategies

The following strategies can be used to accomplish the Policy Objectives:

- Generate notices for rates and charges that specify outstanding amounts, due dates, and available payment methods, along with sending courtesy reminders for overdue payments after the original due dates;

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- Initiate legal action if the outstanding amount meets the criteria outlined in this policy;
- Evaluate the possibility of selling the property for substantial debts when other recovery efforts have not succeeded, provided the outstanding amount aligns with the criteria in section 181 of the *Local Government Act 1989*; and
- Review requests from ratepayers to modify standard payment options and establish Payment Plans, particularly in situations of financial hardship, taking into account applications made under sections 170, 171, 171A and 171B of the *Local Government Act 1989*.

2.1.1 Policy Related Legislation

This policy applies to ratepayers of Cardinia Shire Council in accordance with the following legislation as outlined below.

Legislation	Relevant Sections (if applicable)
Local Government Act 1989	<p>Section 155 defines the applicable rates and charges covered by this policy</p> <p>Section 170 allows Council to defer the payment of rates, charges and interest</p> <p>Section 171 allows Council to waive the whole or part of any rates, charges and interest</p> <p>Section 172 allows Council to raise interest on unpaid rates or charges</p>
Local Government Legislative Amendment (Rating and Other Matters) Act 2022	
Penalty Interest Rate Act 1983	
Privacy and Data Protection Act 2014 (Vic)	
Fire Services Property Levy Act 2012	<p>Section 27 and 28 allows Council to defer or waive the levy or interest.</p> <p>Section 30 requires Council to raise interest on unpaid levies.</p>

3 Payment Options and Recovery of Overdue Rates Processes

Ratepayers may utilise one of the following standard payment options available to them as listed on their Rates notices:

- Four Payments via set instalment dates payable on or before the last day of September, November, February & May each rating year in accordance with section 167(2) of *Local Government Act 1989*;
- Payment Plan for weekly, fortnightly or monthly payments over the rating year by direct debit, BPAY or other manual payment methods;

3.1 Late Payment Penalty Interest

Interest will be applied to all overdue amounts at the highest rate allowed by the State Government as stipulated in sections 172 and 172A of the *Local Government Act 1989*. If the Minister has not set a maximum interest rate under section 172A, interest is to be calculated in accordance with section 172(2) as in force immediately before the commencement of section 16 of the *Local Government Legislation Amendment (Rating and Other Matters) Act 2022*, being the penalty interest rate as set by the Attorney-General in accordance with section 2(1) of the *Penalty Interest Rates Act 1983*.

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3.2 Recovery of Overdue Rates

If ratepayers fail to make their payments according to one of the standard options outlined in **Section 3**, and there is no approved Payment Plan as per **Section 4.1**, Special Charge Schemes Payment Plans as per **Section 4.2** or an approved Hardship Application as per **Section 4.3**, further steps will be initiated to recover the amounts owed to the Council as follows.

3.2.1 Debt Recovery Process

After the payment deadlines specified in sections 167(2) or 171B of the *Local Government Act 1989* have lapsed, an Overdue Payment notice will be issued for all properties with outstanding amounts that meet or exceed the figure indicated in item 1 of the threshold schedule in this policy.

Ratepayers will be requested to provide payment within 14 days of notice issue date.

If a ratepayer eligible under section 180 of the *Local Government Act 1989* does not respond to the Overdue Payment notice - either by paying the full amount or by requesting an acceptable Payment Plan as outlined in **Section 4** of this policy - the account will be handed over to the Council's Debt Recovery Contractor. A Solicitor's letter demanding payment within 7 days will be sent if the outstanding amount is equal to or greater than the amount specified in item 2 of the threshold schedule in this policy.

Ratepayers who do not respond to the Solicitor's final demand letter - either by settling the debt in full or by requesting a suitable Payment Plan according to **Section 4** of this policy - will be managed by the Council's Debt Recovery Contractor, who will initiate further legal proceedings. This action will only be taken for ratepayers where the amounts owed meet or exceed the threshold indicated in item 3 of the threshold schedule in this policy, as legal action incurs considerable costs that will be charged to the ratepayer.

A Complaint will be drafted and submitted to the Magistrates Court for processing. Once the Complaint is filed, the related legal costs will become chargeable. After the Complaint is issued by the Court, it will be served to the ratepayer, who must take one of the following actions within 21 days of service:

- Pay the claim in full plus costs;
- Enter into a Payment Plan under **Section 4**; or
- Lodge a completed Notice of Defence with the Court (thereby giving notice of their intention to dispute the claim)

If the ratepayer does not complete any of the aforementioned actions by the end of the 21-day period, an application will be submitted to the Court for an Order against the ratepayer for the total amount of the debt plus associated costs. Once an Order is granted, we will review the ratepayer's history to identify the most suitable execution measures for debt recovery:

- Summons for Oral Examination (ratepayer is interviewed by the Clerk of Courts regarding their financial situation and intentions in relation to repaying the debt);
- Letter to mortgagee (a Court Order is not necessary, but this action would normally only be taken after a debtor has failed to respond to an order being obtained);
- Rent Demand (on the tenant of a rented property);
- Warrant to seize goods (some goods are not able to be seized like necessary household goods, tools of trade and low valued motor cars);
- Garnishee of wages; and
- Sale of property (refer to **Section 3.3** of this policy).

Once a debt has been assigned to the Council's Debt Recovery Contractor, it is advisable that all negotiations with the ratepayer be conducted by the Contractor.

3.2.2 Four Instalments

Where rates are still unpaid 14 days after the final payment date of the fourth instalment, recovery actions for the overdue rates may be initiated in accordance with **Section 3.2.1** of this policy

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3.2.3 Payment Plans

If the deadline for payment specified in section 171B of the Act has elapsed and the ratepayer has missed three or more payments, the payment plan will be terminated. Consequently, recovery actions for the overdue rates may be initiated in accordance with **Section 3.2.1** of this policy.

3.3 Sale of Property

In addition to the debt recovery methods available through the legal system, section 181 of the *Local Government Act 1989* grants Council the authority to sell property under the following conditions:

- Rates and charges are overdue by more than three years; and
- There is no suitable Payment Plan in place for settling the overdue amounts; and
- A Court order mandates the payment, or partial payment, of the overdue rates and charges.

This action may be pursued if any of the following criteria are met, considering the ratepayer's repayment history and capacity to repay the debt, as well as their age, health status, and family circumstances.

3.3.1 Vacant Land

If the land is vacant and the total outstanding amount exceeds the figure specified in item 4 of the threshold schedule or surpasses 25% of Council's current Capital Improved Value (CIV).

3.3.2 Improved Commercial and Industrial Land

For properties categorised as Commercial or Industrial, if the total amount owed exceeds the figure indicated in item 5 of the threshold schedule or exceeds 25% of Council's CIV.

3.3.3 Residential Land

- a) For owner-occupied residential dwellings, if the total outstanding amount exceeds the figure stated in item 6 of the threshold schedule or exceeds 50% of Council's CIV.
- b) For residential dwellings that are not owner-occupied (such as rental or investment properties), if the total amount owed exceeds the figure listed in item 7 of the threshold schedule or surpasses 25% of Council's CIV.

3.3.4 Farmland

For properties designated as Farmland with an owner-occupied residential dwelling, if the total amount owing exceeds the figure shown in item 8 of the threshold schedule or exceeds 50% of Council's CIV.

3.3.5 Other Land

For all other types of land, if the total amount owed is greater than the figure indicated in item 9 of the threshold schedule or exceeds 25% of Council's CIV.

3.4 Thresholds Schedule – Rate Recovery and Hardship

Item	Rate Recovery and Hardship Policy Section	Amount
1	Section 3.2.1 – amount owing before issue of Late Payment Advice	\$100.00
2	Section 3.2.1 – amount owing before issue of solicitor letter	\$1,000.00
3	Section 3.2.1 – amount owing before issue of Magistrates Court Complaint	\$2,500.00
4	Section 3.3.1 – amount owing before land can be sold	\$5,000.00
5	Section 3.3.2 – amount owing before land can be sold	\$10,000.00
6	Section 3.3.3 (a) – amount owing before land can be sold	\$20,000.00

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7	Section 3.3.3 (b) – amount owing before land can be sold	\$10,000.00
8	Section 3.3.4 – amount owing before land can be sold	\$20,000.00
9	Section 3.3.5 – amount owing before land can be sold	\$5,000.00

4 Payment plans and Financial Hardship

Ratepayers may apply for the following:

- Payment plans
- Financial Hardship payment plans
- Deferral of rates and charges
- Waiver of penalty interest and legal charges invoiced to date
- Waiver of rates and charges

4.1 Payment plans

If a ratepayer is unable to make payments using the standard options outlined in **Section 3** of this policy, they may apply for a Payment Plan. According to section 171B of the *Local Government Act 1989*, the Council has the authority to establish a Payment Plan with an individual for the payment of rates or charges, including any interest that may have already been incurred under section 172. These arrangements can be initiated at any point during the recovery process, but are contingent upon the following conditions:

1. All requests for Payment Plans must be submitted either in writing, via electronic or paper application, or entered via phone or in person with a Rates Officer at Council on 1300 787 624.
2. If there is a default in the terms of the Payment Plan, the Council may cancel the plan after notifying the ratepayer. The outstanding amount will then become due and payable, and the Council may initiate further debt recovery actions in accordance with section 180 of the *Local Government Act 1989* and **Section 3.2.1** of this policy.
3. Council can accommodate different types of payment plans, ensuring that minimum payments cover the total rates balance due at the time of entering the Payment Plan and has balance paid by end of the current rating year. Ratepayers unable to meet this minimum repayment should be evaluated under the hardship provisions outlined in **Section 4.3** of this policy.
4. To be eligible for a Payment Plan, ratepayers must choose from one of the following payment frequencies:
 - Weekly
 - Fortnightly
 - Monthly
5. Payment Plans between ratepayers and the Council will remain in effect until one of the following occurs:
 - All overdue amounts have been fully paid
 - Payments fulfill the instalment requirements specified in section 167 of the Act
 - The ratepayer fails to adhere to the agreed-upon payment amounts and/or frequencies
 - All ratepayer(s) (or their estates) responsible for the rates and charges at the time the Payment Plan was agreed to transfer ownership to another individual or entity.
6. Additionally, any rates and charges that become overdue while a Payment Plan is active will be automatically added to the total amount agreed upon without further notification to the ratepayer.
7. Applications that do not comply with the above criteria should be referred to the Recoveries Officer for review and approval.

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8. If a ratepayer fails to comply with their agreement and a Payment Plan has been cancelled, the Council may choose to:
 - Require the ratepayer to manage other or future Payment Plans through a Direct Debit agreement with the Council; or
 - Decline any future Payment Plan proposals from that ratepayer.

Therefore, Council encourages Ratepayers to make regular contact with Council if they are having difficulty keeping up with the agreed plan to avoid this occurring.

4.2 Special Charge Schemes Payment Plans

If a ratepayer is unable to make payments using the standard options outlined on Special Charge Scheme Policy, they may apply to Council for a custom Payment Plan. According to section 171B of the *Local Government Act 1989*, the Council has the authority to establish a Payment Plan with an individual for the payment of rates or charges, including any interest that may have already been incurred under section 172. These arrangements can be initiated at any point but are contingent upon the Ratepayer contacting Council via phone or email to discuss payment plan options specifically available for Special Charge Schemes.

Alternative payment plans may be considered for ratepayers experiencing financial hardship who are having difficulty making payments in accordance with the instalment plan set by the scheme under the Special Charge Scheme Policy.

Penalty interest and legal action will be put on hold for properties with an active payment plan. Defaults and poor payment history may result in Council cancelling the payment plan, reinstating interest charges and commencing legal action. It may also result in Council declining payment plans in the future. Ratepayers should make regular contact with Council if they are having difficulty keeping up with the agreed plan to avoid this occurring.

4.3 Financial Hardship

Financial hardship refers to individuals who face challenges in meeting their rates and charges obligations due to changed circumstances. This may include job loss, health issues, bereavement, natural disasters, domestic violence, marital breakdown, gambling, or substance abuse. Some of the indicators that may highlight an individual's need for additional assistance are listed below:

- Demonstrated inability to pay the amounts owing to Council.
- Evidence of demonstrated downturn of income or turnover.
- Referral from a financial counselling agency or community organisation.
- Evidence of health issues.
- Any instance where a customer is identified as being affected by family violence.
- Evidence of current unemployment such as Centrelink Statement, Work Cover, etc.
- Demonstrated impact from a natural disaster, or other similar event.

Customers who are unable to meet payment plan agreements outlined in **Section 4.1**, are required to submit a Rates and Charges Financial Hardship Application for their eligibility to be assessed. This application is available via an online form on Council's website, or a hard copy application can be obtained from our Civic Centre or sent via email or post.

The Council must exercise discretion in determining whether a property owner is genuinely facing financial hardship as opposed to requesting to postpone payment. The Council may ask for supporting documentation or evidence to substantiate the claim of hardship.

If a financial hardship application is approved, the typical outcome will be that no interest will accrue, and no legal action will be initiated regarding any outstanding rates and charges for the duration of up to 12 months. This section of the policy aims to provide temporary leniency for ratepayers experiencing extenuating circumstances, allowing applicants time to reassess their financial situation. Generally, the Council's policy stipulates that financial hardship approval will only be considered under the following circumstances:

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1. For properties primarily used for residential purposes or classified as farmland, where the applicant resides on the property as their sole or principal residence, or can demonstrate significant difficulty in generating income from or selling or liquidating other owned assets.
2. If the applicant demonstrates they have a reduced or low income (such as receiving a pension or unemployment benefits) by submitting a hardship application with relevant financial information (including income, expenses, assets, and liabilities) that illustrates their inability to pay the current year's rates and charges within the required time.
3. If the current Capital Improved Value (CIV) of the property for which assistance is requested is equal to or greater than the relevant current average differential rating valuation, and the applicant can prove they cannot liquidate that asset or provide substantial justification for not selling it in favour of a more affordable solution.
4. If deemed necessary by the Council, the applicant must have participated in an interview with a Financial Counsellor, completing a hardship application that includes relevant financial details (income, expenses, assets, and liabilities).

4.3.1 Financial Hardship enquiry and assessment process

Initial enquiries can be made in the first instance to the Rates Department on 1300 787 624 or email at mail@cardinia.vic.gov.au.

All applications, in the first instance, will be processed and reviewed by Recoveries Officer with further review and approval required by Rating Services Co-ordinator. Additional relevant or substitute supporting information may be requested to assist with the application.

4.4 Deferral of Rates and Charges

According to section 170 of the *Local Government Act 1989*, ratepayers who are unable to enter into a suitable payment plan, may request to defer the payment of their rates and charges. Penalty interest and legal action will be put on hold during the agreed deferral period.

Agreed deferrals will be terminated, and the rates and charges will be due in full upon the following:

- the property being sold or transferred to another name, or
- the ratepayer becoming deceased, or
- a material alteration to the ratepayer's circumstances.

4.4.1 Short term deferrals

Short term deferrals of 3 months at a time can be applied without a financial hardship application at the discretion of the Recoveries Officer.

Where a short-term deferral has already been granted, Council will request a financial hardship application for subsequent short-term deferrals.

4.4.2 Long term deferrals

Longer term deferrals of 12 months or more will be subject to the following conditions:

- The ratepayer is:
 - the owner of the property, which is their primary place of residence, or
 - the single (only) property owner
 - able to demonstrate they are experiencing unforeseen financial hardship
- the agreed deferral period will be dependent on the individual circumstances of the applicant and subject to an annual review process.
- Council encourages ratepayers to seek advice from a suitably qualified financial advisor or counsellor. Free financial counselling services can be found at [Cardinia Support | Service Directory](#) which can assist Ratepayers to have a strategy in place to settle the outstanding rates and charges following the conclusion of the agreed deferral period.
- If the property subject to the request for deferral is not residential in nature, independent evidence from the applicant that financial hardship is being experienced, such as a letter from the applicant's accountant, auditor or bank manager is required.

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4.5 Waiving of Penalty Interest

A waiver of penalty interest may be considered by Council in limited circumstances including

- in the event of an administrative issue, error or omission, or
- the ratepayer is experiencing financial hardship and is making an effort to pay the outstanding rates and charges in accordance with their capacity to pay, or
- on compassionate grounds which contributed to the late payment.

4.6 Waiving of Legal Costs

A waiver of legal costs may be considered by Council in limited circumstances including

- in the event of an administrative issue, error or omission, or
- on compassionate grounds which contributed to the late payment.

4.7 Waiving of Rates and Charges

Except for the most exceptional circumstances, Council will not waive any other rates and charges but will rather encourage the person to enter into a payment plan, or deferral.

Waiving of rates and charges may be considered in cases of extreme financial hardship subject to the following conditions:

- The request for a waiver of rates and/or charges must be made in writing
- Available only to individuals experiencing extreme financial hardship
- The applicant must be able to provide additional information to prove the extreme financial hardship
- Waiver to be recommended by a suitably qualified independent financial counsellor, or otherwise approved by the General Manager Corporate Services, Chief Executive Officer or through a Council resolution
- Any waiver is a one off in response to the circumstances presented at the time

5 Responsibilities

Reasonable payment plans or extended payment plans may be approved by a Rates Officer without a financial hardship application.

Applications for Financial Hardship will be reviewed and processed by the Recoveries Officer with further review and approval required by Rating Services Co-ordinator, with a recommendation put forward for approval of any waivers or long-term deferrals.

Penalty interest waiver requests must be sent in writing to the Recoveries Officer for review and approval from the Rates Specialist or Rating Services Coordinator.

Legal cost waivers must be recommended by the Recoveries Officer for approval to Rating Services Co-ordinator only.

Rates and charges waivers are to be submitted and approved by:

General Manager Corporate Services	Up to \$20,000
Chief Executive Officer	Over \$20,000

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6 Appeals

An applicant may seek a review of a decision made by the Recoveries Officer or Rating Services Coordinator, which will be managed in accordance with Council's Complaints Policy.

If an applicant is not satisfied with the review, the applicant may refer the matter to the Victorian Ombudsman.

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7 Related documents

Type of document	Title and/or document reference
Commonwealth/Victorian legislation	<p>Local Government Act 1989 (the Act)</p> <ul style="list-style-type: none"> Section 155 defines the applicable rates and charges covered by this policy Section 170 allows Council to defer the payment of rates, charges and interest Section 171 allows Council to waive the whole or part of any rates, charges and interest Section 172 allows Council to raise interest on unpaid rates or charges <p>Local Government Legislative Amendment (Rating and Other Matters) Act 2022</p> <p>Penalty Interest Rate Act 1983</p> <p>Privacy and Data Protection Act 2014 (Vic)</p> <p>Fire Services Property Levy Act 2012</p> <ul style="list-style-type: none"> Section 27 and 28 allows Council to defer or waive the levy or interest. Section 30 requires Council to raise interest on unpaid levies.
Strategies	Revenue and Rating Plan
Form	<p>Rates and Charges Payment Plan Application Form</p> <p>Rates and Charges Financial Hardship Application Form</p>
Policies	Instrument of Sub-Delegation by the Chief Executive Officer Special Charge Scheme Policy

8 Glossary of terms

Council – Cardinia Shire Council, being a body corporate constituted as a municipal Council under the *Local Government Act 1989*.

Ratepayer – the person(s) liable to pay the rates and charges. This may be the property owner or a tenant who under the lease agreement is liable to pay the rates and/or charges.

Rates and charges – refers to the Annual Rates and charges and Special Charge Schemes as defined below.

Annual Rates and charges – the rates and charges shown on your annual rates notice including Council rates, the Fire Services Property Levy and the waste charges which are charged in accordance with sections 158, 159 and 162 of the *Local Government Act 1989*, and section 21 of the *Fire Services Property Levy Act 2012*.

Special Charge Schemes – section 163 of the *Local Government Act 1989* empowers Council to levy a special rate or special charge on rateable properties to fund or part fund works or services that are of special benefit to those properties. Refer to the Special Charge Scheme Policy available on Council's website for more information about Special Charge Schemes.

Deferral – a postponement of payment, in whole or in part, and can be for a specified period.

Waiver – not requiring payment for an agreed amount that will be written off.

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Financial Hardship – experiencing difficulty paying the outstanding rates or charges due to a change in circumstances such as loss of employment, ill health, death in the family, natural disasters, family violence, marriage breakdown, gambling or substance abuse.

Extreme Financial Hardship – extreme situations such as an emergency event like a bushfire where the ratepayer's residence has been burned down and they have incurred other excessive costs such as costs to rebuild their home.

Compassionate Grounds – Short term circumstances of a compassionate nature that if deferment of payment is not granted would lead to Financial hardship.

Primary residence – the property which is considered to be the main living location.

Financial Counsellor – A free service provided to ratepayers in financial difficulty that is independent of the Council and the Ratepayer.

Payment Plan – agreement to pay the council rates and/or charges on a regular basis such as weekly, fortnightly or monthly instead of the standard quarterly instalments. Council has several payment options for payment plans including Centrepay deductions, Direct Debit and Bpay.

Municipal Rates Concession – concession applicable under the *State Concessions Act 2004*.

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7.4 Financial Reports

7.4.1 DRAFT REVENUE AND RATING PLAN 2025-2029

Responsible GM:	Wayne Mack
Author:	Tess Dowthwaite
Staff Disclosure:	All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter.
Council Plan Reference:	5.1 We practise responsible leadership 5.1.2 Manage our finances responsibly and leave a positive legacy for future generations.

Recommendation

That Council:

1. Adopts in principle the Draft Revenue and Rating Plan 2025-2029 which is attached to this report and commence community engagement.
2. Supports further review of the differential rating structure to inform the development of the 2026-27 annual budget.

Executive Summary

This report recommends Council adopt in principle the draft Revenue and Rating Plan for the purposes of community engagement, which is a plan required to be adopted by 30 June to comply with the *Local Government Act 2020*.

This Plan determines the most appropriate and affordable revenue and rating approach for Cardinia Shire Council, and sets guidelines for use in developing Councils Budget, Financial Plan and other strategic planning documents.

Background

In accordance with Section 93 of the *Local Government Act 2020*, Council must prepare and adopt a Revenue and Rating Plan by the 30 June following a general election. This Plan must be for a period of at least the next four financial years.

The Revenue and Rating Plan determines the most appropriate and affordable revenue and rating approach for Cardinia Shire Council, and sets guidelines for use in developing Councils Budget, Financial Plan and other strategic planning documents.

The Revenue and Rating Plan contains detail on how Council will raise the revenue needed to fund its activities. This includes advocating for funding from other levels of government, engaging in available investment opportunities and ensuring the fair and equitable distribution of the remaining burden between ratepayers and other users of Council facilities and services.

Discussion

Over 50% of Council Revenue is currently funded by rates. Council continues to actively seek alternative revenue sources to help reduce the reliance on rate revenue in funding the delivery of essential services and infrastructure for the community. The Draft Revenue and Rating Plan has been updated to provide additional scope and importance on seeking out revenue streams independent of rate revenue as the cost-of-service delivery continues to rise at a higher rate than annual rate increases.

Councils differential rating structure sets out how the rate burden is distributed across the different property types in the community. Changing economic conditions, property valuations and other factors outside of Councils control may impact the equitable distribution of rates. To ensure the desired objectives of a differential rate structure continues to be achieved, Council review the differential rating definitions during the adoption of the Rating and Revenue Plan every four years, or periodically as required.

Council officers have reviewed the differential rating structure to ensure the continuation of a fair and equitable distribution of the rating burden across property owners in the municipality. Following review, it is proposed that the differential rate for Urban Vacant Land is reduced from 229% to 200%. This is due to the significant increase in valuations experienced by Urban Vacant Land while the current differential structure has been in place for the Urban Growth Corridor. As rates payable is directly related to the valuation of properties, the 10-year average rate increase experienced by the Urban Vacant Land property class is more than 10% of most other classes. Reducing this differential brings the 10-year average increase in rates payable for Urban Vacant Land properties back in line with other differential classes.

The proposed differentials contained in the Draft Revenue and Rating Plan are as follows:

Differential Property Class	Number of properties per class	Current Differential Rate	Proposed Differential Rate
Base Rate	17,522	100%	100%
Farm Rate	1,162	75%	75%
Urban Farm Rate	41	85%	85%
Urban Vacant Land	2,021	229%	200%
Urban Commercial & Industrial	1,178	145%	145%
Urban Residential Rate	30,955	107%	107%
Cultural and Recreational Land	5	75%	75%

The proposed reduction in rate for Urban Vacant Land will result in an average increase of less than 1% to rates payable by property owners in other property classes.

During the review of differential rates, it was identified that the current differential property class definitions need further analysis and consideration, noting any substantial changes would require extensive community engagement. A review process will commence during the second half of 2025, and will further consider factors including taxation benefits, financial investment gains and other property-specific benefits derived from Council services. Any changes as part of this review will be presented to Council for adoption as part of an updated Revenue and Rating Plan and subsequently included in the 2026-27 Budget development process.

Policy Implications

Nil

Climate Emergency Consideration

Nil

Consultation/Communication

This Draft Plan has been developed by Council officers in consultation with Councillors. Council seeks to receive community feedback on the Draft Revenue and Rating Plan through community consultation which is due to commence 15 April 2025 through to 9 May 2025.

Conclusion

Officers are recommending Council support in principle the Draft Revenue and Rating Plan and to make the Plan available for Community Consultation.

Further consideration of differential rate property classes will be considered by Council later in 2025. Any further proposed changes would include extensive community consultation, with the results presented to Council in the second half of 2025. Any updates will be included in the 2026-27 Budget development process.

Attachments

1. Attachment 1 - Draft Revenue and Rating Plan 2025-29 [7.4.1.1 - 17 pages]

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Cardinia Shire Council



DRAFT Revenue and Rating Plan 2025-29

June 2025

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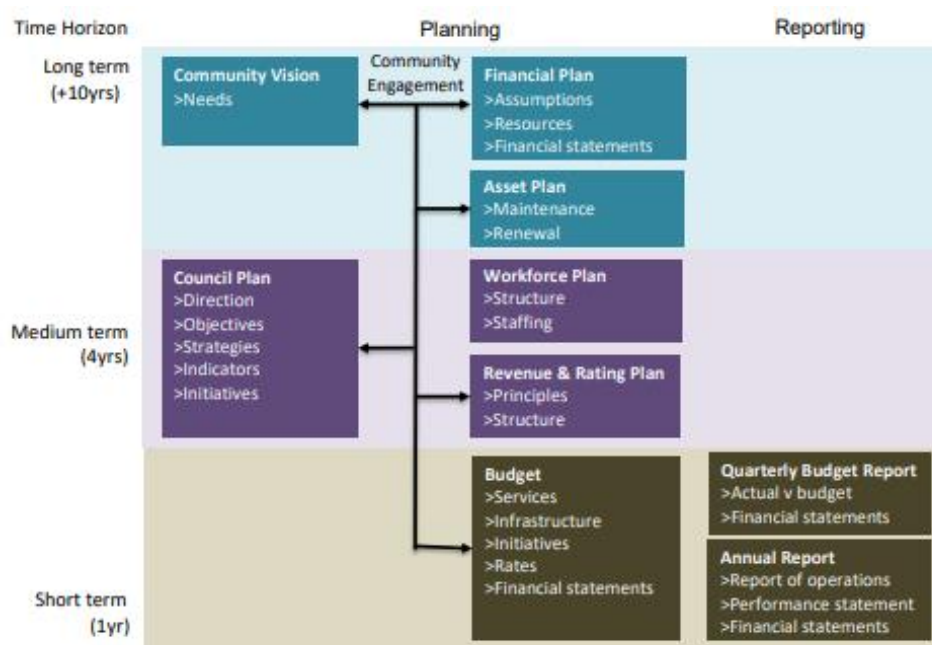
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1.1 PURPOSE

The Revenue and Rating Plan establishes a revenue raising framework within which Council proposes to work. This plan determines the most appropriate and affordable revenue and rating approach for Cardinia Shire Council, which will adequately finance the vision and objectives outlined in the Council Plan.

The *Local Government Act 2020* requires Council to prepare a Revenue and Rating Plan to cover a minimum period of four years following each Council election.

The Revenue and Rating Plan is part of the Council's Integrated Strategic Planning Framework as set out in the following diagram.



Strategies outlined in this plan align with the objectives contained in the Council Plan and feed into Council's Budget and Financial Plan, as well as other strategic planning documents.

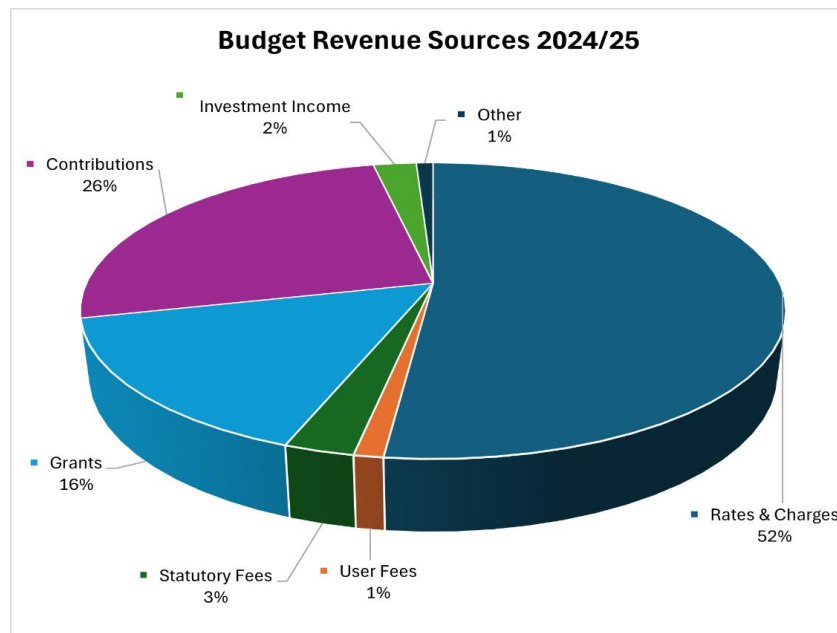
This plan explains how Council calculates the revenue needed to fund its activities, and how the funding burden will be apportioned between ratepayers and other users of Council facilities and services. This plan sets out decisions of Council in relation to rating options available to it under the *Local Government Act 2020* to ensure the fair and equitable distribution of rates across property owners. It also sets out principles used in decision making for other revenue sources such as fees and charges. The plan does not set revenue targets.

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1.2 INTRODUCTION

In line with the Council Plan and Community Vision, Council provides a wide variety of services and facilities to our local community. In doing this, Council must collect revenue to cover the cost of providing these services and facilities.

The below graph presents the various revenue sources that are budgeted for Cardinia Council in 2024/25.



Council's major revenue source is Rates and Charges (\$126million), followed by Developer Contributions (\$62million), and Government Grants (\$38million). This plan seeks to address Council's reliance on rate income and provide alternate revenue options to actively reduce that reliance.

In determining its revenue requirements, Council identifies what each source of revenue is, how much will be raised in each class, and the policy rationale/assumptions for each. Council considers:

- How revenue will be generated through rates on properties
- Fixed service charges that might be applied on services such as waste or recycling
- Fees and charges for services and programs including cost recovery policies and user charges
- Recurrent and non-recurrent operational and capital grants from other levels of Government
- Developer contributions and other revenue
- Revenue generated from the use or allocation of Council assets (including the application of discounts and waivers)
- Entrepreneurial, business, or collaborative activities established to deliver programs or services and generate income or reduce costs.

The Council provides public goods and services, private goods and services and a mix of both to the community. In determining if services should be funded through rates and charges or other revenue sources such as user charges, the Council considers whether services are either entirely or partially public goods. That is, where a service provides a broad benefit to the whole community then it will be funded from rates. Where individual or groups of ratepayers receive a particular benefit, the service will be funded from user charges.

Each revenue source is discussed in more detail within the relevant section of this plan.

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1.3 COMMUNITY ENGAGEMENT

The Revenue and Rating Plan outlines Council's decision-making process on how revenues are calculated and collected. The following public consultation process was followed to ensure due consideration and feedback is received from relevant stakeholders.

Revenue and Rating Plan community engagement process:

- Proposed Revenue and Rating Plan prepared.
- Proposed Revenue and Rating Plan placed on public exhibition via Creating Cardinia, our online Community Engagement Platform for a period of 28 days seeking public feedback.
- Consider public feedback and perform revisions as required; and
- Revenue and Rating Plan presented to the June Council meeting for adoption.

1.4 RATES AND CHARGES

Rates are property taxes that allow Council to raise revenue to fund essential public services within their municipal population. This taxation system provides Council with flexibility in its rating structure to accommodate issues of equity and to ensure fairness in rating for all ratepayers.

Rates and charges are an important source of revenue, accounting for over 50% of revenue received by Council. Council is conscious of achieving a sustainable balance between collecting rate revenue to fund the delivery of essential community services and infrastructure, and the community's ability to manage the financial burden of paying annual rates.

Planning for future rate increases is an essential component of Council's long-term financial sustainability. These increases are considered during the long-term financial planning process and are used to fund both additional service delivery and the increasing costs related to providing Council services.

1.4.1 RATING FRAMEWORK

This plan outlines the principles and strategic framework that Council will utilise in calculating and distributing the rating burden to property owners. The legislative framework determines Council's ability to develop a rating system, the adoption requirements, and how the information is to be presented to the community. Legislation provides significant flexibility for Council to tailor a system that suits the needs of both Council and Community.

Local Government Act 2020

Section 94 states that Council must adopt a budget by 30 June each year (or at another time fixed by the Minister) to include:

- a) the total amount that the Council intends to raise by rates and charges
- b) a statement as to whether the rates will be raised by the application of a uniform rate or a differential rate
- c) a description of any fixed component of the rates, if applicable
- d) if the Council proposes to declare a uniform rate, the matters specified in section 160 of the *Local Government Act 1989*
- e) if the Council proposes to declare a differential rate for any land, the matters specified in section 161(2) of the *Local Government Act 1989*

If applicable, the budget must also contain a statement –

- a) that the Council intends to apply for a special order to increase the Council's average rate cap for the financial year or any other financial year; or
- b) that the Council has made an application to the ESC for a special order and is waiting for the outcome of the application; or
- c) that a special Order has been made in respect of the Council and specifying the average rate cap that applies for the financial year or any other financial year.

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Local Government Act 1989

Section 155 Charges that may be Declared: A Council may declare the following rates and charges on rateable land:

- General rates under Section 158
- Municipal charges under Section 159
- Service rates and charges under Section 162
- Special rates and charges under Section 163.

The recommended strategy in relation to these rates are discussed in the relevant sections within this document.

Fair Go Rates System

The Victorian Government established the Fair Go Rates system (FGRS) in 2015 to govern the amount Victorian Councils can increase rates in a year without seeking additional approval. Each year the Minister for Local Government sets the average rate cap for the following rating year based on the forecast change in the consumer price index (CPI). The annual cap, which applies to Council's average rate and charge, cannot be increased without the permission of the Essential Services Commission.

The FGRS has challenged long-term financial sustainability across local government, and it continues to restrict Council's ability to raise revenue to maintain service delivery levels and invest in community assets. The CPI does not accurately reflect increases in costs faced by Councils because they have a significantly different composition of expenditure compared to households. Key Council expenditures (wages, construction, utilities, etc.) required to provide Council services and deliver infrastructure projects have been increasing faster than the CPI. This Plan seeks to address Council's reliance on rate income and provide options to actively reduce that reliance.

Any applications to the Essential Services Commission to apply for a rate cap variation will be considered by Council during the planning and adoption processes of Council's Annual Budget and Long-Term Financial Plan.

Rating Principles

When developing a Rating Plan, Council considers the following good practice taxation principles:

Wealth Tax: The "wealth tax" principle implies that the rates paid are dependent upon the value of a ratepayer's real property and have no correlation to the individual ratepayer's consumption of services or the perceived benefits derived by individual ratepayers from the expenditures funded from rates.

Equity: *Horizontal equity* – ratepayers in similar situations should pay similar amounts of rates (ensured mainly by accurate property valuations, undertaken in a consistent manner, their classification into homogenous property classes and the right of appeal against valuation). *Vertical equity* – those who are better off should pay more rates than those worse off (the rationale applies for the use of progressive and proportional income taxation. It implies a "relativity" dimension to the fairness of the tax burden).

Efficiency: Economic efficiency is measured by the extent to which production and consumption decisions by people are affected by rates.

Simplicity: How easily a rates system can be understood by ratepayers and the practicality and ease of administration.

Benefit: The extent to which there is a nexus between consumption/benefit and the rate burden.

Capacity to Pay: The capacity of ratepayers or groups of ratepayers to pay rates.

Diversity: The capacity of ratepayers within a group to pay rates.

The rating challenge for Council therefore is to determine the appropriate balancing of competing considerations.

When developing rates and charges revenue, the following good practice principles will apply:

- to be reviewed annually.
- not change dramatically from one year to next; and
- be sufficient to fund current expenditure commitments and deliverables outlined in the Council Plan, Financial Plan and Asset Plan.

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Exemptions

Section 154 of the *Local Government Act 1989* declares that all land is rateable with several exceptions. This includes land held or used for public or municipal purposes, land used exclusively for charitable, education or religious purposes, and certain clubs or memorials under the *Veterans Act 2005*, Returned Services League and related associations as defined.

The *Cultural and Recreational Land Act 1963* (CRLA) requires Council to set an applicable Charge 'in lieu of Rates' for 'recreational lands'. Benefits of cultural and recreational land include social interaction, sporting programs, cultural promotion, provision of premises, employment opportunities and community development/meeting places. Council considers the services utilised by each property occupier and the benefit their land provides to the community and may levy a 'charge in lieu of rates' that provides a 25% discount to the equivalent municipal rates they would otherwise pay.

1.4.2 GENERAL RATES

In line with section 158 of the *Local Government Act 1989*, by 30 June Council must declare; the amount which the Council intends to raise by general rates for the coming year and whether the general rates will be raised by application of a uniform rate, or differential rate.

General Rates are calculated as: **Property Valuation x Rate in the Dollar (Differential or Uniform Rate)**.

These two components of the general rate charge are discussed in the following sections.

Property Valuation

Legislation

Under Section 157 the *Local Government Act 1989*, Council has three options as to the valuation base it elects to use. They are:

- **Capital Improved Value (CIV)** – Value of land and improvements upon the land.
- **Site Value (SV)** – Value of land only.
- **Net Annual Value (NAV)** – Rental valuation based on CIV.

The *Valuation of Land Act 1960* is the principal legislation in determining property valuations and states the Victorian Valuer-General must conduct property valuations on an annual basis. The value of land is always derived by the principal of valuing land for its highest and best use at the relevant time of valuation.

Regular reviews of property values are conducted by the Victorian Valuer-General during the year to ensure consistency and equity for rating purposes. These supplementary valuations are carried out for a variety of reasons including rezoning, subdivisions, amalgamations, renovations, new constructions, extensions, occupancy changes and corrections. Council is advised on a regular basis of valuation and Australian Valuation Property Classification Code (AVPCC) changes and rate adjustments are processed accordingly.

Part 3 of the *Valuation of Land Act 1960* provides that a property owner may lodge an objection against the valuation of a property or the Australian Valuation Property Classification Code (AVPCC) within two months of the issue of the original or amended (supplementary) Rates and Valuation Charges Notice (Rates Notice), or within four months if the notice was not originally issued to the occupier of the land.

Policy

Cardinia Shire Council applies Capital Improved Value (CIV) to all properties within the municipality. This basis of valuation considers the total market value of land plus buildings and other improvements. It also allows for differential rating to be applied where it is believed to improve the equitable distribution of rates.

Capital Improved Value is the most used valuation base by local government with over 90% of Victorian Councils applying this methodology. Based on the value of both land and all improvements on the land, it is generally easily understood by ratepayers as it equates to the market value of the property.

Rate in the Dollar

Application of a rate against property valuations gives Council the opportunity to shift part of the rate burden from some groups of ratepayers to others through different "rates in the dollar" for each class of property. Councils may consider applying this when doing so will contribute to the equitable and efficient distribution of the cost of carrying out of its functions across the municipality.

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Legislation

Section 158 of the *Local Government Act 1989* requires Council to declare whether they intend to apply a differential or uniform rate in their general rate calculation.

Section 160 of the *Local Government Act 1989* requires Councils that elect to apply a Uniform Rate to specify the uniform rate percentage and calculate the rates charge by multiplying the value of the land by that percentage. Uniform rate allows differential rates in relation to farmland, urban farmland or residential use land.

Section 161 of the *Local Government Act 1989* allows Council to raise any general rates by the application of a differential rate if it uses the Capital Improved Value (CIV) system of valuing land. If the differential rate method is elected, Section 161 requires Council to specify the objectives of the differential rates and the characteristics of the land which the differential criteria apply. The highest differential rate in a municipal district must be no more than four times the lowest differential rate.

The *Ministerial Guidelines for Differential Rating 2013* provide guidelines which describe what types and classes of land may be considered for differentials and those that may not be appropriate for differential categories. Differential rating should be applied as equitably as is practical.

Policy

Council considers that the application of a differential rate will contribute to the equitable and efficient distribution of the costs associated with carrying out its functions.

The Cardinia Shire Council rating structure comprises 6 differential rates. This includes:

- Base Rate
- Farm Rate
- Urban Farm Rate
- Urban Vacant Land Rate
- Urban Commercial and Industrial Rate
- Urban Residential Rate

Further detail on each of these differential rates can be found in the Appendix section of this document.

The general objectives of each of the differential rates are to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council. These rating differentials are based on the location and purpose for which a property is used. That is, whether the property is vacant land, or is used for residential, commercial/industrial, or farming purposes, with higher rates in the urban growth corridor. Further consideration is given for properties with current or future opportunity for development. This distinction is based on the concept that different property categories should pay a fair and equitable contribution, accounting for the benefits those properties derive from the local community.

Most Victorian Local Government bodies apply a differential rate. A differential rate allows for a more equitable distribution of the rate burden between all classes of property. They allow consideration for ratepayer's ability to pay, the unique circumstances of some property types, the provision of specific property related services, development activity within the municipality, and any associated income tax benefits. Differential rates can be more complicated to understand and administer compared to applying a uniform rate to all property types.

Changing economic conditions, property valuations and other factors outside of Councils control may impact the equitable distribution of rates. To ensure the desired objectives of a differential rate continue to be achieved, Council review the differential rating definitions during the adoption of the Rating and Revenue Plan every four years, or periodically as required.

1.4.3 MUNICIPAL CHARGE

Legislation

Section 159 of the *Local Government Act 1989* permits Council to declare a municipal charge to cover some of the administrative costs of the Council. The total revenue from a municipal charge in a financial year must not exceed 20 per cent of the combined total of the Council's total rate revenue.

The legislation is not definitive on what comprises administrative costs and does not require Council to specify what is covered by the charge. The application of a municipal charge represents a choice to raise a portion of the rates by a flat fee for all properties.

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Policy

Cardinia Shire Council has not applied a Municipal Charge due to its regressive nature, as it would result in lower valued properties paying comparatively higher rates and charges.

1.4.4 SPECIAL CHARGE SCHEMES

Legislation

Section 163 of the *Local Government Act 1989* permits Council to declare a special rate or charge to recover the cost of works from property owners who will gain special benefit from that work.

The special rates and charges provisions are flexible and can be used to achieve a wide range of community objectives. The fundamental principle of a special rate or charge is proof "special benefit" applies to those being levied.

Policy

The application of special charge schemes will be considered as required by Council, during the medium and long-term financial planning processes.

1.4.5 SERVICE RATES AND CHARGES

Legislation

Section 162 of the *Local Government Act 1989* provides Council with the opportunity to raise service rates and charges for the collection and disposal of refuse or any other prescribed service.

The *Minister's Good Practice Guidelines for Service Rates and Charges* stipulate that service charges for disposal of refuse must only fund services that provide a specific and tangible benefit to the occupancy subject to that charge. This includes the cost of kerbside collection of waste and/or recycling bins that are provided for the exclusive use of the occupancy. It can also reflect the costs of the subsequent management of this waste, including transport, storage, processing and disposal and associated infrastructure.

The *Local Government (Planning and Reporting) Regulations 2020* state that any declared Service Rates or Charges are described in the Council's Annual Budget and The *Local Government (General) Regulations 2015* requires details of declared Service Rate or Charge to be described on the rate notice.

Policy

Council applies a service charge for the collection and disposal of refuse on residential properties (compulsory), rural properties (compulsory), and commercial/industrial (optional). These properties have the option to acquire an additional bin or upgrade to a larger bin where available for an extra charge. Council retains the objective of setting the service charge for waste at a sustainable level that recovers the cost of waste services.

Applying a waste service charge is a simple and efficient charge which ensures equity in that those who receive the benefits of kerbside collection cover the costs of that service. If this charge was not applied, the costs would be required to be raised by way of an increased general rate - meaning that residents in higher valued properties would substantially pay for the waste service of lower valued properties.

1.4.6 EMERGENCY SERVICES AND VOLUNTEERS FUND

Legislation

The Victorian State Government legislates the collection of an annual charge for property owners to contribute towards the cost of the Victorian State Emergency Services, through the Emergency Services and Volunteers Fund (ESVF). The ESVF will include two components, a fixed charge, and a variable charge which is linked to the Capital Improved Value of the property. From 1 July 2026, a non-residential fixed charge will apply to all non-principal places of residence.

This charge was originally called the Fire Services Property Levy and was legislated by the *Fire Services Property Levy Act 2012*. On 1 July 2025 this levy is being replaced by the ESVF. This fund will help support a wider range of emergency services including but not limited to VICSES, Triple Zero Victoria, Emergency Management Victoria, as well as the Country Fire Authority (CFA) and Fire Rescue Victoria.

Active volunteers with VICSES and CFA may receive an exemption from the ESVF for their primary place of residence. Pensioner Concession Card and Department of Veterans' Affairs Gold Card holders are entitled to a \$50 concession on their ESVF liability for their principal place of residence. Farmers with multiple properties that

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operate as a single enterprise may be eligible to pay a single fixed charge under the single farming enterprise exemption.

Policy

ESVF charge will be collected by Council and passed through to the State Government. This charge is not included in the rate cap and increases in the charge are at the discretion of the State Government.

Council will continue to abide by the legislation set by the Victorian State Government and any updates to the calculation or application of this charge will be applied as required.

1.4.7 ADMINISTRATION OF RATES AND CHARGES

Collection Policy

Legislation

Section 167 of the *Local Government Act 1989* allows ratepayers to pay a rate or charge in four instalments. Councils also have the option to allow a lump sum instalment. Instalment dates are set by the Minister by notice published in the Government Gazette.

Section 172 of the *Local Government Act 1989* allows Council to charge interest on all overdue rates. The interest rate applied is fixed under Section 2 of the *Penalty Interest Rates Act 1983*, which is determined by the Minister and published by notice in the Government Gazette.

Policy

Council's Rates and Charges Recovery and Financial Hardship Policy details all rate and charge instalment dates and debt recovery practices. This policy provides the various payment plan options that are available to ratepayers and outlines the collection process and application of interest charges if rates payments become overdue.

Council offers a range of payment options including:

- in person at Council offices (EFTPOS, credit/debit cards and cash),
- online via Council's eNotices portal,
- direct debit via Council's FlexiPay service (weekly, fortnightly, monthly or quarterly),
- BPAY,
- Australia Post (over the counter, over the phone via credit card and on the internet),

Rebates and Concessions

Legislation

Section 169 of the *Local Government Act 1989* provides that a Council may grant a rebate or concession in relation to any rate or charge to:

- Assist the proper development of the municipal district; or
- Preserve buildings or places in the municipal district which are of historical or environmental interest; or
- Restore or maintain buildings or places of historical, environmental, architectural or scientific importance in the municipal district; or
- Assist the proper development of part of the municipal district.

A Council resolution granting a rebate or concession must specify the benefit to the community resulting from the rebate or concession.

Policy

Council do not currently provide rebates in relation to Section 169 of the *Local Government Act 1989*. See the section on Financial Hardship, Rate Deferrals and Waivers for alternate concessions.

Financial Hardship, Rate Deferrals and Waivers

Legislation

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Section 170 of the *Local Government Act 1989*, states Council may defer the payment of any rate or charge payable if it considers the payment of the rate or charge would cause financial hardship to that person.

Section 171 of the *Local Government Act 1989* states a Council may waive whole or part of any rate or charge or interest for an eligible recipient or any other class of persons determined by the Council for the purpose of waiving rates or charges on the grounds of financial hardship.

The *State Concessions Act 2004* provides a waiver of whole or part of any rates, charges or interest obligation for eligible recipients. This process is initiated by the Victorian Government and offers a concession on municipal rates to assist eligible ratepayers in affording rates on their principal place of residence.

To be eligible for the concession, the ratepayer must be the holder of a:

- Pensioner Concession Card issued by Centrelink or Department of Veterans Affairs (DVA)
- DVA Gold Card - Totally and Permanently Incapacitated
- DVA Gold Card - War Widow.

Policy

Council acknowledges that various ratepayers may experience financial hardship for a range of reasons and that meeting rate obligations constitutes just one element of many difficulties that may be faced.

Councils Rates and Charges Recovery and Financial Hardship Policy outlines the options available to those ratepayers who are suffering, or who would suffer financial hardship, if they paid the rates and charges for which they are liable. This policy aims to provide viable options for ratepayers facing such circumstances to deal with the situation positively and reduce the strain imposed by financial hardship. Where Council approves an application for the deferral of rates or charges, interest will not be levied on the outstanding balance of rates and charges during the deferral period.

To efficiently recognise financial hardship for ratepayers who have been unemployed over a period, Council offers a \$50 waiver on the principal place of residence to those who are receiving JobSeeker payments. Ratepayers seeking to apply for this initiative will be required to submit a JobSeeker Rates Concession Application form each year.

Council administers the pensioner concession as outlined in the *State Concessions Act 2004* on behalf of the Victorian Government. Eligible ratepayers may claim a rebate on their sole or principal place of residence. Upon initial application with Cardinia, eligibility is confirmed with the Victorian Government. Once confirmation is received, the pensioner rebate is deducted from the rate account.

Eligible ratepayers can apply for the pensioner concession rebate at any time throughout the rating year. Retrospective claims up to a maximum of one previous financial year can be approved by Council on verification of eligibility criteria. For periods prior to this, claims will need to be approved by the relevant government department. Where a rebate was recognised in the previous year and where the ratepayer remains eligible, no further application is required.

1.5 FEES AND CHARGES

The provision of infrastructure and services form a key part of Council's role in supporting the local community. If a service provides a direct benefit or service to a specific group or groups in the community, a fee or charge may be raised for the use of that service. The nature of how a fee and charge is priced depends on whether it is related to the provision of a statutory (legislated) or discretionary service.

Section 106 of the *Local Government Act 2020* provides the following key service performance principles in relation to fee and charge setting which must be met:

- Services should be provided in an equitable manner and be responsive to the diverse needs of the municipal community.
- Services should be accessible to the members of the municipal community for whom the services are intended.
- Quality and costs standards for services set by the Council should provide good value to the municipal community.

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1.5.1 USER FEES AND CHARGES

User Fees and Charges are discretionary fees that are set by Council based on the principles outlined in this Revenue and Rating Plan. These charges are to support the delivery of non-statutory services and for public use of community infrastructure. Examples include:

- Leases and Facility Hire Fees
- Asset Protection Fees
- Parking Fees
- Planning Fees and Building Certificates

In collecting a fee for these services, Council must consider a range of 'Best Value' principles. These include service cost and quality standards, value-for-money, community expectations and values. Council must balance the affordability and accessibility of infrastructure and services with its financial capacity and long-term financial sustainability.

Councils must comply with the government's Competitive Neutrality Policy for significant business activities they provide and adjust their service prices to neutralise any competitive advantages when competing with the private sector.

Services are provided based on one of the following pricing methods:

- a. Market Price
- b. Full Cost Recovery Price
- c. Subsidised Price

Market pricing (A) is where Council sets prices based on the benchmarked competitive prices of alternate suppliers. Generally, market price represents full cost recovery plus an allowance for profit. Market prices will be used when other providers exist in the given market, and Council needs to meet its obligations under the government's Competitive Neutrality Policy.

It should be noted that if a market price is lower than Council's full cost price, then the market price would represent Council subsidising that service. If this situation exists, and there are other suppliers existing in the market at the same price, this may mean that Council is not the most efficient supplier in the marketplace. In this situation, Council will consider whether there is a community service obligation and whether Council should be providing this service at all.

Full cost recovery price (B) aims to recover all direct and indirect costs incurred by Council. This pricing should be used where a service provided by Council benefits individual customers specifically, rather than the whole community. In principle, fees and charges should be set at a level that recovers the full cost of providing the services unless there is an overriding policy or imperative in favour of subsidisation.

Subsidised pricing (C) is where Council subsidises a service by not passing the full cost of that service onto the customer. Subsidies may range from full subsidies (i.e Council provides the service free of charge) to partial subsidies, where Council provides the service to the user with a discount. The subsidy can be funded from Council's rate revenue or other sources such as Commonwealth and State funding programs. Full Council subsidy pricing and partial cost pricing should always be based on knowledge of the full cost of providing a service.

Council will develop a fees and charges schedule as part of the annual Budget process. Proposed pricing changes and the pricing structure will be included in this schedule and stakeholders will be provided the opportunity to review and provide feedback before the fees are finalised by Council adoption.

1.5.2 STATUTORY FEES AND FINES

Council collects statutory fees and fines under the direction of legislation or other government directives. The rates used for statutory fees and fines are advised by the State government department responsible for the corresponding services or legislation, and Councils have limited discretion in applying these fees.

Examples of statutory fees and fines include:

- Planning and subdivision fees
- Building and Inspection fees
- Registration fees
- Infringements and fines

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- Land Information Certificate fees.

Penalty and fee units are used in Victoria's Acts and Regulations to describe the amount of a fine or a fee. Any change to the value of a penalty or fee unit will occur on 1 July each year.

1.6 GRANTS

Grant revenue represents income received from other levels of government to support the delivery of services or infrastructure. Grants can be singular or recurrent in nature and may be conditional on the delivery of specific projects or services.

Grant funding is a critical component of Councils revenue sources. Council pro-actively advocates to other levels of government for grant funding, which enables significant investments in community assets and delivery of valued community services.

When preparing its financial plan, Council considers its project proposal pipeline, advocacy priorities, upcoming grant program opportunities, and co-funding options to determine what grants to apply for. Grant assumptions are clearly detailed in Council's budget document. No project that is reliant on grant funding will proceed until a signed funding agreement is in place.

The opportunity for grant funding may arise at any time of the year. These opportunities will be considered by Council as required and can be approved via resolution outside the budget cycle. Council may use its own funds to leverage the maximum external funding opportunities as required. Council will only apply for and accept external funding if it is consistent with the Community Vision, able to be delivered within the required timeline and does not lead to the distortion of financial sustainability or Council Plan priorities.

1.7 CONTRIBUTIONS

Contributions represent funds received by Council, usually from non-government sources, and are usually linked to projects.

Contributions can be made to Council in the form of either cash payments or physical assets.

Examples of contributions include:

- Monies collected from developers under planning and development agreements.
- Monies collected under developer contribution plans and infrastructure contribution plans.
- Contributions from user groups towards upgrade of facilities
- Assets handed over to Council from developers at the completion of a subdivision, such as roads, drainage, and streetlights.

Contributions should always be linked to a planning or funding agreement. Council will not undertake any work on a contribution-funded project until a signed agreement outlining the contribution details is in place. Contributions linked to developments can be received well before any Council expenditure occurs. In this situation, the funds will be identified and held separately for the specific works identified in the agreements.

1.8 INTEREST ON INVESTMENTS

Council receives interest on funds managed as part of its investment portfolio, where funds are held in advance of expenditure, or reserved for special purposes. Interest is added to Council's general revenue unless legislation requires it to be held and expended for a specific purpose. The investment portfolio is managed per Council's investment policy, which seeks to maximise return on funds, whilst minimising risk.

1.9 OTHER REVENUE

1.9.1 SALE OF ASSETS

Council may consider the sale of Council owned assets if the sale is in line with the objectives set in the Council Plan, Long Term Financial Plan and Asset Management Plan. These strategic decisions will be considered in line with annual and long-term planning processes, or as required, and will be accompanied with a business case outlining the benefits and impacts to community and Council.

The sale of a Council owned asset will be approved by Council resolution.

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1.9.2 BORROWINGS

Whilst not a source of income, borrowings can be an important cash management tool in appropriate circumstances. Loans can only be approved by Council resolution. Council will continue to review its existing loans and look for opportunities to renegotiate where possible.

The following financial sustainability principles must be adhered to with new borrowings:

- Borrowings must not be used to fund ongoing operations. Borrowings are appropriate for funding extraordinary financial events, or large capital works where the benefits are provided to future generations.
- Council will maintain debt at sustainable levels which are line with the Council Plan and VAGO requirements.

1.9.3 ALTERNATE REVENUES

Rates are the most significant revenue source for Council, providing approximately 50% of its annual income and funding the delivery of a wide range of community services. With legislative restrictions and a changing economic environment that impacts the community's financial capacity to pay, Council is limited in how much income can be raised through rates.

Council is committed to maintaining service delivery levels and continuing to invest in quality, fit for purpose community infrastructure. As the cost to deliver services and infrastructure continues to rise with inflation and associated economic conditions, a distinct funding gap is impacting Council's long-term financial sustainability.

To help address the funding-gap, Council will continually assess and advocate for alternate revenue opportunities. These opportunities seek to help reduce the current reliance on rate revenue to fund the delivery of community services and infrastructure.

Alternate revenue streams that are identified will be considered and adopted via Council resolution as and when required.

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APPENDIX – DIFFERENTIAL RATES

Council believes each differential rate will contribute to the equitable and efficient carrying out of council functions. The level of each differential rate is what Council considers necessary to achieve the objectives of that rate. Details of the rates, objectives, and classes of land subject to each differential rate are set out below. The zoning applicable to each category is determined by consulting maps within the relevant Planning Scheme.

1.9.4 Base Rate

Base Rate includes any rateable land which is:

- a) not in the Urban Growth Corridor and does not have the characteristics of any other specified rate; or
- b) used for retirement village units.

Objectives:

To ensure that Council has adequate funding to undertake its strategic, statutory, service provision and community services obligations and to ensure that the differential rate in the dollar declared for defined Base Rate land properties is fair and equitable, having regard to the cost and the level of benefits derived from provision of Council services.

Level of Rate:

100% of Base Rate.

Geographic Location:

Outside the Urban Growth Corridor of the municipal district; and all retirement villages located within the Urban Growth Corridor of the municipal district.

Use of Land:

Any use permitted under the relevant Planning Scheme.

Types of Buildings:

All buildings which are already constructed on the land, or which are constructed prior to the end of the financial year.

1.9.5 Farm Rate

Farm rate includes any rateable land outside the Urban Growth Corridor which is "Farmland" within the meaning of Section 2(1) of the *Valuation of Land Act 1960*. This includes any rateable land that:

- a) is not less than 2 hectares in area; and
- b) is used primarily for primary production through its activities on the land. This includes being used primarily for grazing (including agistment), dairying, pig-farming, poultry farming, fish farming, tree farming, bee keeping, viticulture, horticulture, fruit growing or the growing of crops of any kind or for any combination of those activities; and
- c) is used by a business that:
 - has a significant and substantial commercial purpose of character.
 - seeks to make a profit on a continuous or repetitive basis from its activities on the land; and
 - is making a profit from its activities on the land, or that has a reasonable prospect of making a profit from its activities on the land if it continues to operate in the way that it is operating.

Objectives:

To ensure that Council has adequate funding to undertake its strategic, statutory, service provision and community services obligations and to ensure that the differential rate in the dollar declared for defined Farmland properties is fair and equitable, having regard to the cost and the level of benefits derived from provision of Council services. Aims to maintain agriculture as a major industry in the municipal district, facilitate the longevity of the farm sector and achieve a balance between providing for municipal growth and retaining the important agricultural economic base.

Level of Rate:

75% of the Base Rate.

Geographic Location:

Outside the Urban Growth Corridor of the municipal district.

Use of Land:

Farmland use permitted under the relevant Planning Scheme.

Types of Buildings:

All buildings which are already constructed on the land, or which are constructed prior to the end of the financial year.

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1.9.6 Urban Farm Rate

Urban Farm Rate is any rateable land within the Urban Growth Corridor which is "Farmland" within the meaning of Section 2(1) of the *Valuation of Land Act 1960*. This includes any rateable land that;

- a) is not less than 2 hectares in area; and
- b) is used primarily for primary production through its activities on the land. This includes being used primarily for grazing (including agistment), dairying, pig-farming, poultry farming, fish farming, tree farming, bee keeping, viticulture, horticulture, fruit growing or the growing of crops of any kind or for any combination of those activities; and
- c) is used by a business that:
 - has a significant and substantial commercial purpose or character.
 - seeks to make a profit on a continuous or repetitive basis from its activities on the land; and
 - is making a profit from its activities on the land, or that has a reasonable prospect of making a profit from its activities on the land if it continues to operate in the way that it is operating.

Objectives:

To ensure that Council has adequate funding to undertake its strategic, statutory, service provision and community services obligations and to ensure that the differential rate in the dollar declared for defined Urban Farmland properties is fair and equitable, having regard to the cost and the level of benefits derived from provision of Council services. Aims to encourage commerce, maintain agriculture as a major industry in the municipal district, facilitate the longevity of the farm sector and achieve a balance between providing for municipal growth and retaining the important agricultural economic base.

Level of Rate:

85% of the Base Rate.

Use of Land:

Farmland use permitted under the relevant Planning Scheme.

Geographic Location:

Within the Urban Growth Corridor of the municipal district.

Types of Buildings:

All buildings which are already constructed on the land, or which are constructed prior to the end of the financial year.

1.9.7 Urban Residential Rate

Urban Residential land is any rateable land which is;

- a) in the Urban Growth Corridor; and
- b) does not have the characteristics of Urban Farmland, Urban Vacant Land, or Urban Commercial and Industrial Land; and
- c) is not used for retirement village units.

Objectives:

To ensure that Council has adequate funding to undertake its strategic, statutory, service provision and community services obligations and to ensure that the differential rate in the dollar declared for defined Urban Residential land properties is fair and equitable. It considers the cost and the level of benefits derived from the provision of Council services given to the greater and easier access properties in the Urban Growth Corridor have to services and infrastructure.

Level of Rate:

107% of Base Rate.

Geographic Location:

Within the Urban Growth Corridor of the municipal district.

Use of Land:

Residential use permitted under the relevant Planning Scheme.

Types of Buildings:

All buildings which are already constructed on the land, or which are constructed prior to the end of the financial year.

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1.9.8 Urban Vacant Land Rate

Urban Vacant Land is any rateable land that:

- a) no dwelling or other building designed or adapted for occupation is constructed; and
- b) is located within the Urban Growth Corridor; and
- c) does not have the characteristics of Urban Commercial and Industrial Land.

Objectives:

To ensure that Council has adequate funding to undertake its strategic, statutory, service provision and community services obligations and to ensure that the differential rate in the dollar declared for defined Urban Vacant land properties is fair and equitable considering the cost and the level of benefits derived from provision of Council services. It aims to encourage development of residential land in the Urban Growth Corridor.

Level of Rate:

200% of the Base Rate.

Geographic Location:

Within the Urban Growth Corridor of the municipal district.

Use of Land:

Any land zoned as Residential or Urban Growth under the relevant Planning Scheme.

1.9.9 Urban Commercial and Industrial Rate

Urban Commercial and Industrial Land is any rateable land, which is:

- a) In the Urban Growth Corridor; and
- b) Used primarily for carrying out the manufacture or production of, or trade in goods or services (including tourist facilities and in the case of a business providing accommodation for tourists, is prescribed accommodation under the *Public Health and Wellbeing Act (Vic) 2008*; or
- c) Unoccupied building erected which is zoned Commercial or Industrial under the relevant Cardinia Shire Council Planning Scheme; or
- d) Unoccupied land which is zoned Commercial or Industrial under the relevant Cardinia Shire Council Planning Scheme.

Objectives:

To ensure that Council has adequate funding to undertake its strategic, statutory, service provision and community services obligations and to ensure that the differential rate in the dollar declared for defined Urban Commercial and Industrial Rate land properties is fair and equitable, having regard to the cost and the level of benefits derived from provision of Council services.

The commercial businesses of Cardinia Shire Council benefit from ongoing investment by Council in services and infrastructure. Council also notes the tax deductibility of Council rates for commercial properties which is not available to the residential sector, and the income generating capability of commercial based properties.

The Commercial differential rate is applied to recognise the additional demands placed on public infrastructure due to commerce attracting non-residents to the shire, the higher demands of commercial and industrial properties on the natural environment, and provision of support services and promotion of business in the municipality.

Level of Rate:

145% of the Base Rate.

Geographic Location:

Within the Urban Growth Corridor of the municipal district.

Use of Land:

Any commercial or industrial use permitted under the relevant Planning Scheme.

Types of Buildings:

All buildings which are already constructed on the land, or which are constructed prior to the end of the financial year.

7.4.2 2025-26 DRAFT BUDGET FOR ADOPTION IN PRINCIPLE

Responsible GM:	Wayne Mack
Author:	Allison Southwell
Staff Disclosure:	All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter.
Council Plan Reference:	5.1 We practise responsible leadership 5.1.2 Manage our finances responsibly and leave a positive legacy for future generations.

Recommendation

That Council:

1. Endorse the draft 2025-26 Budget (including the draft 2025-26 Capital Works Program) to be prepared in accordance with section 94 of the *Local Government Act 2020* be approved in principle for the purpose of giving public notice and providing a period of public exhibition of the draft Budget.
2. Authorise the Chief Executive Officer to:
 - a. Give public notice in accordance with Council's Community Engagement Policy of Council's intention to adopt the 2025-26 Budget (including the 2025-26 Capital Works Program) at the Council meeting to be held on 16 June 2025.
 - b. Undertake any and all administrative procedures necessary to enable Council to carry out its functions in accordance with its Community Engagement Policy.

Executive Summary

The draft 2025-26 Budget (and supporting Capital Works Program) captures how Council proposes to fund its investment into programs, services and projects over the next four years.

The draft Budget will enable the delivery of more than 120 services to our community, while supporting the construction of new community facilities and maintenance and upgrade of existing facilities and infrastructure, including parks, sporting grounds and pavilions, footpaths, roads and bridges.

The draft 2025-26 Budget, including the Capital Works Program, has been prepared through rigorous consultation with Councillors and Council officers, as well as feedback received during the deliberative engagement process as part of developing the new Council Plan. This has informed the development of the draft Budget, noting the competing tensions for scarce resources and the diverse views and needs of the community.

Cardinia Shire Council remains committed to providing increased value for money to rate payers. We have continued our approach to identifying processes and reduce overhead costs in delivering our key services.

Council is currently working through the process of developing its 2025-29 Council Plan, and notes that currently the key strategic objectives and initiatives are not yet confirmed. The draft strategic objectives and initiatives that will form part of the draft Council Plan will be available prior to the Budget being formally adopted by Council.

There is a common misconception that as Council grows and properties are valued and added to the Shire, Council receives a "windfall gain" of additional revenue. This is not the case, as the process results in the redistribution of total rates revenue across all properties in the municipality based on relative changes in property values. The proposed increase in total

rates revenue in 2025-26 (excluding waste service charges) is determined by the rate cap, which was announced by the Minister for Local Government in December 2024 at 3.0%.

Council invites the Cardinia Shire community to review the draft Budget documents prior to them being considered for adoption at a Council meeting to be held on 16 June 2025.

Financial and Resource Implications

The draft 2025-26 Budget outlines Council's management of financial resources for a four-year period. The draft Budget outlines the proposed resources to be allocated to the delivery of proposed capital works, delivery of services and funding for our key community priorities.

Consultation/Communication

As part of Council's process to develop the 2025-29 Council Plan, the views and priorities expressed by the community panel have been taken into consideration as part of the development of the draft Budget.

Feedback from these engagement activities, as well as information from prior engagements throughout the last year, has provided valuable input to the draft 2025-26 Budget development process, helping to ensure resources are being allocated to priority areas, while also ensuring Council can continue to meet its legislative obligations.

Conclusion

This draft Budget outlines how resources are proposed to be allocated to deliver the initiatives, programs, services and capital works to the community. It also outlines the associated arrangements for servicing financial debt.

Council invites the community to review the draft Budget documents prior to them being considered and formally adopted at the Council meeting to be held on 16 June 2025.

Attachments

1. Attachment 1 - Draft Budget 2025-26 [7.4.2.1 - 100 pages]
2. Attachment 2 - Capital Plan FY 2025-26 [7.4.2.2 - 2 pages]

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Cardinia Shire Council

Budget 2025 - 26

June 2025

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Mayor and CEO introduction

We are proud to present Cardinia Shire Council's draft Budget for 2025-26, marking the first annual budget of our new four-year council term. This budget strives to reflect the key priorities identified as the development of the new 2025-29 Council Plan takes shape to ensure our efforts align with the aspirations of our community.

This budget signifies the beginning of a new era, guided by a fresh set of strategic objectives shaped through a deliberative panel process involving 45 community members. One key theme from the panel was a strong desire for Council to invest effectively and efficiently in its programs and services.

While previous budgets emphasised new infrastructure, this year's budget focuses on renewing our existing assets through our capital program to ensure they continue to support our community's needs. Cardinia is experiencing exponential growth, with 3 families moving into our municipality daily, and at the same time our shire is incredibly diverse with more than 800km of unsealed roads and nationally significant farming areas. With our current asset base valued at \$3.1 billion, it's crucial to invest our resources carefully to ensure these assets are available for our whole community.

In formulating the 2025-26 budget, we have worked hard to balance the delivery of Council services and projects with the recognition of ongoing cost of living pressures facing our community. The budget proposes a rate increase of 3 per cent in line with the State Government rate cap. Once again, Council has chosen not to apply to the Essential Services Commission (ESC) for a variation on the rate cap.

We are currently budgeting for a \$3.2 million adjusted underlying deficit, which includes borrowing \$17 million to support our investment in the capital program for asset renewal. Overall, our debt position remains very low, reflecting Council's responsible financial management to date.

The rate cap continues to challenge the local government sector, particularly where it does not factor in rising costs, the underfunding of Developer Contributions and Infrastructure Contributions Plans for growth councils, and cost shifting of services from other levels of government. Cardinia Shire Council has begun exploring strategies to address these challenges and their impact on our ability to maintain service levels while minimising cost of living pressures for residents.

Council made a submission to the State Government's Inquiry into Local Government Funding and Services and the Federal Parliamentary Inquiry into Local Government Sustainability to address the financial challenges faced by Cardinia Shire Council and local government more broadly, highlighting the difficult financial challenges and decisions that will be required in the coming years.

Over the next 12 months, we will review our rating strategy and differential rates structures to better distribute rates contributions and ensure adequate funding to support the infrastructure needs of new residents. Each year, we work hard to deliver new and upgraded community infrastructure through our Capital Works Program. Last year, we completed several exciting projects, including the construction of Officer District Park (stage one), Worrell Reserve Skate Park and Youth Plaza, Jim Parkes Reserve upgrade, new Garfield Netball Pavilion, and the Tounun Child and Family Centre in Officer.

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Over the coming council term, we plan to invest \$251.7 million in capital infrastructure, with \$71.6 million allocated for the 2025-26 Capital Works Program. Key initiatives include:

- \$8.9 million for building maintenance and improvements
- \$42.36 million for roads and drainage
- \$1.05 million for bridges
- \$1.3 million for footpaths and cycleways
- \$2.7 million for recreation, leisure, and community facilities
- \$1.45 million for parks and open space

Additionally, we have allocated funds towards the ongoing delivery of more than 120 services to the community, including:

- \$6.3 million for early years development and early childhood education and care
- \$2.05 million for community safety and inclusion, including ageing well, access and inclusion and community safety initiatives.
- \$706,000 for youth services, including health, wellbeing, social and life skills initiatives.
- \$2.5 million for libraries
- \$6.4 million for compliance services and emergency management, including animal management and supporting the community during emergency events.

These are just some of the many projects that Council will deliver throughout the year. We encourage you to review the budget document and visit Council's website for more information and project updates.

The local government sector continues to face significant financial sustainability challenges, and Cardinia Shire is not exempt from these pressures. As such, advocacy will be a key focus for Council as we seek external funding sources for vital community infrastructure and services.

Waste management remains a significant challenge for local councils across the state. The State Government's new guidelines around the waste charge no longer allow councils to recover costs associated with dumped rubbish and public litter, therefore these costs remain included in the waste charge. Furthermore, the EPA landfill levy has increased once again, underscoring the need for more sustainable waste solutions and reducing our reliance on landfill. While this budget assumes a \$40 per tonne landfill levy increase, we are concerned that the amount could be much higher.

Strategic planning is another area straining council budgets, particularly for growth councils like Cardinia. These services are essential to support the State Government's housing agenda and urban expansion. However, it is important to recognise that councils must fund the maintenance of roads, parks, and lighting in these new developments through their existing budgets, relying heavily on rates income.

Cardinia Council's focus for the next year will be to continue delivering projects and services that make our shire a great place to live while addressing the challenges we face. We will continue to seek operational efficiencies, ensuring that you, as a ratepayer, receive the best value for your money.

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This draft budget seeks to respond financial challenges facing council, while prioritising existing services and infrastructure, and delivering projects to help achieve the community's vision. We welcome your feedback to ensure the budget reflects community needs. We encourage you to read the remainder of this document, along with our draft 2025-29 Council Plan, when it is made available for community exhibition, and look forward to receiving your feedback and submissions.

Cr Jack Kowarzik
Mayor

Carol Jeffs
Chief Executive Officer

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Executive summary

Council has prepared a budget that funds a range of projects, programs and services while managing significant ongoing financial challenges and prioritising long term financial sustainability.

It should be noted that at the time of drafting, Council is still working with the community and Councillors on reviewing the Community Vision and the development of the 2025-29 Council Plan. The Council Plan, with its strategic objectives and initiatives, is still being drafted and any reference may be amended as Council works through this process prior to final adoption.

This budget seeks to enable the delivery of high-quality services, projects and infrastructure that are valued by our community, while ensuring Council remains financially sustainable to continue to invest in the future generations of our people and communities.

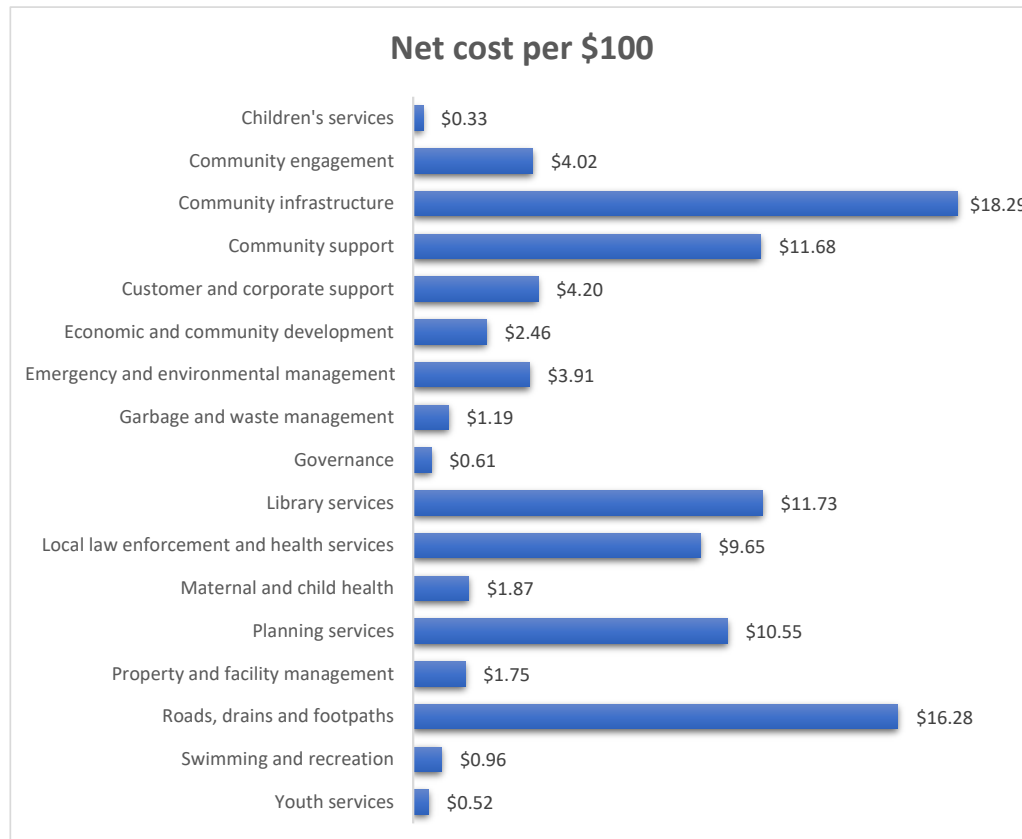
Key statistics	2025-26 Budget (\$,000)	2024-25 Forecast Actual (\$,000)
Total revenue	\$279,922	\$250,599
Total expenditure	\$176,038	\$170,980
Comprehensive operating surplus (The comprehensive operating surplus reflects the anticipated annual performance of Council's day-to-day operations based on recurrent incomes and expenditures)	\$103,884	\$79,619
Underlying operating surplus/(deficit) (Underlying operating result is an important measure of financial sustainability as it excludes income which is to be used for capital from being allocated to cover operating expenses)	(\$3,262)	(\$7,801)
Capital works program	\$71,604	\$82,465
Funding the capital works program		
Grants	\$33,050	\$19,934
Contributions	\$4,081	\$3,578
Council cash	\$17,473	\$38,953
Borrowings	\$17,000	\$20,000

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Where Council spends its funding

The chart below provides an indication of how Council allocates its expenditure across the main services that it delivers. It shows how much is allocated to each service area for every \$100 that Council spends.



Budgeted income statement

The budgeted income statement shows a comprehensive operating surplus of \$103.9 million for the year ending 30 June 2026.

The comprehensive operating surplus is required to be reported but is not a true indication of Council's underlying result or financial sustainability.

This is because it includes external capital contributions which are not available for operational expenditure and must be used for capital works (the purpose the funding was received).

When capital contributions are removed from the comprehensive operating surplus, the adjusted underlying result is a deficit of \$3.2 million.

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Total revenue

Council is expecting to generate total revenue of \$279.9 million, with revenue from general rates is projected to be \$104.4 million, which incorporates the average rate increase of 3%.

This is in line with the Fair Go Rates System (FGRS) which caps rates increases by Victorian Councils for the 2025-26 financial year.

Council has elected to not apply to the Essential Services Commission (ESC) for a variation.

Cash and investments

Cash and investments are expected to increase by \$48.8 million. Council is required to maintain a reasonable amount of cash to meet the requirements of Council's operations.

This ensures all accounts can be paid during times of low income and that we have the required funds for our long-term reserve commitments.

Without these funds, we would be unable to deliver strategic projects such the Better Local Roads – Connect Cardinia program or maintaining our Council-owned buildings.

Capital works program

Expenditure on Council assets is detailed in the Capital Works Program and this amounts to \$71.6 million, including carry forward projects (\$17.5 million funded by rates, \$37.1 million from grants and contributions and \$17 million from borrowings).

Highlights of the capital works program include:

- Roads and Bridges (\$42.5 million) – continuing delivery of the “Better Local Roads – Connect Cardinia” and “Sealing the Hills” projects, commence design and construction for the roads associated with the Pakenham Revitalisation project, along with upgrading intersections at Arena Parade and McGregor/Henty Roads, and works on the bridge at Temby Road.
- Buildings (\$8.9 million) – completion of pavilions at Upper Beaconsfield and Cora Lynn recreation reserves, along with completion of the Garfield North Cannibal Creek Community Hub as well as ongoing refurbishments for Council-owned buildings.
- Recreational, leisure and community facilities (\$2.7 million) – turf resurfacing and drainage enhancements at Holm Park Oval 2, as well as minor resurfacing works at Heatherbrae Netball.
- Parks, open space, and streetscapes (\$1.4 million) – completing works on Greenland Court Reserve, replacement of play equipment at Ron Andrews Reserve and the renewal and upgrade of the BMX track at Bunyip Sanctuary.

The Statement of Capital Works can be found in Section 3.5 and further details on the capital works program can be found in Section 4.5.

It is noted that construction costs (materials and labour) are escalating beyond that which can be reliably estimated. This will increase pressure on our budgets as we seek to deliver the program of projects that have been costed with known escalation rates built in.

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Economic assumptions

The budget is based on several key assumptions about what might happen in the future.

Whilst we take every care in assessing each of these assumptions, the information is sensitive to changes that are often outside the control of Council.

In preparing our assumptions, we need to balance our financial opportunities and our risks. In determining our assumptions, we use a range of information that includes historical trends, State or Federal Government sources, census data and projected cost estimates.

Our confidence in the accuracy of our assumptions is greatest in the near-future and decreases as we approach the outer years. Further work is being undertaken on these assumptions as part of the development of Council's Financial Plan, which is due to be adopted no later than 31 October 2025.

An overview and context for each of the key assumption areas has been included below:

Assumption	Notes	Forecast 2024- 25	Budget 2025-26	Projections			Trend +/-
				2026-27	2027-28	2028-29	
Rate cap increase	1	2.75%	3.00%	2.50%	2.50%	2.50%	-
Population growth	2	2.40%	2.50%	2.40%	2.70%	2.70%	+
CPI	3	2.50%	3.00%	2.50%	2.50%	2.50%	-
Materials and services	4	2.50%	2.50%	2.50%	2.50%	2.50%	o

Notes to assumptions

1. Rate cap

Under the "Fair Go Rates System", the Minister for Local Government sets the maximum amount that total rates revenue can be increased each year. The rate cap for 2025-26 has been set at 3%.

2. Population growth

Cardinia's population was an estimated 132,289 in 2025 and forecasts suggest that population will grow to 164,083 in 2041. Over the budget forecast period, this is an annual average growth of 2.6%. (Source: [forecast.id Population Forecasts](#))

3. Consumer Price Index (CPI)

Consumer price index is consistent with the Victorian State Government's CPI outlook, which has been set in its 2024-25 Budget Update. A conservative approach has been adopted in the outer years. (Source: [2024-25 Budget Update](#))

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4. Materials and services

Materials and services basic indexation has been set at 2.5% for 2025-26 and 2.5% per annum for the remaining years (with the exception of major contracts and utilities). This lower than CPI increase reflects Council's commitment to continuous improvement and finding efficiencies to continue delivering Council services without seeking an exemption from the rate cap.

Budget influences

This section sets out the key budget influences arising from the internal and external environment in which Council operates.

External influences

- **Population growth** averaging at 2.6% per annum over the budget forecast period will continue to place significant stress on Council's resources.
- **Rate capping** – the Victorian State Government continues to apply a cap on average rate revenue increases. The cap for 2025-26 has been set at 3.0%. The cumulative financial impact of the historical lower rate cap compared to CPI continues to lead Council to review its services and capital works program and to source alternative funding streams.
- **Cost shifting** – this occurs where Council provides a service to the community on behalf of the State or Federal Government. Over time, the funds received through funding agreements do not increase in line with real cost increases, which adds pressure to meet service obligations within financial constraints. Council will continually review its service levels to ensure that we are meeting community needs within financially sustainable limits.
- **Natural disasters** – the timing and impact of these events are unknown and unfortunately the regularity is increasing because of climate change. Whilst Council undertakes significant prevention and recovery measures, these events have a significant impact on the community, businesses, and the economy, as well as Council's human and financial resources.
- **Public infrastructure maintenance** – Councils across Australia raise approximately 3% of the total taxation collected by all levels of government in Australia. In addition, Councils are entrusted with the maintenance of more than 30% of all public assets, including roads, bridges, parks, footpaths, and public buildings. This means that a large proportion of Council's income must be allocated to the maintenance and replacement of these valuable public assets to ensure the quality of public infrastructure is maintained at satisfactory levels.
- **Defined benefits superannuation** – Council has an obligation to fund any investment shortfalls in the Defined Benefits Superannuation Scheme. The last call on Local Government was in the 2012-13 financial year, where Council was required to pay \$2.7 million to top up its share in the Defined Benefits Scheme. The amount and timing of any liability is dependent on the global investment market. At present, actuarial ratios are at a level that additional calls from the sector are not expected in the next 12 months.
- **Enterprise Agreement (EA)** – Impacts of Council's 2024 Enterprise Agreement have been included in current and future budgets.
- **Waste disposal costs** – The Environment Protection Agency (EPA) regulation has a sustained impact on Council regarding compliance with existing and past landfill sites. Waste disposal costs are also impacted by industry changes such as levies and negotiation of contracts.

Internal influences

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As well as the above external influences, there are a number of internal influences expected to impact the budget projections, including:

- Continued demands on Council resources for the renewal of existing assets.
- The value of developer contributed assets and completed capital works, together with an increase in the value of existing assets, is impacting depreciation and maintenance expenditure.

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Budget reports

The following reports include all statutory disclosures of information and are supported by the analyses contained in Section 4 of this report.

This section includes the following reports and statements in accordance with the *Local Government Act 2020* and the Local Government Model Budget.

1. Link to Integrated Planning and Reporting Framework
2. Services and service performance indicators
3. Financial statements
4. Notes to financial statements
5. Performance indicators
6. Schedule of fees and charges

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1. Link to Integrated Planning and Reporting Framework.

This section describes how the Budget links to the achievement of the Community Vision and Council Plan within an overall integrated strategic planning and reporting framework.

This framework guides the Council in identifying community needs and aspirations over the long term (Community Vision and Financial Plan), medium term (Council Plan, Workforce Plan, and Revenue and Rating Plan) and short term (Budget) and holding itself accountable (Annual Report).

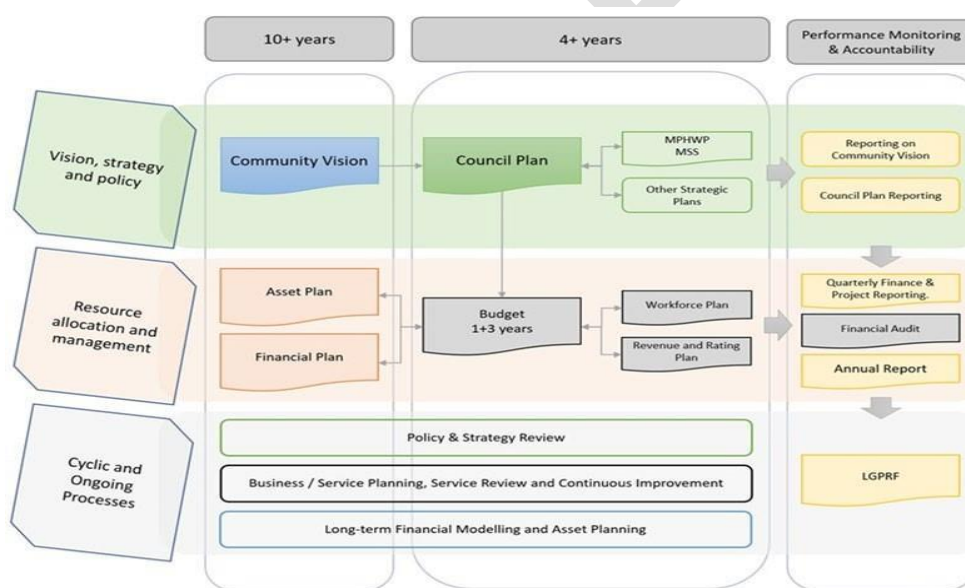
1.1. Legislative planning and accountability framework

The Budget is a rolling four-year plan that outlines the financial and non-financial resources that Council requires to achieve the strategic objectives described in the Council Plan.

The diagram below depicts the integrated strategic planning and reporting framework that applies to local government in Victoria.

At each stage of the integrated strategic planning and reporting framework there are opportunities for community and stakeholder input.

This is important to ensure transparency and accountability to both residents and ratepayers.



Source: Department of Jobs, Precinct and Regions

The timing of each component of the integrated strategic planning and reporting framework is critical to the successful achievement of the planned outcomes.

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Key planning considerations

Service level planning

Although councils have a legal obligation to provide some services (such as animal management, local roads, food safety and statutory planning), most council services are not legally mandated, including some services closely associated with councils, such as libraries and sporting facilities. Further, over time, the needs and expectations of communities can change.

Therefore, councils need to have robust processes for service planning and review to ensure all services continue to provide value for money and are in line with community expectations.

In doing so, councils should engage with communities to determine how to prioritise resources and balance service provision against other responsibilities such as asset maintenance and capital works.

Community consultation needs to be in line with the Council's adopted Community Engagement Policy and Public Transparency Policy.

1.2. Our purpose

Our vision

The unique identity of our urban, hills and rural areas is strengthened. We meet the challenges we face together as a community. How we respond balances the needs of our people, businesses, our productive land and natural environments.

Our commitment

Council will provide leadership, including community engagement with stakeholders, to ensure long-term sustainability of our communities and townships.

We will be mindful of the social, environmental and economic impacts of our decisions and ensure future generations benefit from our decisions.

We will practise good governance and meet recognised standards of excellence.

Council will work diligently to achieve excellence in every aspect of our activities.

Our values

Underpinning Council's Human Resources Strategy, our values framework considers how staff work as individuals, across the organisation, and with the local community.

The framework also supports Council's vision with the five key values:

- Teamwork
- Respect
- Accountability
- Communication
- Customer focus

Each of these values includes four key behaviours to demonstrate and call to account the way staff behave each day at work.

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1.3. Strategic objectives

The Council delivers activities and initiatives under 49 major service categories. Each contributes to the achievement of Council's Vision as set out in the Council Plan.

Council has identified five Strategic Objective Areas for 2021-25, which are integral to achieving the Council Plan. We note that a new Council Plan will come into effect from 1 July 2025, with community consultation currently being undertaken. For the draft budget, we will be referring to the strategic objectives contained in the 2021-25 Council Plan.

The Annual Budget converts these activities and initiatives into financial terms to ensure that there are sufficient resources for their achievement.

The following table lists the Strategic Objectives as described in the 2021-25 Council Plan.

Strategic objective	Description
Strong communities <i>We empower our communities to be healthy, connected and resilient.</i>	We work together to support everyone to be healthy, active and connected. Individuals feel included, safe and are valued for who they are. We have zero tolerance for all forms of discrimination. Our community services and facilities meet the diverse needs of our communities.
Liveable places <i>We support the creation of liveable spaces and places.</i>	Cardinia Shire is a great place to live, work and play. How we plan and grow creates places that enhance our community's health and wellbeing and protects what we love.
Thriving environments <i>We value our natural assets and support our biodiversity to thrive.</i>	We place a high value on our natural assets and biodiversity. We take and support our biodiversity to action to help our natural assets and biodiversity thrive and build their thrive. resilience to climate change and natural hazards. We enhance green spaces and habitat links, support our communities to live sustainably, and champion sustainable development and waste management practices.
Prosperous economies <i>We support our productive land and employment land to grow local industries.</i>	Our rich supply of productive land, employment land, distance to markets, and education opportunities enhance Cardinia Shire as south east Melbourne's jobs capital. We work closely with farmers, businesses, and industry to enhance our shire as a place to invest in the long-term, attract new industries, innovations, skill development and local job creation.
Responsible leaders <i>We practise responsible leadership.</i>	We practise good governance, meet recognised standards of excellence, and ensure future generations benefit from our decisions. We are accountable and make informed and responsive decisions that balance our current and future community's needs.

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2. Services and service performance indicators

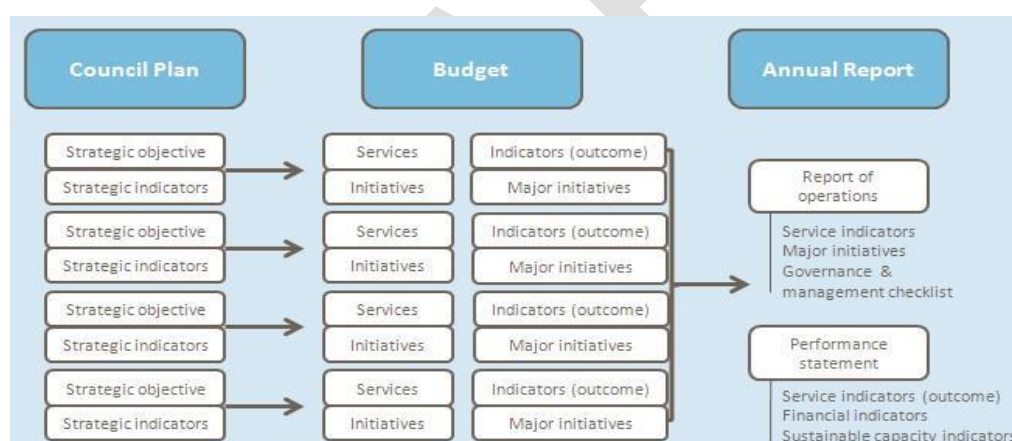
This section provides a description of the services to be funded in the Budget for the 2025-26 year and how these will contribute to achieving the strategic objectives outlined in the Council Plan.

It also describes the service performance outcome indicators for key areas of Council's operations.

Council is required by legislation to identify major initiatives, initiatives and service performance outcome indicators in the Budget and report against them in their Annual Report to support transparency and accountability.

At the time of developing the draft budget, Council is currently developing its Council Plan, along with the strategic objectives and initiatives that will support the successful delivery of the Council Plan. For the draft budget, Council's services are being aligned with its operational structure. Once the draft Council Plan strategic objectives and initiatives have been endorsed, services will be realigned under the relevant strategic objectives prior to the budget being formally adopted by Council.

The relationship between these accountability requirements in the Council Plan, the Budget and the Annual Report is shown below.



Source: Department of Jobs, Precincts and Regions

Unless otherwise stated, amounts in the budget have been entered in whole dollars and cents then rounded to the nearest thousand dollars.

Total figures in the financial statements and accompanying notes and schedules reflect the true budgeted amount and may differ slightly when rounded figures are manually added due to rounding.

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2.1. Community and Planning Services

Services	Service Objective	2023-24	2024-25	2025-26
		Actual	Forecast	Draft Budget
		\$'000	\$'000	\$'000
Aquatic and Leisure Facilities	Oversees the planning, development and maintenance of quality aquatic and leisure facilities to support and encourage community use and participation in sport and active recreation.	Expense 2,193	1,176	946
		Income 185	0	538
		Net cost (2,008)	(1,176)	(409)
Social Infrastructure Planning	Oversees the planning for the existing, new and future community infrastructure that is required for the provision of community services, programs or needs within Cardinia Shire.	Expense 1,299	549	502
		Income 28	0	0
		Net cost (1,272)	(549)	(502)
Connected Communities	Supports the development of strong and resilient communities that have the ability to identify and meet their needs, achieve self-reliance, contribute to solutions and support their own advocacy efforts.	Expense 1,583	1,595	1,657
		Income 326	248	207
		Net cost (1,257)	(1,347)	(1,451)
Early Years	Provides families with the opportunity to access quality, inclusive early years services and improve social connectedness with the wider community.	Expense 575	1,016	1,130
		Income 820	979	993
		Net cost 246	(37)	(137)
Library	Council's Library program services the Pakenham and Emerald Libraries and provides for a mobile library service to other townships within the Shire.	Expense 2,405	2,419	2,520
		Income 0	0	0
		Net cost (2,405)	(2,419)	(2,520)
Parks Planning	Quality open spaces are vital to supporting the health and wellbeing of our community and the environment they live and work in.	Expense 536	607	748
		Income 655	331	286
		Net cost 119	(276)	(463)
Sports and Active Recreation	Support our community to participate in a range of recreation activities and engage them in the planning and delivery of community recreation facilities and services.	Expense 2,920	2,581	5,770
		Income 378	165	187
		Net cost (2,542)	(2,416)	(5,583)

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			2023-24	2024-25	2025-26
Services	Service Objective		Actual	Forecast	Draft Budget
			\$'000	\$'000	\$'000
Advocacy	The Advocacy service champions the interests and needs of the Cardinia community and the broader south-east (GSEM) region.	Expense	62	200	202
		Income	0	0	0
		Net cost	(62)	(200)	(202)
Arts and Creative Industries	Centred around the Cardinia Cultural Centre (CCC) and extending to the Hills Hub Art Space, this service provides the community and visitors with high quality venues for community, civic, cultural, social, business, and entertainment events and services.	Expense	1,738	1,970	2,147
		Income	123	116	230
		Net cost	(1,616)	(1,853)	(1,918)
Economic Development	The Economic Development service is responsible for shaping the economic landscape and tourism potential of Cardinia Shire.	Expense	756	871	1,005
		Income	(1)	0	0
		Net cost	(756)	(871)	(1,005)
Community Safety and Inclusion	Supports our diverse community to be connected, safe, empowered and engaged through equality, social justice and respect.	Expense	2,063	1,974	2,058
		Income	271	67	76
		Net cost	(1,792)	(1,906)	(1,982)
Health and Social Planning	To provide consistent and integrated planning for positive health and social outcomes across Council services, with partner agencies and the community.	Expense	508	714	829
		Income	11	144	150
		Net cost	(497)	(571)	(679)
Maternal and Child Health	Promotes healthy outcomes for children from birth to school age and their families, by providing a comprehensive and focused approach for the prevention & early identification of the physical, emotional and social factors affecting young children & their families.	Expense	4,620	4,911	5,214
		Income	3,223	2,889	2,930
		Net cost	(1,397)	(2,022)	(2,284)
Youth Services	Youth Services provides a range of health, well-being, social, recreation and life skills programs, services, activities and events to young people, enabling them to: build resilience around issues they may face, fulfil their potential and develop themselves as young adults.	Expense	1,020	999	706
		Income	123	101	31
		Net cost	(897)	(897)	(674)

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				2023-24	2024-25	2025-26
Services	Service Objective			Actual	Forecast	Draft Budget
				\$'000	\$'000	\$'000
Growth Area Planning and Subdivisions	Planning and Design	Prepare and implement Precinct Structure Plans, Infrastructure Contributions Plans and Urban Design Frameworks.	Expense	1,938	1,923	1,909
			Income	26	94	5
			Net cost	(1,911)	(1,829)	(1,904)
Statutory Planning		To assess planning permit applications against the Cardinia Planning Scheme to maintain and facilitate orderly development consistent with both local and state policies.	Expense	2,703	2,817	2,999
			Income	1,625	1,927	1,743
			Net cost	(1,078)	(890)	(1,257)
Strategic Planning and Urban Design		Develop and maintain a sound planning policy framework to provide for the sustainable development of the natural and built environment in the Shire.	Expense	1,239	1,867	2,207
	Income		22	20	57	
	Net cost		(1,216)	(1,847)	(2,149)	
Compliance Services	Regulatory Services	Compliance Services brings together of the following areas: Local Laws, Health, and Planning Enforcement.	Expense	4,948	5,546	5,520
			Income	3,174	3,126	3,343
			Net cost	(1,774)	(2,420)	(2,177)
Emergency Management		Capture all income and expenditure relating to Emergency Events (floods, storms, bushfires) and the COVID-19 pandemic.	Expense	888	840	908
			Income	65	151	216
			Net cost	(823)	(689)	(691)
Environmental Health		To minimise environmental problems within the community and as far as practicable to ensure food safety within the community.	Expense	1,824	1,905	1,955
	Income		715	724	781	
	Net cost		(1,110)	(1,181)	(1,174)	

Service performance outcome indicators

Libraries	Participation	Library membership (Percentage of resident municipal population who are registered library members)	[Number of registered library members / Population] x100
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Maternal and Child Health	Participation	Participation in the MCH service. (Percentage of children enrolled who participate in the MCH service)	[Number of children who attend the MCH service at least once (in the financial year) / Number of children enrolled in the MCH service] x100
Maternal and Child Health	Participation	Participation in the MCH service by Aboriginal children. (Percentage of Aboriginal children enrolled who participate in the MCH service)	[Number of Aboriginal children who attend the MCH service at least once (in the financial year) / Number of Aboriginal children enrolled in the MCH service] x100
Animal Management	Health and safety	Animal management prosecutions. (Percentage of animal management prosecutions which are successful)	[Number of successful animal management prosecutions / Total number of animal management prosecutions] x 100
Food safety	Health and safety	Critical and major non-compliance outcome notifications. (Percentage of critical and major non-compliance outcome notifications that are followed up by Council)	[Number of critical non-compliance outcome notifications and major non-compliance outcome notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance notifications about food premises] x100
Aquatic Facilities	Utilisation	Utilisation of aquatic facilities. (Number of visits to aquatic facilities per head of municipal population)	Number of visits to aquatic facilities / Municipal population
Statutory planning	Service standard	Planning applications decided within required time frames (percentage of regular and VicSmart planning application decisions made within legislated time frames)	[(Number of regular planning application decisions made within 60 days) + (Number of VicSmart planning application decisions made within 10 days)] / Number of planning application decisions made] x100

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2.2. Infrastructure and Environment

Services	Service Objective		2023-24	2024-25	2025-26
			Actual \$'000	Forecast \$'000	Budget \$'000
Building Project Delivery	Buildings and Facilities	The Building Project Delivery service scopes, plans, designs and builds municipal and community facilities including early years facilities, sports pavilions, aquatic and leisure facilities, community centres, libraries and youth hubs.	Expense	3,615	2,455
			Income	1	0
			Net cost	(3,614)	(3,230)
Facilities Maintenance and Management	Buildings and Facilities	Manages all Council buildings, plant, equipment and lifts to ensure they comply with regulations and Council standards.	Expense	3,045	6,148
			Income	(6)	0
			Net cost	(3,052)	(6,832)
Community Infrastructure (Civil Projects and Open Space)	Community Infrastructure Delivery	To deliver and renew Council's civil community and open space infrastructure, including roads, drains, footpaths and recreation reserves.	Expense	1,687	2,244
			Income	100	23
			Net cost	(1,587)	(2,495)
Major Roads Projects	Community Infrastructure Delivery	Deliver major roads capital projects, including Sealing the Hills project, plus other civil capital works outlined in the capital works budget	Expense	574	1,206
			Income	0	0
			Net cost	(574)	2,284
Traffic and Transport	Community Infrastructure Delivery	Maintain a plant fleet in an efficient manner, whilst minimising Council's costs, to deliver the standards agreed to by Council.	Expense	4,695	3,779
			Income	28	20
			Net cost	(4,667)	(4,585)
Biodiversity	Environment and Heritage	Preserve and actively care for the natural environment, for future generations, through delivery of relevant legislation and strategies, in partnership with the community.	Expense	371	1,367
			Income	219	205
			Net cost	(152)	(1,161)
Climate Change and Heritage	Environment and Heritage	To assist Council and the community to reduce emissions and transition to renewable energy, adapt to climate change, conserve heritage assets and move to a model of integrated water management.	Expense	1,434	1,013
			Income	157	2
			Net cost	(1,276)	(1,012)
Natural Reserves	Environment and Heritage	To effectively manage shire's natural reserves and vegetated road reserve network, with a long-term aim to achieve a reduction in weed coverage and improve biodiversity values.	Expense	846	904
			Income	33	32
			Net cost	(814)	(871)

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Services	Service Objective		2023-24	2024-25	2025-26
			Actual \$'000	Forecast \$'000	Budget \$'000
Asset Management	To ensure that Council's strategic and corporate objectives in relation to assets and infrastructure are lead and effectively implemented.	Expense	1,243	1,326	1,385
		Income	0	0	0
		Net cost	(1,243)	(1,326)	(1,385)
Development	To assess, support and coordinate engineering and landscape development to ensure that Council's strategic and corporate objectives in relation to developer delivered assets and infrastructure are effectively implemented.	Expense	1,927	2,306	1,794
		Income	2,572	2,547	2,627
		Net cost	645	241	833
Precinct Structure Plans, Developer and Infrastructure Contribution Plan Management	To perform legislated duties of collection agency for DCP and ICPs, including record the operating income and expenditure of Developer & Infrastructure Contribution Plans (DCPs and ICPs) for existing Precinct Structure Plans (PSPs).	Expense	0	0	743
		Income	0	0	0
		Net cost	0	0	(743)
Waste Management	Delivers an efficient, safe and cost-effective waste and recycling service to the community.	Expense	21,891	22,956	24,916
		Income	291	6	22
		Net cost	(21,599)	(22,949)	(24,895)
Major Projects	Plans, advocates, develops and delivers major projects outlined in the Council Plan and budget with a strong focus on facilitating and bringing to life the Major Activity Centre Structure Plan objectives to create precincts that are well planned, loved and enjoyed by the community.	Expense	1,078	1,258	1,093
		Income	185	417	357
		Net cost	(893)	(841)	(736)
Civil maintenance	To ensure the safety and functionality of roads, drains and most assets associated with its function.	Expense	9,450	10,710	11,097
		Income	100	55	33
		Net cost	(9,350)	(10,655)	(11,064)
Open Space Maintenance	Repair and replace playground equipment, ensuring safety and adequate mulch coverage, refurbish park infrastructure and furniture, clean footpaths and hard surfaced areas, and maintain timber bridges, boardwalks, and lookouts. Also provides tree maintenance advice, manage new planting programs, and oversee tree planting projects.	Expense	11,982	16,241	15,125
		Income	0	0	0
		Net cost	(11,982)	(16,241)	(15,125)

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Service performance outcome indicators

Service	Indicator	Performance	Computation
Roads	Condition	Sealed local roads -maintained to condition standards (percentage of sealed local roads that are below the renewal intervention level set by Council and not requiring renewal)	[Number of kilometres of sealed local roads below the renewal intervention level set by Council / Kilometres of sealed local roads] x100
Waste management	Waste diversion	Kerbside collection waste diverted from landfill. (Percentage of garbage, recyclables and green organics collected from kerbside bins that is diverted from landfill)	[Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100

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2.3. Corporate Services

Services	Service Objective		2023-24	2024-25	2025-26
			Actual \$'000	Forecast \$'000	Budget \$'000
Customer Support	Provide a professional customer service experience with an inclusive, respectful, and positive attitude.	Expense	1,276	1,391	1,453
		Income	(60)	0	0
		Net cost	(1,336)	(1,391)	(1,453)
Performance and Improvement	Provide consistent integrated business planning processes ensuring actions align to the key directions of Council, monitor the effectiveness of these plans and associated service delivery through corporate performance and business activity monitoring, and build a culture of innovation through a continued focus on analysis, improvement and change implementation.	Expense	563	850	932
		Income	0	0	0
		Net cost	(563)	(850)	(932)
Communications	Raise awareness of Council programs and initiatives and deliver effective communication between Council, the community and other stakeholders.	Expense	1,457	1,423	1,915
		Income	16	0	0
		Net cost	(1,441)	(1,423)	(1,915)
Engagement	Support effective community engagement between Council and the community through the preparation of engagement plans in accordance with Local Government Act requirements.	Expense	53	34	118
		Income	0	0	0
		Net cost	(53)	(34)	(118)
Corporate Financials, Finance Management and Purchasing	Manages all financial functions of Council including the planning for balanced budget outcomes and prudent management of debts and assets. This is to ensure Council has a sustainable financial position, recognising inter-generational responsibility.	Expense	5,848	5,793	4,982
		Income	1	0	0
		Net cost	(5,848)	(5,793)	(4,982)
Rates and Revenue Services	Manage Cardinia's rateable properties and provide a responsive, solution focused service to rate queries.	Expense	1,410	1,667	1,348
		Income	147	145	168
		Net cost	(1,263)	(1,522)	(1,181)

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Services	Service Objective		2023-24	2024-25	2025-26
			Actual \$'000	Forecast \$'000	Budget \$'000
Governance, Mayor and Councillors	Ensures that Council complies with the governance requirements of the Local Government Acts and ensures that Council and Town Planning meetings are transparent and effective, distributing agendas and minutes promptly.	Expense	2,002	2,026	1,884
		Income	76	66	252
		Net cost	(1,926)	(1,961)	(1,632)
Property Services	Manage Council's property portfolio ensuring any sales and acquisitions comply with legislation and best practice guidelines achieving the best outcome for Council and the community.	Expense	686	665	804
		Income	0	0	372
		Net cost	(686)	(665)	(432)
Risk, Health and Safety	Minimise Council's exposure to risk and ensure Council staff have received the appropriate training and are operating in a safe workplace.	Expense	1,932	2,579	3,019
		Income	0	0	0
		Net cost	(1,932)	(2,579)	(3,019)
Information Services	The Information Services business unit exists to work with the business to provide information services that maximise Council's ability to achieve its vision and objectives.	Expense	4,362	5,323	6,328
		Income	0	0	0
		Net cost	(4,362)	(5,323)	(6,328)
People and Culture	Provide services that are responsive to organisational needs, ensure legislative compliance, and support the development of a competent, flexible, and focused workforce committed to our shared values.	Expense	2,269	2,570	3,171
		Income	0	0	0
		Net cost	(2,269)	(2,570)	(3,171)

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Service performance outcome indicators

Service	Indicator	Performance Measure	Computation
Governance	Consultation and engagement	Satisfaction with Council decisions. (Community satisfaction rating out of 100 with the consultation and engagement efforts of the council.)	Community satisfaction rating out of 100 with how Council has performed on community consultation and engagement

2.4. Reconciliation with budgeted operating result

	Surplus/ (Deficit)	Expenditure	Income/ Revenue
Community and Planning Services	(29,161)	40,934	11,773
Infrastructure and Environment	(71,367)	78,263	6,896
Corporate Services	(25,161)	25,953	792
TOTAL	(125,689)	145,150	19,461
Expenses added in:			
Depreciation/Amortisation	33,284		
Finance costs	1,177		
Others	1,567		
Surplus/(Deficit) before funding sources	(161,717)		
Funding sources added in:			
Rates and charges revenue	132,000		
Capital grants and contributions	107,991		
Grants commission funding	16,984		
Interest income	5,294		
Other income	3,331		
Total funding sources	265,600		
Operating surplus/(deficit) for the year	103,884		

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3. Financial statements

This section presents information regarding the Financial Statements and Statement of Human Resources. The budget information for the year 2025-26 has been supplemented with projections to 2028-29

This section includes the following financial statements prepared in accordance with the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*.

- 3.1 Comprehensive Income Statement
- 3.2 Balance Sheet
- 3.3 Statement of Changes in Equity
- 3.4 Statement of Cash Flows
- 3.5 Statement of Capital Works
- 3.6 Statement of Human Resources

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3.1. Comprehensive Income Statement

For the four years ending 30 June 2029

		Forecast Actual	Budget	Projections		
		2024/25	2025/26	2026/27	2027/28	2028/29
	NOTES	\$'000	\$'000	\$'000	\$'000	\$'000
Income / Revenue						
Rates and charges	4.1.1	123,959	132,000	136,652	141,369	146,203
Statutory fees and fines	4.1.2	7,259	7,587	7,792	7,966	8,178
User fees	4.1.3	3,011	3,075	3,158	3,229	3,315
Grants - operating	4.1.4	20,679	21,513	21,936	22,367	22,807
Grants - capital	4.1.4	20,169	33,050	8,010	-	-
Contributions - monetary	4.1.5	20,793	38,012	22,196	34,454	29,518
Contributions - non-monetary	4.1.5	46,606	36,329	42,030	41,038	39,724
Net gain (or loss) on disposal of property, infrastructure, plant and equipment		(2,069)	500	500	500	500
Other income	4.1.6	10,192	7,856	7,956	8,019	8,084
Total income / revenue		250,599	279,922	250,230	258,942	258,328
Expenses						
Employee costs	4.1.7	57,612	61,326	63,779	65,692	67,663
Materials and services	4.1.8	83,344	77,430	79,286	81,188	83,138
Depreciation	4.1.9	28,412	32,567	32,874	34,449	35,861
Amortisation - intangible assets	4.1.10	160	155	145	107	107
Depreciation - right of use assets	4.1.11	573	562	562	562	562
Allowance for impairment losses		217	223	220	220	220
Borrowing costs		676	1,070	1,736	2,076	2,348
Finance costs - leases		119	107	79	49	18
Other expenses	4.1.12	(133)	2,598	(274)	(228)	(180)
Total expenses		170,980	176,038	178,406	184,115	189,736
Surplus/(deficit) for the year		79,619	103,884	71,824	74,826	68,592
Other comprehensive income						
Items that will not be reclassified to surplus or deficit in future periods						
Net asset revaluation gain /(loss)		(1)	-	-	-	-
Total other comprehensive income		(1)	-	-	-	-
Total comprehensive result		79,618	103,884	71,824	74,826	68,592
Adjusted underlying result		(7,801)	(3,262)	(218)	(472)	(456)

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3.2. Balance Sheet

For the four years ending 30 June 2029

		Forecast Actual 2024/25 \$'000	Budget 2025/26 \$'000	Projections		
	NOTES			2026/27 \$'000	2027/28 \$'000	2028/29 \$'000
Assets						
Current assets						
Cash and cash equivalents		164,018	212,854	218,028	225,007	236,428
Trade and other receivables		31,012	20,555	17,529	18,267	18,385
Other assets		4,928	4,928	4,928	4,928	4,928
Total current assets	4.2.1	199,958	238,337	240,485	248,203	259,741
Non-current assets						
Trade and other receivables		1,250	1,250	1,250	1,250	1,250
Property, infrastructure, plant & equipment		3,186,193	3,261,559	3,332,481	3,399,182	3,461,284
Right-of-use assets	4.2.4	2,248	1,686	1,124	562	-
Intangible assets		1,480	1,325	1,180	1,073	966
Total non-current assets	4.2.1	3,191,171	3,265,820	3,336,035	3,402,067	3,463,500
Total assets		3,391,129	3,504,157	3,576,520	3,650,270	3,723,241
Liabilities						
Current liabilities						
Trade and other payables		2,842	7,235	7,144	7,300	7,500
Trust funds and deposits		13,381	13,381	13,381	13,381	13,381
Contract and other liabilities		21,859	12,616	6,606	-	-
Provisions		9,922	9,295	8,643	7,971	7,279
Interest-bearing liabilities	4.2.3	20,725	4,818	7,396	10,355	13,800
Lease liabilities	4.2.4	211	582	612	643	-
Total current liabilities	4.2.2	68,940	47,927	43,781	39,650	41,960
Non-current liabilities						
Provisions		4,895	4,919	4,944	4,969	4,996
Interest-bearing liabilities	4.2.3	11	31,017	36,290	39,962	42,004
Lease liabilities	4.2.4	2,180	1,255	643	-	-
Total non-current liabilities	4.2.2	7,086	37,191	41,877	44,931	47,000
Total liabilities		76,026	85,119	85,658	84,581	88,960
Net assets		3,315,103	3,419,038	3,490,862	3,565,689	3,634,281
Equity						
Accumulated surplus		1,489,510	1,559,708	1,617,442	1,669,440	1,722,278
Reserves		1,825,593	1,859,330	1,873,420	1,896,249	1,912,003
Total equity		3,315,103	3,419,038	3,490,862	3,565,689	3,634,281

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3.3. Statement of Changes in Equity

For the four years ending 30 June 2029

	Total	Accumulated Surplus	Revaluation Reserve	Other Reserves
NOTES	\$'000	\$'000	\$'000	\$'000
2025 Forecast Actual				
Balance at beginning of the financial year	3,192,385	1,390,596	1,706,516	95,273
Surplus/(deficit) for the year	79,619	79,619	-	-
Net asset revaluation gain/(loss)	(1)	-	(1)	-
Transfers (to)/from other reserves	43,100	19,295	-	23,805
Balance at end of the financial year	3,315,103	1,489,510	1,706,515	119,078
2026 Budget				
Balance at beginning of the financial year	3,315,103	1,489,510	1,706,515	119,078
Surplus/(deficit) for the year	103,935	103,935	-	-
Net asset revaluation gain/(loss)	-	-	-	-
Transfers (to)/from other reserves 4.3.1	-	(33,737)	-	33,737
Balance at end of the financial year 4.3.2	3,419,038	1,559,708	1,706,515	152,815
2027				
Balance at beginning of the financial year	3,419,038	1,559,708	1,706,515	152,815
Surplus/(deficit) for the year	71,824	71,824	-	-
Net asset revaluation gain/(loss)	-	-	-	-
Transfers (to)/from other reserves	-	(14,090)	-	14,090
Balance at end of the financial year	3,490,862	1,617,442	1,706,515	166,905
2028				
Balance at beginning of the financial year	3,490,862	1,617,442	1,706,515	166,905
Surplus/(deficit) for the year	74,826	74,826	-	-
Net asset revaluation gain/(loss)	-	-	-	-
Transfers (to)/from other reserves	-	(22,829)	-	22,829
Balance at end of the financial year	3,565,689	1,669,440	1,706,515	189,734
2029				
Balance at beginning of the financial year	3,565,689	1,669,440	1,706,515	189,734
Surplus/(deficit) for the year	68,592	68,592	-	-
Net asset revaluation gain/(loss)	-	-	-	-
Transfers (to)/from other reserves	-	(15,754)	-	15,754
Balance at end of the financial year	3,634,281	1,722,278	1,706,515	205,488

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3.4. Statement of Cash Flows

For the four years ending 30 June 2029

		Forecast Actual 2024/25 \$'000	Budget 2025/26 \$'000	Projections		
	Notes			2026/27 \$'000	2027/28 \$'000	2028/29 \$'000
		Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)
Cash flows from operating activities						
Rates and charges		120,304	133,029	132,234	136,556	145,630
Statutory fees and fines		7,789	8,407	8,299	8,472	8,966
User fees		3,311	3,408	3,363	3,434	3,634
Grants - operating		21,652	21,672	21,251	21,630	22,743
Grants - capital		16,816	33,295	9,749	630	-
Contributions - monetary		20,793	38,012	22,196	34,454	29,518
Interest received		6,012	5,294	5,294	5,294	5,294
Trust funds and deposits taken		1,479	-	-	-	-
Other receipts		10,339	6,950	5,701	4,092	6,410
Net GST refund / payment		12,503	8,882	9,810	8,570	8,993
Employee costs		(64,964)	(61,929)	(64,406)	(66,338)	(68,328)
Materials and services		(103,680)	(80,922)	(87,047)	(89,155)	(91,255)
Short-term, low value and variable lease payments		(353)	-	-	-	-
Net cash provided by/(used in) operating activities	4.4.1	52,001	113,382	66,487	67,894	71,807
Cash flows from investing activities						
Payments for property, infrastructure, plant and equipment		(42,925)	(78,464)	(67,317)	(65,360)	(63,414)
Proceeds from sale of property, infrastructure, plant and equipment		413	550	550	550	550
Net cash provided by/ (used in) investing activities	4.4.2	(42,512)	(77,914)	(66,767)	(64,810)	(62,864)
Cash flows from financing activities						
Finance costs		(676)	(1,070)	(1,736)	(2,076)	(2,348)
Proceeds from borrowings		20,000	17,000	12,858	14,236	16,078
Repayment of borrowings		(10,755)	(1,901)	(5,007)	(7,605)	(10,591)
Interest paid - lease liability		(119)	(107)	(79)	(49)	(18)
Repayment of lease liabilities		(847)	(554)	(582)	(612)	(643)
Net cash provided by/(used in) financing activities	4.4.3	7,603	13,368	5,454	3,895	2,478
Net increase/(decrease) in cash & cash equivalents		17,092	48,836	5,174	6,979	11,421
Cash and cash equivalents at the beginning of the financial year		146,926	164,018	212,854	218,028	225,007
Cash and cash equivalents at the end of the financial year		164,018	212,854	218,028	225,007	236,428

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3.5. Statement of Capital Works

For the four years ending 30 June 2029

	NOTES	Forecast Actual	Budget	Projections		
		2024/25	2025/26	2026/27	2027/28	2028/29
		\$'000	\$'000	\$'000	\$'000	\$'000
Property						
Land		4,843	3,000	6,258	7,636	6,478
Total land		4,843	3,000	6,258	7,636	6,478
Buildings		14,160	8,912	8,267	8,497	3,950
Building improvements		2,510	-	-	-	-
Total buildings		16,670	8,912	8,267	8,497	3,950
Total property		21,513	11,912	14,525	16,133	10,428
Plant and equipment						
Plant, machinery and equipment		2,885	2,976	2,600	2,600	2,600
Fixtures, fittings and furniture		289	1,537	1,626	1,643	1,753
Computers and telecommunications		345	515	550	550	550
Total plant and equipment		3,519	5,028	4,776	4,793	4,903
Infrastructure						
Roads		33,750	41,449	21,258	13,366	14,184
Bridges		1,330	1,057	1,337	1,397	1,400
Footpaths and cycleways		1,481	1,370	2,415	2,429	2,610
Drainage		991	963	950	950	950
Recreational, leisure and community facilities		2,627	2,730	1,380	1,730	2,855
Parks, open space and streetscapes		7,348	1,454	3,276	3,636	2,442
Off street car parks		480	-	-	-	-
Other infrastructure		9,426	5,641	11,850	15,678	18,466
Total infrastructure		57,433	54,664	42,466	39,186	42,907
Total capital works expenditure	4.5.1	82,465	71,604	61,766	60,112	58,238
Represented by:						
New asset expenditure		5,025	4,407	11,923	14,964	15,195
Asset renewal expenditure		25,990	22,323	27,217	29,373	26,319
Asset expansion expenditure		10,413	14,840	4,983	2,190	200
Asset upgrade expenditure		41,037	30,034	17,644	13,585	16,525
Total capital works expenditure	4.5.1	82,465	71,604	61,766	60,112	58,238
Funding sources represented by:						
Grants		19,934	33,050	8,010	-	-
Contributions		3,578	4,081	7,912	11,431	13,570
Council cash		38,953	17,473	32,986	34,445	28,590
Borrowings		20,000	17,000	12,858	14,236	16,078
Total capital works expenditure	4.5.1	82,465	71,604	61,766	60,112	58,238

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3.6. Statement of Human Resources

For the four years ending 30 June 2029

	Forecast	Budget	Projections		
	Actual				
	2024/25	2025/26	2026/27	2027/28	2028/29
	\$'000	\$'000	\$'000	\$'000	\$'000
Staff expenditure					
Employee costs - operating	56,416	58,726	61,075	62,907	64,794
Employee costs - capital	1,196	2,600	2,704	2,785	2,869
Total staff expenditure	57,612	61,326	63,779	65,692	67,663
	FTE	FTE	FTE	FTE	FTE
Staff numbers					
Employees	526.1	527.3	527.3	527.3	527.3
Total staff numbers	526.1	527.3	527.3	527.3	527.3

A summary of human resources expenditure categorised to the organisational structure of Council is included below:

Department	Comprises				
	Budget	Permanent		Casual	Temporary
	2025/26	Full Time	Part time		
	\$'000	\$'000	\$'000	\$'000	\$'000
Chief Executive Officer	588	588	-	-	-
Community & Planning Services	25,237	18,049	6,806	348	35
Corporate Services	14,908	12,618	2,247	43	-
Infrastructure & Environment	22,404	20,906	636	-	862
Total permanent staff expenditure	63,137	52,160	9,690	391	897
Other employee related expenditure	789				
Capitalised labour costs	(2,600)				
Total expenditure	61,326				

A summary of the number of full time equivalent (FTE) Council staff in relation to the above expenditure is included below:

Summary of planned human resources

Department	Comprises				
	Budget	Permanent		Casual	Temporary
	2025/26	Full Time	Part time		
Chief Executive Officer	2.0	2.0	-	-	-
Community & Planning Services	217.0	148.7	59.8	8.0	0.6
Corporate Services	115.7	94.1	20.6	1.0	-
Infrastructure & Environment	192.5	178.3	6.2	-	8.0
Total staff	527.3	423.1	86.6	9.0	8.6

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Expenditure for the four years ending 30 June 2029

	2025/26 \$'000	2026/27 \$'000	2027/28 \$'000	2028/29 \$'000
Chief Executive Officer				
Permanent - Full time	588	612	630	649
Women	588	612	630	649
Men	0	0	0	0
Persons of self-described gender	0	0	0	0
Permanent - Part time	0	0	0	0
Women	0	0	0	0
Men	0	0	0	0
Persons of self-described gender	0	0	0	0
Total Chief Executive Officer	588	612	630	649
Community & Planning Services				
Permanent - Full time	18,019	18,740	19,303	19,882
Women	11,364	11,819	12,174	12,539
Men	4,694	4,882	5,028	5,179
Persons of self-described gender	0	0	0	0
Vacant positions	755	785	809	833
New positions	1,206	1,254	1,292	1,331
Permanent - Part time	6,840	7,113	7,327	7,547
Women	6,181	6,428	6,621	6,820
Men	277	288	297	306
Persons of self-described gender	0	0	0	0
Vacant positions	262	272	280	288
New positions	120	125	129	133
Total Community & Planning Services	24,859	25,853	26,630	27,429
Corporate Services				
Permanent - Full time	12,618	13,122	13,516	13,921
Women	8,226	8,555	8,812	9,076
Men	3,426	3,563	3,670	3,780
Persons of self-described gender	0	0	0	0
Vacant positions	182	189	195	201
New positions	784	815	839	864
Permanent - Part time	2,248	2,338	2,408	2,480
Women	1,924	2,001	2,061	2,123
Men	202	210	216	222
Persons of self-described gender	0	0	0	0
Vacant positions	122	127	131	135
New positions	0	0	0	0
Total Corporate Services	14,866	15,460	15,924	16,401
Infrastructure & Environment				
Permanent - Full time	21,268	22,118	22,782	23,466
Women	5,161	5,367	5,528	5,694
Men	13,579	14,122	14,546	14,982
Persons of self-described gender	0	0	0	0
Vacant positions	1,267	1,318	1,358	1,399
New positions	1,261	1,311	1,350	1,391
Permanent - Part time	636	662	682	702
Women	499	519	535	551
Men	72	75	77	79
Persons of self-described gender	0	0	0	0
Vacant positions	65	68	70	72
New positions	0	0	0	0
Total Infrastructure & Environment	21,904	22,780	23,464	24,168
Casuals, temporary and other expenditure	1,709	1,778	1,829	1,885
Capitalised labour costs	2,600	2,704	2,785	2,869
Total staff expenditure	63,926	66,483	68,477	70,532

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Staff numbers (FTE) for the four years ending 30 June 2029

	2025/26 FTE	2026/27 FTE	2027/28 FTE	2028/29 FTE
Chief Executive Officer				
Permanent - Full time	2.0	2.0	2.0	2.0
Women	2.0	2.0	2.0	2.0
Men	0.0	0.0	0.0	0.0
Persons of self-described gender	0.0	0.0	0.0	0.0
Permanent - Part time	0.0	0.0	0.0	0.0
Women	0.0	0.0	0.0	0.0
Men	0.0	0.0	0.0	0.0
Persons of self-described gender	0.0	0.0	0.0	0.0
Total Chief Executive Officer	2.0	2.0	2.0	2.0
Community & Planning Services				
Permanent - Full time	148.7	148.7	148.7	148.7
Women	96.4	96.4	96.4	96.4
Men	35.8	35.8	35.8	35.8
Persons of self-described gender	0.0	0.0	0.0	0.0
Vacant positions	6.0	6.0	6.0	6.0
New positions	10.5	10.5	10.5	10.5
Permanent - Part time	60.4	60.4	60.4	60.4
Women	53.6	53.6	53.6	53.6
Men	3.1	3.1	3.1	3.1
Persons of self-described gender	0.0	0.0	0.0	0.0
Vacant positions	2.5	2.5	2.5	2.5
New positions	1.2	1.2	1.2	1.2
Total Community & Planning Services	209.1	209.1	209.1	209.1
Corporate Services				
Permanent - Full time	94.2	94.2	94.2	94.2
Women	64.3	64.3	64.3	64.3
Men	22.8	22.8	22.8	22.8
Persons of self-described gender	0.0	0.0	0.0	0.0
Vacant positions	2.1	2.1	2.1	2.1
New positions	5.0	5.0	5.0	5.0
Permanent - Part time	20.6	20.6	20.6	20.6
Women	17.6	17.6	17.6	17.6
Men	2.0	2.0	2.0	2.0
Persons of self-described gender	0.0	0.0	0.0	0.0
Vacant positions	1.0	1.0	1.0	1.0
New positions	0.0	0.0	0.0	0.0
Total Corporate Services	114.8	114.8	114.8	114.8
Infrastructure & Environment				
Permanent - Full time	181.3	181.3	181.3	181.3
Women	39.5	39.5	39.5	39.5
Men	120.0	120.0	120.0	120.0
Persons of self-described gender	0.0	0.0	0.0	0.0
Vacant positions	11.0	11.0	11.0	11.0
New positions	10.8	10.8	10.8	10.8
Permanent - Part time	6.2	6.2	6.2	6.2
Women	4.8	4.8	4.8	4.8
Men	0.8	0.8	0.8	0.8
Persons of self-described gender	0.0	0.0	0.0	0.0
Vacant positions	0.6	0.6	0.6	0.6
New positions	0.0	0.0	0.0	0.0
Total Infrastructure & Environment	187.5	187.5	187.5	187.5
Casuals and temporary staff	13.9	13.9	13.9	13.9
Capitalised labour	22.4	22.4	22.4	22.4
Total staff numbers	527.3	527.3	527.3	527.3

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4. Notes to the financial statements

This section presents detailed information on material components of the financial statements.

Unless otherwise stated, amounts in the budget have been entered in whole dollars and cents then rounded to the nearest thousand dollars.

Total figures in the financial statements and accompanying notes and schedules reflect the true budgeted amount and may differ slightly when rounded figures are manually added due to rounding.

4.1. Comprehensive Income Statement

4.1.1. Rates and charges

Rates and charges are required by the Act and the Regulations to be disclosed in Council's budget.

As per the Local Government Act 2020, Council is required to have a Revenue and Rating Plan which is a four-year plan for how Council will generate income to deliver on Council Plan strategic objectives and initiatives, programs and services and capital works commitments over a four-year period.

In developing the Budget, rates and charges were identified as an important source of revenue. Planning for future rate increases has therefore been an important component of the financial planning process. The Fair Go Rates System (FGRS) sets out the maximum amount councils may increase rates in a year. For 2025-26 the FGRS cap has been set at 3.00%. The cap applies to both general rates and municipal charges and is calculated based on council's average rates and charges.

The level of required rates and charges has been considered in this context, with reference to Council's other sources of income and the planned expenditure on services and works to be undertaken for the community.

To achieve these objectives while maintaining service levels and a strong capital expenditure program, the average general rate will increase by 3.00% in line with the rate cap. It should be noted that Cardinia Shire Council does not apply a municipal charge.

The total garbage charge for 2025-26 is budgeted to increase by \$3.6 million (16.6%) from \$21.7 million to \$25.3 million.

The charge for the optional green waste service is budgeted to increase by \$846k (22.2%) from \$3.8 million to \$4.6 million.

This will raise total rates and charges for 2025-26 of \$132 million, which also includes interest on rates and charges of \$934k in 2025-26.

4.1.1(a) The reconciliation of the total rates and charges to the Comprehensive Income Statement is as follows:

	2024/25	2025/26	Change	%
	Forecast Actual	Budget		
	\$'000	\$'000	\$'000	
General rates*	99,800	104,417	4,617	4.6%
Service rates and charges	21,747	25,349	3,602	16.6%
Supplementary rates and rate adjustments	1,461	1,300	(161)	-11.0%
Interest on rates and charges	951	934	(17)	-1.8%
Total rates and charges	123,959	132,000	8,041	6.5%

* This item is subject to the rate cap established under the FGRS.

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4.1.1(b) The rate in the dollar to be levied as general rates under section 158 of the Act for each type or class of land compared with the previous financial year

Type or class of land	2024/25 cents/\$CIV*	2025/26 cents/\$CIV*	Change
General rate for rateable residential properties (base rate)	0.0021041	0.0021633	2.8%
General rate for rateable farming properties	0.0015781	0.0016225	2.8%
General rate for rateable urban residential properties	0.0022509	0.0023143	2.8%
General rate for rateable urban farming properties	0.0017880	0.0018383	2.8%
General rate for rateable urban vacant properties	0.0048187	0.0043266	-10.2%
General rate for rateable urban commercial & industrial properties	0.0030511	0.0031370	2.8%
Concession rate for cultural and recreational land	0.0015781	0.0016225	2.8%

4.1.1i The estimated total amount to be raised by general rates in relation to each type or class of land, and the estimated total amount to be raised by general rates, compared with the previous financial year

Type or class of land	2024/25 \$'000	2025/26 \$'000	Change \$'000	%
Residential (base rate)	34,494	35,877	1,383	4.0%
Farming	4,065	4,278	213	5.2%
Urban Residential	44,840	48,364	3,525	7.9%
Urban Farming	2,464	2,433	(30)	-1.2%
Urban Vacant land	6,496	5,430	(1,066)	-16.4%
Urban commercial & industrial	7,363	7,952	589	8.0%
Cultural and recreational	79	82	3	3.6%
Total amount to be raised by general rates	99,800	104,417	4,617	4.63%

4.1.1(d) The number of assessments in relation to each type or class of land, and the total number of assessments, compared with the previous financial year

Type or class of land	2024/25 \$'000	2025/26 \$'000	Change \$'000	%
Residential (base rate)	17,384	17,522	138	0.8%
Farming	1,147	1,162	15	1.3%
Urban Residential	29,714	30,955	1,241	4.2%
Urban Farming	41	41	-	0.0%
Urban Vacant land	2,282	2,021	-261	-11.4%
Urban commercial & industrial	1,714	1,778	64	3.7%
Cultural and recreational	5	5	0	0.0%
Total number of assessments	52,287	53,484	1,197	2.3%

4.1.1(e) The basis of valuation to be used is the Capital Improved Value (CIV).

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4.1.1(f) The estimated total value of each type or class of land, and the estimated total value of land, compared with the previous financial year.

Type or class of land	2024/25	2025/26	Change	
	\$'000	\$'000	\$'000	%
Residential (base rate)	16,416,730	16,584,298	167,568	1.0%
Farming	2,542,065	2,636,750	94,685	3.7%
Urban Residential	19,771,355	20,898,470	1,127,115	5.7%
Urban Farming	1,378,035	1,323,620	(54,415)	-3.9%
Urban Vacant land	1,473,868	1,255,067	(218,801)	-14.8%
Urban commercial & industrial	2,412,304	2,534,921	122,617	5.1%
Cultural and recreational	49,940	50,320	380	0.8%
Total value of land	44,044,297	45,283,446	1,239,149	2.81%

4.1.1(g) The municipal charge under Section 159 of the Act compared with the previous financial year. Cardinia Shire Council does not apply a municipal charge.

4.1.1(h) The estimated total amount to be raised by municipal charges compared with the previous financial year. Cardinia Shire Council does not apply a municipal charge.

4.1.1(i) The rate or unit amount to be levied for each type of service rate or charge under Section 162 of the Act compared with the previous financial year.

Type of Charge	Per Rateable Property	Per Rateable Property	Change	
	2024/25	2025/26	\$	%
	\$	\$		
General garbage charge (120l)	361.70	384.00	22.30	6.2%
General garbage charge (80l)	331.70	354.00	22.30	6.7%
Green waste charge (240l)	128.70	139.45	10.75	8.4%
Green waste charge (120l)	98.70	109.45	10.75	10.9%

4.1.1(j) The estimated total amount to be raised by each type of service rate or charge, and the estimated total amount to be raised by service rates and charges, compared with the previous financial year

Type of Charge	2024/25	2025/26	Change	
	\$	\$	\$	%
General garbage charge	17,944	20,700	2,756	15.3%
Green waste charge	3,803	4,649	846	22.3%
Total	21,747	25,349	3,602	16.5%

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4.1.1(k) The estimated total amount to be raised by all rates and charges compared with the previous financial year.

	2024/25 \$'000	2025/26 \$'000	Change \$'000	%
General rates	99,800	104,417	4,617	4.6%
General garbage charge	17,944	20,700	2,756	15.3%
Green waste charge	3,803	4,649	846	22.3%
Total Rates and charges	121,546	129,766	8,219	6.8%

Excludes interest on rates and charges

4.1.1(l) Fair Go Rates System Compliance

Cardinia Shire Council is required to comply with the State Government's Fair Go Rates System (FGRS). The table below details the budget assumptions consistent with the requirements of the Fair Go Rates System.

	2024/25	2025/26
Total Rates	\$ 99,726,080	\$ 104,335,251
Number of rateable properties	52,367.00	53,479.00
Base Average Rate	1,904.37	1,950.96
Maximum Rate Increase (set by the State Government)	2.75%	3.00%
Capped Average Rate	1,906.31	1,950.96
Maximum General Rates and Municipal Charges Revenue	\$ 99,827,760	\$ 104,335,251
Budgeted General Rates and Municipal Charges Revenue	\$ 99,983,000	\$ 104,335,251
Budgeted Supplementary Rates	\$ 1,300,000	\$ 1,300,000
Budgeted Total Rates and Municipal Charges Revenue	\$ 101,283,000	\$ 105,635,251

** Excludes Cultural and Recreational Land*

4.1.1(m) Any significant changes that may affect the estimated amounts to be raised by rates and charges.

There are no known significant changes which may affect the estimated amounts to be raised by rates and charges. However, the total amount to be raised by rates and charges may be affected by:

- The making of supplementary valuations (2025-26: estimated \$1.3 million and 2024-25 forecast \$1.5 million)
- The variation of returned levels of value (e.g. valuation appeals)
- Changes of use of land such that rateable land becomes non-rateable land and vice versa.
- Changes of use of land such that residential land becomes business land and vice versa.

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4.1.1(n) Differential rates

Rates to be levied

The rate in the dollar and the amount of rates payable per category of differential are:

Type or class of land	2025/26	2025/26
	cents / \$CIV	Rates payable (\$'000)
Residential (base rate)	0.0021633	35,877
Farming	0.0016225	4,278
Urban Residential	0.0023143	48,364
Urban Farming	0.0018383	2,433
Urban Vacant land	0.0043266	5,430
Urban commercial & industrial	0.0031370	7,952
Cultural and recreational	0.0016225	82
Total		104,417

Council's Rating and Revenue Plan outlines the differential rates which Council applies when collecting property rates. Council considers that each differential rate will contribute to the equitable and efficient carrying out of council functions.

An overview of each differential rate is provided below. Detailed information on these differentials can be found in Council's current Rating and Revenue Plan.

1. Base Rate

Base Rate includes any rateable land which is:

- not in the Urban Growth Corridor and does not have the characteristics of any other specified rate; or
- used for retirement village units.

Level of Rate: 100% of Base Rate.

Geographic Location: Outside the Urban Growth Corridor of the municipal district; and all retirement villages located within the Urban Growth Corridor of the municipal district.

Use of Land: Any use permitted under the relevant Planning Scheme.

Types of Buildings: All buildings which are already constructed on the land, or which are constructed prior to the end of the financial year.

2. Farm Rate

Farm rate includes any rateable land outside the Urban Growth Corridor which is "Farmland" within the meaning of Section 2(1) of the *Valuation of Land Act 1960*. This includes any rateable land that:

- is not less than 2 hectares in area; and
- is used primarily for primary production through its activities on the land. This includes being used primarily for grazing (including agistment), dairying, pig-farming, poultry farming, fish farming, tree farming, bee keeping, viticulture, horticulture, fruit growing or the growing of crops of any kind or for any combination of those activities; and
- is used by a business that:
 - has a significant and substantial commercial purpose of character.
 - seeks to make a profit on a continuous or repetitive basis from its activities on the land; and

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- is making a profit from its activities on the land, or that has a reasonable prospect of making a profit from its activities on the land if it continues to operate in the way that it is operating.

Level of Rate: 75% of the Base Rate.

Geographic Location: Outside the Urban Growth Corridor of the municipal district.

Use of Land: Farmland use permitted under the relevant Planning Scheme.

Types of Buildings: All buildings which are already constructed on the land, or which are constructed prior to the end of the financial year.

3. Urban Farm Rate

Urban Farm Rate is any rateable land within the Urban Growth Corridor which is "Farmland" within the meaning of Section 2(1) of the *Valuation of Land Act 1960*. This includes any rateable land that;

- a. is not less than 2 hectares in area; and
- b. is used primarily for primary production through its activities on the land. This includes being used primarily for grazing (including agistment), dairying, pig-farming, poultry farming, fish farming, tree farming, bee keeping, viticulture, horticulture, fruit growing or the growing of crops of any kind or for any combination of those activities; and
- c. is used by a business that:
 - has a significant and substantial commercial purpose or character.
 - seeks to make a profit on a continuous or repetitive basis from its activities on the land; and
 - is making a profit from its activities on the land, or that has a reasonable prospect of making a profit from its activities on the land if it continues to operate in the way that it is operating.

Level of Rate: 85% of the Base Rate.

Use of Land: Farmland use permitted under the relevant Planning Scheme.

Geographic Location: Within the Urban Growth Corridor of the municipal district.

Types of Buildings: All buildings which are already constructed on the land, or which are constructed prior to the end of the financial year.

4. Urban Residential Rate

Urban Residential land is any rateable land which is;

- a. in the Urban Growth Corridor; and
- b. does not have the characteristics of Urban Farmland, Urban Vacant Land, or Urban Commercial and Industrial Land; and
- c. is not used for retirement village units.

Level of Rate: 107% of Base Rate.

Geographic Location: Within the Urban Growth Corridor of the municipal district.

Use of Land: Residential use permitted under the relevant Planning Scheme.

Types of Buildings: All buildings which are already constructed on the land, or which are constructed prior to the end of the financial year.

5. Urban Vacant Land Rate

Urban Vacant Land is any rateable land that:

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- a. no dwelling or other building designed or adapted for occupation is constructed; and
- b. is located within the Urban Growth Corridor; and
- c. does not have the characteristics of Urban Commercial and Industrial Land.

Level of Rate: 200% of the Base Rate.

Geographic Location: Within the Urban Growth Corridor of the municipal district.

Use of Land: Any land zoned as Residential or Urban Growth under the relevant Planning Scheme.

6. Urban Commercial and Industrial Rate

Urban Commercial and Industrial Land is any rateable land, which is:

- a. In the Urban Growth Corridor; and
- b. Used primarily for carrying out the manufacture or production of, or trade in goods or services (including tourist facilities and in the case of a business providing accommodation for tourists, is prescribed accommodation under the *Public Health and Wellbeing Act (Vic) 2008*; or
- c. Unoccupied building erected which is zoned Commercial or Industrial under the relevant Cardinia Shire Council Planning Scheme; or
- d. Unoccupied land which is zoned Commercial or Industrial under the relevant Cardinia Shire Council Planning Scheme.

Level of Rate: 145% of the Base Rate.

Geographic Location: Within the Urban Growth Corridor of the municipal district.

Use of Land: Any commercial or industrial use permitted under the relevant Planning Scheme.

Types of Buildings: All buildings which are already constructed on the land, or which are constructed prior to the end of the financial year.

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4.1.2. Statutory fees and fines

	Forecast Actual 2024/25	Budget 2025/26	Change	
	\$'000	\$'000	\$'000	%
Infringements and costs	856	980	124	14.5%
Statutory registration fees	1,521	1,620	99	6.5%
Town planning fees	3,863	3,972	109	2.8%
Land information certificates	156	168	12	7.7%
Permits	800	795	(5)	-0.6%
Other statutory fees	63	52	(11)	-17.5%
Total statutory fees and fines	7,259	7,587	328	4.5%

Statutory fees and fines relate mainly to fees and fines levied in accordance with legislation and include animal registrations, Health Act registrations and parking fines. Increases in statutory fees and fines are made in accordance with legislative requirements and are not set by Council.

Revenue from statutory fees and fines is estimated to increase by \$328k or 4.5% from 2024-25 levels. The projected increase in fees and fines will be driven by both CPI and volume increases. This includes a rise in fines, which are non-voting, as well as higher statutory registration fees, with a specific push for pet registration. Additionally, town planning fees will see an increase, encompassing statutory planning and development fees.

4.1.3. User fees

	Forecast Actual 2024/25	Budget 2025/26	Change	
	\$'000	\$'000	\$'000	%
Leisure centre and recreation	1,096	1,377	281	25.6%
Child care/children's programs	152	151	(1)	-0.7%
Parking	154	173	19	12.3%
Registrations and other permits	521	480	(41)	-7.9%
Other fees and charges	1,088	894	(194)	-17.8%
Total user fees	3,011	3,075	64	2.1%

User fees relate mainly to the recovery of service delivery costs through the charging of fees to users of Council's services. These include income from Community Asset Committees, the use of leisure, entertainment and other community facilities. One of three pricing strategies is applied to determine the level of budgeted user charges; Market price; Full cost recovery price; or Subsidised price.

Revenue from user fees is projected to marginally decrease by \$64k or 2.1% from 2024-25 levels. The decrease is mainly due to reduced Compliance Services for The Lost Dogs Home, fewer building certificates in Regulatory Services, and less in Civil Maintenance for dust suppressant works. However, this is partially offset by increased revenue from leisure centres and recreation, including Community Asset Committees, event revenue, and room and equipment hire at Cardinia Cultural Centre.

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4.1.4. Grants

Grants are required by the Act and the Regulations to be disclosed in Council's annual budget.

	Forecast Actual 2024/25 \$'000	Budget 2025/26 \$'000	Change \$'000 %	
Grants were received in respect of the following:				
Summary of grants				
Commonwealth funded grants	25,377	28,505	3,128	12.3%
State funded grants	15,471	26,027	10,589	68.5%
Total grants received	40,848	54,562	13,717	33.6%
(a) Operating Grants				
Recurrent - Commonwealth Government				
Financial Assistance Grants	16,049	16,983	934	5.8%
Health & Social Planning	123	150	27	22.0%
Recurrent - State Government				0.0%
Primary care partnerships	526	528	2	0.4%
Aged care	55	73	18	32.7%
School crossing supervisors	600	600	-	0.0%
Maternal and child health	2,566	2,660	134	5.3%
Emergency Management	60	-	(60)	-100.0%
Community safety	56	106	50	89.3%
Youth Services	22		(22)	-100.0%
Weed Control	153	32	(121)	-79.1%
Other	3	-	(4)	-100.0%
Total recurrent grants	20,174	21,132	958	4.7%
Non-recurrent - Commonwealth Government				
Youth Services	3	3	-	0.0%
Non-recurrent - State Government				0.0%
Community health	-	70	69	0.0%
Family and children	24	123	99	412.5%
Maternal and child health	75	-	(75)	-100.0%
Other	403	185	(218)	-54.1%
Total non-recurrent grants	505	381	(125)	-24.8%
Total operating grants	20,679	21,513	833	4.0%

Operating grants include all monies received from State and Federal Government sources for the purpose of funding the delivery of Council's services to ratepayers. Overall, the level of operating grants is expected to increase by 4% or \$833k from 2024-25.

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	Forecast Actual 2024/25 \$'000	Budget 2025/26 \$'000	Change \$'000 %	
(b) Capital Grants				
Recurrent - Commonwealth Government				
Roads to recovery	-	5,868	5,868	100.0%
Recurrent - State Government				
Total recurrent grants	-	5,868	5,868	100.0%
Non-recurrent - Commonwealth Government				
Building Better Regions Fund (BBRF)	744	-	(744)	-100.0%
Sealing Roads in the Dandenong Ranges	8,458	5,500	(2,958)	-35.0%
Non-recurrent - State Government				
Building Blocks Grant - Thewlis Integrated Child and Family Centre	1,388	-	(1,388)	-100.0%
Growing Suburbs fund	4,336	-	(4,336)	-100.0%
Growth areas infrastructure contributions (GAIC)	3,115	18,652	15,537	498.8%
Local Community Sport and Recreation Projects	771	-	(771)	-100.0%
Safer Local Roads and Streets Program	-	1,667	1,667	100.0%
Bridges	12	-	(12)	-100.0%
Buildings	213	-	(213)	-100.0%
Footpaths	367	-	(367)	-100.0%
Off Street Car parks	295	-	(295)	-100.0%
Parks, open space and streetscapes	325	243	(82)	-25.2%
Roads	145	1,120	975	672.4%
Total non-recurrent grants	20,169	27,182	7,013	34.8%
Total capital grants	20,169	33,050	12,881	63.9%
Total Grants	40,848	54,562	13,714	33.6%

Capital grants include all monies received from State and Federal Government sources for the purpose of funding the capital works program. Budgeted capital grants are expected to increase by \$12.8 million compared to the 2024-25 forecast. In total, \$33 million in capital grants are budgeted.

Some of the more significant budgeted capital grants for 2025-26 are \$18.6 million for Growth Area Infrastructure Contributions (GAIC), \$5.8 million in Roads to Recovery, and \$5.5 million in Sealing Roads in the Dandenong Ranges programs.

The major variances relate to non-recurrent funding for capital works projects, for which capital works delivery expected in 2025-26 and the funding is recognised in 2025-26.

Due to the implementation of AASB1058 *Income for Not-for-Profit Entities* from 1 July 2019, grant income is recognised on the fulfilment of performance obligation on the funding agreement rather than cash receipt. Therefore, some grant cash payments would be deferred to be recognised as income across financial years until Council achieves the project milestones.

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4.1.5. Contributions

	Forecast Actual 2024/25 \$'000	Budget 2025/26 \$'000	Change	
			\$'000	%
Monetary	20,793	38,012	17,219	82.8%
Non-monetary	46,606	36,329	(10,277)	-22.1%
Total contributions	67,399	74,341	6,942	10.3%

Contributions relate to monies paid by non-government third parties for the purpose of funding the delivery of Council's services to ratepayers. Non-monetary contributions relate to the gifting of assets by third parties after they have been constructed.

Revenue from contributions is projected to increase by \$6.9 million or 10.3% compared to 2024-25. This is primarily due to an estimated increase in the value of monetary developer levies, being partially offset by a decrease in estimated gifted assets (non-monetary contributions).

4.1.6. Other income

	Forecast Actual 2024/25 \$'000	Budget 2025/26 \$'000	Change	
			\$'000	%
Interest	6,011	5,294	(717)	-11.9%
Cost recoveries	2,694	1,452	(1,243)	-46.1%
Other rent	498	499	1	0.1%
Other income	988	611	(378)	-38.2%
Total other income	10,192	7,856	(2,336)	-22.9%

Other income relates to a range of items such as cost recoveries, rent/lease income and other miscellaneous income items, and includes interest revenue on investments, including DCP investments.

Other income is budgeted to decrease by \$2.3 million or 22.9% from 2024-25, primarily due to lower one-off storm damage recoveries received in 2024-25 (\$920k) and a decrease in projected interest income because of lower forecast interest rates.

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4.1.7. Employee costs

	Forecast Actual		Budget		Change	
	2024/25		2025/26		\$'000	%
	\$'000		\$'000			
Wages and salaries	51,043		54,988		3,945	7.7%
WorkCover	1,446		1,842		396	27.4%
Superannuation	5,563		6,307		744	13.4%
Fringe Benefits Tax	414		408		(6)	-1.4%
Other	(852)		(2,219)		(1,367)	160.4%
Total employee costs	57,612		61,326		3,712	6.4%

Employee costs include all labour-related expenditure, such as wages and salaries, and on-costs, such as allowances, leave entitlements, employer superannuation, and work cover premiums. It also includes Fringe Benefits Tax (FBT).

Employee costs overall are expected to increase by \$3.7 million or 6.4% compared to 2024-25. This increase is primarily due to a combination of:

- full year effect of new staff appointed during 2024-25,
- new staff appointments in 2025-26,
- implementation of Council's new Enterprise Agreement
- staff increment movements,
- Workcover premium increases,
- Superannuation Guarantee Levy increase from 11.5% in 2024-25 to 12% in 2025-26.

A summary of human resources expenditure categorised according to the organisational structure of Council is included in Section 3.6 Statement of Human Resources.

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4.1.8. Materials and services

	Forecast Actual	Budget	Change	
	2024/25 \$'000	2025/26 \$'000	\$'000	%
Contract payments				
- Waste and garbage contracts	21,051	22,880	1,829	8.7%
- Parks and gardens contracts	7,453	7,480	27	0.4%
- Library contract	2,404	2,494	90	3.7%
Building maintenance	3,941	4,823	882	22.4%
General maintenance	2,502	2,954	452	18.1%
Utilities	2,834	3,196	362	12.8%
Information Technology	3,425	3,566	141	4.1%
General administration	11,686	11,381	(305)	-2.6%
Insurance	1,881	2,135	254	13.5%
Consultants	2,634	1,849	(785)	-29.8%
Materials and services	19,211	10,416	(8,798)	-45.8%
Community events	1,698	1,853	155	9.1%
Contractors and temporary staff	464	237	(227)	-48.9%
Plant and equipment	160	168	8	5.0%
Marketing and promotion	284	537	253	89.1%
Legal and professional	1,716	1,461	(255)	-14.9%
Total materials and services	83,344	77,430	(5,914)	-7.1%

Materials and services include the purchases of consumables, contractor payments for the provision of services, and utility costs, as well as the costs for operational projects that are not capital in nature. Materials and services are budgeted to decrease by \$5.9 million or 7.1% compared to 2024-25.

Contracts are forecast to increase by \$1.9 million or 6% from 2024-25. The main contracts contributing to this increase are the waste and garbage contract - combination of population growth (increased service delivery) and CPI, which is being offset by an increase in garbage charge income.

Materials and services expenditure for 2024-25 forecast includes the costs to construct assets on Crown land (pavilions at Cora Lynn Reserve and Upper Beaconsfield) which are not considered capital and will be realised as an expense. The 45.8% decrease reflects that these costs are not included in the 2025-26 draft budget.

4.1.9. Depreciation

	Forecast Actual	Budget	Change	
	2024/25 \$'000	2025/26 \$'000	\$'000	%
Property	5,977	6,385	408	6.8%
Plant & equipment	1,908	2,463	555	29.1%
Infrastructure	20,528	23,719	3,191	15.5%
Total depreciation	28,412	32,567	4,155	14.6%

Depreciation is an accounting measure which attempts to allocate the value of an asset over its useful life for Council's property, plant and equipment including infrastructure assets such as roads, bridges, footpaths, and drains.

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The increase of \$4.2 million or 14.6% over 2024-25 is mainly due to an increase in the value of Council's infrastructure assets due to the completed capital works and the recognition of gifted assets from developers and the state government.

4.1.10. Amortisation - Intangible assets

	Forecast Actual 2024/25 \$'000	Budget 2025/26 \$'000	Change	
			\$'000	%
Intangible assets	160	155	(5)	-3.1%
Total amortisation - intangible assets	160	155	(5)	-3.1%

4.1.11. Depreciation - Right of use assets

	Forecast Actual 2024/25 \$'000	Budget 2025/26 \$'000	Change	
			\$'000	%
Right of use assets	573	562	(11)	-1.9%
Total depreciation - right of use assets	573	562	(11)	-1.9%

4.1.12. Other expenses

	Forecast Actual 2024/25 \$'000	Budget 2025/26 \$'000	Change	
			\$'000	%
Auditor remuneration - VAGO	76	80	4	5.4%
Auditor remuneration - Internal audit	162	186	24	14.8%
Councillor allowances	499	478	(20)	-4.1%
Other expenses	- 870	1,854	2,724	-313.1%
Total other expenses	- 133	2,598	2,732	-2052.2%

Other expenses relate to a range of unclassified items including audit fees, rent and lease expenditure, government fees & charges and other miscellaneous expenditure items.

Other expenses in total are budgeted to increase by \$2.7 million from 2024-25, which is being impacted by costs incurred in 2024-25 for Council elections which will not be required in 2025-26 and a one-off adjustment occurring in 2024-25.

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4.2. Balance Sheet

4.2.1. Assets

Current assets are those assets which can be converted to cash within twelve months.

Current assets are forecast to increase by \$38.4 million during 2025-26, mainly due to an increase in cash and cash equivalents, driven by increased cash holdings and borrowings, of \$48.8 million which is partially offset by decrease in trade and other receivables by \$10.4 million as detailed in 3.4 Statement of Cash Flows.

Conversely, non-current assets are those assets that are not expected to be converted to cash within twelve months.

Non-current assets are expected to increase by \$74.6 million during the 2025-26 year, mainly in property, infrastructure, plant and equipment due to the addition of completed capital works and the recognition of gifted assets from developers and the state government.

4.2.2. Liabilities

Current liabilities are those obligations Council must pay within the next year.

These liabilities are budgeted to decrease by \$21 million, mainly due to the recognition of unearned capital grant as income, and interest-bearing liabilities partially offset by increase in trade and other payables (creditors).

Non-current liabilities (obligations Council must pay beyond the next year) are expected to increase by \$30.1 million.

This is mainly due to increase in interest-bearing liabilities, with Council anticipating drawing down borrowings of \$17 million in 2025-26 to partially fund capital works.

4.2.3. Borrowings

The table below shows information on borrowings specifically required by the Regulations.

	Forecast Actual 2024/25	Budget 2025/26	2026/27	Projections 2027/28	2028/29
	\$	\$	\$	\$	\$
Amount borrowed as at 30 June of the prior year	11,491	20,736	35,835	43,686	50,317
Amount proposed to be borrowed	20,000	17,000	12,858	14,236	16,078
Amount projected to be redeemed	(10,755)	(1,901)	(5,007)	(7,605)	(10,591)
Amount of borrowings as at 30 June	20,736	35,835	43,686	50,317	55,804

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4.2.4. Leases by category

As a result of the introduction of AASB 16 Leases, right-of-use assets and lease liabilities have been recognised as outlined in the table below.

	Forecast Actual 2024/25 \$	Budget 2025/26 \$
Right-of-use assets	-	-
Property	202	152
Vehicles	1,978	1,103
Other, etc.	-	-
Total right-of-use assets	2,180	1,255
Lease liabilities		
Current lease Liabilities		
Land and buildings	-	-
Plant and equipment	211	582
Other, etc.	-	-
Total current lease liabilities	211	582
Non-current lease liabilities		
Land and buildings	202	152
Plant and equipment	1,978	1,103
Other, etc.	-	-
Total non-current lease liabilities	2,180	1,255
Total lease liabilities	2,391	1,837

Where the interest rate applicable to a lease is not expressed in the lease agreement, Council applies the average incremental borrowing rate in the calculation of lease liabilities.

Generally, Council uses an appropriate incremental borrowing rate as the discount rate.

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4.3. Statement of Changes in Equity

4.3.1. Reserves

Transfers from reserves is the movement of developer infrastructure levies collected in previous years to partly fund the Developer Contribution Plan (DCP) projects in the current year capital works program.

4.3.2. Equity

Total equity always equals net assets and is made up of the following components:

- Asset revaluation reserve which represents the difference between the previously recorded value of assets and their current valuations.
- Other reserves, which are funds that Council wishes to separately identify as being set aside to a specific purpose in the future and to which there is no existing liability. These amounts are transferred from Council's Accumulated Surplus and is separately disclosed.
- Accumulated surplus which is the value of all net assets less reserves that have accumulated over time.

4.4. Statement of Cash Flows

4.4.1. Net cash flows provided by/used in operating activities

Operating activities refer to the cash generated or used in the normal service delivery functions of Council.

Net cash inflow of operating activities is forecast to increase by \$61.4 million from 2024-25 primarily due to increase in cash inflows for rates and charges, capital grants, development levies, and decreased cash outflows of material and services.

4.4.2. Net cash flows provided by/used in investing activities

Investing activities refer to activities that are generated or used in the enhancement or creation of infrastructure and other assets. These activities also include the acquisition and sale of other assets such as vehicles, property, equipment, etc.

Net cash outflow of investing activities is expected to increase by \$35.4 million due to increases in payments for the capital works program.

4.4.3. Net cash flows provided by/used in financing activities

Financing activities refer to activities that are generated or used in the financing of Council functions and includes borrowings from financial institutions. These activities also include repayment of the principal and interest components of loan repayments for the year.

Net cash inflow from financing activities is expected to increase by \$5.8 million due to higher borrowing repayments in 2024-25, which includes the payout of loans to the value of \$10.4 million.

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4.5. Capital works program

This section presents a listing of the capital works projects that will be undertaken for the 2025-26 year, classified by expenditure type and funding source. Works are also disclosed as current budget or carried forward from prior year.

4.5.1. Summary

	Forecast Actual	Budget	Change	%
	2024/25	2025/26		
	\$'000	\$'000	\$'000	
Property	21,513	11,912	(9,601)	-44.6%
Plant and equipment	3,519	5,028	1,509	42.9%
Infrastructure	57,433	54,664	(2,769)	-4.8%
Total	82,465	71,604	(10,861)	-13.2%

	Project Cost	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Grants	Contributions	Council cash	Borrowings
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Property	11,912	3,000	3,990	701	4,221	-	852	4,432	6,628
Plant and equipment	5,028	-	4,288	540	200	-	-	1,455	3,573
Infrastructure	54,664	1,407	14,045	28,793	10,419	33,050	3,229	11,585	6,799
Total	71,604	4,407	22,323	30,034	14,840	33,050	4,081	17,473	17,000

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**4.5.2. Current Budget**

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contributions \$'000	Council cash \$'000	Borrowings \$'000
PROPERTY									
Land									
Land acquisition	3,000	3,000	-	-	-	-	372	-	2,628
Buildings									
Cardinia Youth Hub	4,000	-	-	-	4,000	-	-	-	4,000
Public Toilets Renewals	478	-	478	-	-	-	-	478	-
Public Buildings Major Renewals Program	84	-	84	-	-	-	-	84	-
Building Minor Renewal Program Reactive	600	-	600	-	-	-	-	600	-
Building Minor Renewal Program Strategic	2,829	-	2,829	-	-	-	480	2,349	-
Universal Design (Incl Rec Pav Renewal)	221	-	-	-	221	-	-	221	-
TOTAL PROPERTY	11,211	3,000	3,990	-	4,221	-	852	3,731	6,628
PLANT AND EQUIPMENT									
Plant, Machinery and Equipment									
Plant Replacement Program	2,976	-	2,976	-	-	-	-	-	2,976
Fixtures, Fittings and Furniture									
HVAC Renewal Program	597	-	597	-	-	-	-	-	597
Electronic Access Upgrade Program	400	-	-	200	200	-	-	400	-
Furniture and Equipment Renewal Program	200	-	200	-	-	-	-	200	-
CCC Minor Equipment	100	-	-	100	-	-	-	100	-
Disability Access Upgrade Program	240	-	-	240	-	-	-	240	-
Computers and Telecommunications									
IT Strategy	515	-	515	-	-	-	-	515	-
TOTAL PLANT AND EQUIPMENT	5,028	-	4,288	540	200	-	-	1,455	3,573

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Capital Works Area	Project Cost	Asset expenditure types				Summary of Funding Sources			
	New	Renewal	Upgrade	Expansion	Grants	Contributions	Council cash	Borrowings	
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	
INFRASTRUCTURE									
Roads									
Streetlight upgrades - MV Lights to LED	495	-	-	495	-	-	204	291	-
Road Pavement Renewal Program	1,669	-	1,669	-	-	-	-	1,669	-
Sealed Road Resurfacing Program	3,039	-	3,039	-	-	3,039	-	-	-
Carpark resurfacing Program	170	-	170	-	-	-	-	170	-
Lighting (Road Reserves) Program	148	-	148	-	-	-	-	148	-
Local Area Traffic Improvements Program	1,776	-	-	1,776	-	1,667	-	109	-
Unsealed Road Resheeting Program	1,695	-	1,695	-	-	-	-	1,695	-
Main Street Central	1,197	-	-	598	598	-	-	1,197	-
Brunt/Rix Rd DCP Road Works (Parent)	3,109	-	-	3,109	-	-	2,600	509	-
Better Local Roads - Connect Cardinia	2,829	-	-	2,829	-	2,829	-	-	-
Sealing of the Hills Program	5,550	-	-	5,550	-	5,500	-	50	-
Main Street Gateway	990	-	-	495	495	990	-	-	-
GAIC - Drake Place	7,350	-	-	3,675	3,675	7,350	-	-	-
GAIC - John Street extension	2,800	-	-	1,400	1,400	2,800	-	-	-
GAIC - Arena Pde	3,240	-	-	1,620	1,620	3,240	-	-	-
GAIC - McGregor/Henty	5,263	-	-	2,631	2,631	5,263	-	-	-
Bergun wayfinding - Princes Hwy intersections	130	130	-	-	-	130	-	-	-
Bridges									
Bridge renewal program	1,057	-	1,057	-	-	-	-	257	800
Footpaths and Cycleways									
Sealed Pathway Renewal Program	1,268	-	1,268	-	-	-	-	-	1,268
Gravel Pathway Renewal	102	-	102	-	-	-	-	102	-
Drainage									
Drainage Renewal and Upgrade Program	550	-	550	-	-	-	175	375	-
WSUD Assets Renewal Program	413	-	413	-	-	-	-	413	-

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Capital Works Area	Project Cost	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Grants	Contributions	Council cash	Borrowings
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Recreational, Leisure & Community Facilities									
<i>Shade structures renewal program</i>	100	-	100	-	-	-	-	100	-
<i>Netball/Tennis Court Resurfacing Program</i>	900	-	900	-	-	-	-	245	655
<i>Rec Reserve lighting and power renewal</i>	250	-	250	-	-	-	-	250	-
<i>Rec reserve turf resurfacing program</i>	1,300	-	1,300	-	-	-	-	-	1,300
<i>Swimming Facilities Renewal Program</i>	180	-	180	-	-	-	-	180	-
Parks, Open Space and Streetscapes									
<i>Emerald Lake Park</i>	220	-	220	-	-	-	-	220	-
<i>Playspace and supporting infrastructure renewal</i>	677	-	677	-	-	-	-	677	-
<i>Basketball court renewal program</i>	10	-	10	-	-	-	-	10	-
<i>BMX Facility Asset renewal program</i>	287	-	287	-	-	-	-	287	-
<i>Exercise Equipment Renewal Program</i>	10	-	10	-	-	-	-	10	-
Other Infrastructure									
<i>Energy and water strategy programs</i>	100	-	-	100	-	-	-	100	-
<i>New community buildings</i>	250	250	-	-	-	-	250	-	-
<i>Business improvement program</i>	2,000	-	-	2,000	-	-	-	-	2,000
TOTAL INFRASTRUCTURE	51,123	380	14,045	26,278	10,419	32,807	3,229	9,064	6,023
TOTAL NEW CAPITAL WORKS	67,361	3,380	22,323	26,818	14,840	32,807	4,081	14,250	16,224

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**4.5.3. Works carried forward from the 2024-25 year**

Capital Works Area	Project Cost	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Grants	Contributions	Council cash	Borrowings
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
PROPERTY									
Buildings									
Garfield Nth Cannibal Creek Community Hub	701	-	-	701	-	-	-	701	-
TOTAL PROPERTY	701	-	-	701	-	-	-	701	-

Capital Works Area	Project Cost	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Grants	Contributions	Council cash	Borrowings
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
INFRASTRUCTURE									
Parks, Open Space and Streetscapes									
Alma Treloar dog park	250	250	-	-	-	243	-	7	-
Other Infrastructure									
Upper Beaconsfield Rec Reserve Pavilion	2,515	-	-	2,515	-	-	-	2,515	-
Cora Lynn Reserve Pavilion	777	777	-	-	-	-	-	-	777
TOTAL INFRASTRUCTURE	3,541	1,027	-	2,515	-	243	-	2,522	777
TOTAL CARRIED FORWARD CAPITAL WORKS									
	4,242	1,027	-	3,216	-	243	-	3,223	777
TOTAL 2024-25 CAPITAL WORKS									
	71,604	4,407	22,323	30,034	14,840	33,050	4,081	17,473	17,000

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4.6. Summary of Planned Capital Works Expenditure

For the years ending 30 June 2027, 2028 & 2029

2026/27	Asset Expenditure Types					Funding Sources			
	Project Cost \$'000	New \$'000	Renewal \$'000	Expansion \$'000	Upgrade \$'000	Grants \$'000	Contributions \$'000	Council Cash \$'000	Borrowings \$'000
Property									
Land	6,258	6,258	0	0	0	0	3,000	0	3,258
Land improvements	0	0	0	0	0	0	0	0	0
Total Land	6,258	6,258	0	0	0	0	3,000	0	3,258
Buildings	8,267	0	5,487	280	2,500	0	0	8,267	0
Leasehold improvements	0	0	0	0	0	0	0	0	0
Total Buildings	8,267	0	5,487	280	2,500	0	0	8,267	0
Total Property	14,525	6,258	5,487	280	2,500	0	3,000	8,267	3,258
Plant and Equipment									
Heritage plant and equipment	0	0	0	0	0	0	0	0	0
Plant, machinery and equipment	2,600	0	2,600	0	0	0	0	0	2,600
Fixtures, fittings and furniture	1,626	0	886	540	200	0	0	1,626	0
Computers and telecommunications	550	0	550	0	0	0	0	550	0
Library books	0	0	0	0	0	0	0	0	0
Total Plant and Equipment	4,776	0	4,036	540	200	0	0	2,176	2,600
Infrastructure									
Roads	21,258	0	9,451	9,524	2,283	8,010	562	12,686	0
Bridges	1,337	0	1,337	0	0	0	0	1,337	0
Footpaths and cycleways	2,415	815	1,600	0	0	0	0	2,415	0
Drainage	950	0	950	0	0	0	0	950	0
Recreational, leisure and community facilities	1,380	0	1,380	0	0	0	0	1,380	0
Waste management	0	0	0	0	0	0	0	0	0
Parks, open space and streetscapes	3,276	300	2,976	0	0	0	0	3,276	0
Aerodromes	0	0	0	0	0	0	0	0	0
Off street car parks	0	0	0	0	0	0	0	0	0
Other infrastructure	11,850	4,550	0	7,300	0	0	4,350	500	7,000
Total Infrastructure	42,466	5,665	17,694	16,824	2,283	8,010	4,912	22,543	7,000
Total Capital Works Expenditure	61,766	11,923	27,217	17,644	4,983	8,010	7,912	32,986	12,858

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2027/28	Asset Expenditure Types					Funding Sources			
	Total \$'000	New \$'000	Renewal \$'000	Expansion \$'000	Upgrade \$'000	Grants \$'000	Contributions \$'000	Council Cash \$'000	Borrowings \$'000
Property									
Land	7,636	7,636	0	0	0	0	3,000	0	4,636
Land improvements	0	0	0	0	0	0	0	0	0
Total Land	7,636	7,636	0	0	0	0	3,000	0	4,636
Buildings	8,497	0	6,227	280	1,990	0	0	8,497	0
Leasehold improvements	0	0	0	0	0	0	0	0	0
Total Buildings	8,497	0	6,227	280	1,990	0	0	0	0
Total Property	16,133	7,636	6,227	280	1,990	0	3,000	0	4,636
Plant and Equipment									
Heritage plant and equipment	0	0	0	0	0	0	0	0	0
Plant, machinery and equipment	2,600	0	2,600	0	0	0	0	0	2,600
Fixtures, fittings and furniture	1,643	0	903	540	200	0	0	1,643	0
Computers and telecommunications	550	0	550	0	0	0	0	550	0
Library books	0	0	0	0	0	0	0	0	0
Total Plant and Equipment	4,793	0	4,053	540	200	0	0	2,193	2,600
Infrastructure									
Roads	13,366	0	9,701	3,665	0	0	700	12,666	0
Bridges	1,397	0	1,397	0	0	0	0	1,397	0
Footpaths and cycleways	2,429	600	1,829	0	0	0	523	1,906	0
Drainage	950	0	950	0	0	0	0	950	0
Recreational, leisure and community facilities	1,730	0	1,730	0	0	0	0	1,730	0
Waste management	0	0	0	0	0	0	0	0	0
Parks, open space and streetscapes	3,636	150	3,486	0	0	0	150	3,486	0
Aerodromes	0	0	0	0	0	0	0	0	0
Off street car parks	0	0	0	0	0	0	0	0	0
Other infrastructure	15,678	6,578	0	9,100	0	0	7,058	1,620	7,000
Total Infrastructure	39,186	7,328	19,093	12,765	0	0	8,431	23,755	7,000
Total Capital Works Expenditure	60,112	14,964	29,373	13,585	2,190	0	11,431	25,948	14,236

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2028/29	Asset Expenditure Types					Funding Sources			
	Total \$'000	New \$'000	Renewal \$'000	Expansion \$'000	Upgrade \$'000	Grants \$'000	Contributions \$'000	Council Cash \$'000	Borrowings \$'000
Property									
Land	6,478	6,478	0	0	0	0	0	0	6,478
Land improvements	0	0	0	0	0	0	0	0	0
Total Land	6,478	6,478	0	0	0	0	0	0	6,478
Buildings	3,950	0	3,950	0	0	0	0	3,950	0
Leasehold improvements	0	0	0	0	0	0	0	0	0
Total Buildings	3,950	0	3,950	0	0	0	0	0	0
Total Property	10,428	6,478	3,950	0	0	0	0	0	6,478
Plant and Equipment									
Heritage plant and equipment	0	0	0	0	0	0	0	0	0
Plant, machinery and equipment	2,600	0	2,600	0	0	0	0	0	2,600
Fixtures, fittings and furniture	1,753	0	1,013	540	200	0	0	1,753	0
Computers and telecommunications	550	0	550	0	0	0	0	550	0
Library books	0	0	0	0	0	0	0	0	0
Total Plant and Equipment	4,903	0	4,163	540	200	0	0	2,303	2,600
Infrastructure									
Roads	14,184	0	9,699	4,485	0	0	2,753	11,431	0
Bridges	1,400	0	1,400	0	0	0	0	1,400	0
Footpaths and cycleways	2,610	600	2,010	0	0	0	148	2,462	0
Drainage	950	0	950	0	0	0	0	950	0
Recreational, leisure and community facilities	2,855	0	2,855	0	0	0	0	2,855	0
Waste management	0	0	0	0	0	0	0	0	0
Parks, open space and streetscapes	2,442	1,150	1,292	0	0	0	1,150	1,292	0
Aerodromes	0	0	0	0	0	0	0	0	0
Off street car parks	0	0	0	0	0	0	0	0	0
Other infrastructure	18,466	6,966	0	11,500	0	0	9,519	1,947	7,000
Total Infrastructure	42,907	8,716	18,206	15,985	0	0	13,570	22,337	7,000
Total Capital Works Expenditure	58,238	15,195	26,319	16,525	200	0	13,570	24,640	16,078

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5. Performance indicators

The following tables highlight Council's current and projected performance across a selection of targeted service and financial performance indicators. These indicators provide a useful analysis of Council's intentions and performance and should be interpreted in the context of the organisation's objectives.

The targeted performance indicators below are the prescribed performance indicators contained in Schedule 4 of the Local Government (Planning and Reporting) Regulations 2020. Results against these indicators and targets will be reported in Council's Performance Statement included in the Annual Report.

Key to Forecast Trend:

- + Forecasts improvement in Council's financial performance/financial position indicator
- o Forecasts that Council's financial performance/financial position indicator will be steady
- Forecasts deterioration in Council's financial performance/financial position indicator

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**5a Targeted performance indicators****Targeted performance indicators – Service**

Indicator	Measure	Notes	Actual 2023/24	Forecast 2024/25	Target 2025/26	Target Projections			Trend
						2026/27	2027/28	2028/29	+/-
Governance									
Consultation and engagement (Council decisions made and implemented with community input)	Satisfaction with community consultation and engagement Community satisfaction rating out of 100 with the consultation and engagement efforts of Council	1	67.00	67.00	68.00	69.00	70.00	71.00	+
Roads									
Condition (sealed local roads are maintained at the adopted condition standard)	Sealed local roads below the intervention level Number of kms of sealed local roads below the renewal intervention level set by Council / Kms of sealed local roads	2	99.39%	99.52%	99.00%	99.00%	99.00%	99.00%	o
Statutory planning									
Service standard (planning application processing and decisions are in accordance with legislative requirements)	Planning applications decided within the relevant required time Number of planning application decisions made within the relevant required time / Number of planning application decisions made	3	63.00%	48.13%	65.00%	65.00%	65.00%	65.00%	o
Waste management									
Waste diversion (amount of waste diverted from landfill is maximised)	Kerbside collection waste diverted from landfill Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins	4	48.09%	46.43%	47.90%	48.00%	48.09%	48.19%	+

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Targeted performance indicators - Financial

Indicator	Measure	Notes	Actual	Forecast	Target	Target Projections			Trend
			2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	+/-
Liquidity									
Working Capital (sufficient working capital is available to pay bills as and when they fall due)	Current assets compared to current liabilities Current assets / current liabilities	5	278.0%	290.0%	498.6%	550.3%	627.1%	620.1%	+
Obligations									
Asset renewal (assets are renewed as planned)	Asset renewal compared to depreciation Asset renewal and upgrade expense / Asset depreciation	6	169.3%	235.9%	160.8%	136.5%	124.7%	119.5%	-
Stability									
Rates concentration (revenue is generated from a range of sources)	Rates compared to adjusted underlying revenue Rate revenue / adjusted underlying revenue	7	78.6%	73.9%	75.7%	76.0%	76.3%	76.6%	+
Efficiency									
Expenditure level (resources are used efficiently in the delivery of services)	Expenses per property assessment Total expenses / no. of property assessments	8	\$3,080	\$3,314	\$3,255	\$3,211	\$3,217	\$3,219	+

Notes to indicators 5a

- Satisfaction with community consultation and engagement** – Council's Community Engagement Policy and Guidelines are current being reviewed, with a view to building our engagement skills and improving engagement practices. We hope to see this work reflected by an improvement in satisfaction scores in Community Engagement.
- Sealed local roads below the intervention level** – The target is based on average performance over the last five years.
- Planning applications decided within the relevant required time** – The methodology used for calculations has been updated to reflect advice received from Local Government Victoria and has altered the results. A target has been set to demonstrate ongoing improvement and exceeds growth area averages.

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4. **Kerbside collection waste diverted from landfill** – The target is based on the average performance over the last five years.
5. **Working Capital** -Sufficient working capital is projected to meet Council's obligations as and when they fall due. Working capital is budgeted to steadily increase over the four-year period, with Council funds being supplemented with loan borrowings to fund capital works projects.
6. **Asset renewal** - This indicator shows the extent of Council's asset renewals and upgrades against its depreciation charge, which measures the decline existing capital asset values.

A result over 100% indicates Council is maintaining its existing assets, while a percentage less than 100% indicates its assets are deteriorating faster than asset renewal.

Future capital expenditure will be required to renew assets. Cardinia Shire offers urban and rural landscapes and strives to balance the needs of growth, interface, and rural environments.

This adds pressure for new and renewal assets as Council strives to balance individual town needs. Council will renew assets where resources are available and will actively advocate and seek grant funding to increase new and upgrade opportunities.

Council will continue to prioritise renewal projects to direct limited renewal funds where they are most needed and closely monitor the impacts of not achieving sufficient asset renewal.

7. **Rates concentration** - Revenue should be generated from a range of sources to improve revenue stability. This indicator reflects the increasing reliance on rate revenues to fund Council's ongoing services.

Council is working to identify alternative revenue sources in order to reduce this reliance. Additional funding will assist funding of key services in addition to enhancing service delivery.

8. **Expenditure level** - The increasing trend over the four years reflects forecasts in CPI and increasing service contract prices and volumes associated with economic conditions and council's growth.

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5b Financial performance indicators

The following table highlights Council's current and projected performance across a range of key financial performance indicators.

These indicators provide a useful analysis of Council's financial position and performance and should be interpreted in the context of the organisation's objectives.

The financial performance indicators below are the prescribed financial performance indicators contained in Part 3 of Schedule 3 of the *Local Government (Planning and Reporting) Regulations 2020*.

Results against these indicators will be reported in Council's Performance Statement included in the Annual Report.

Indicator	Measure	Notes	Actual	Forecast	Budget	Projections			Trend
			2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	+/-
Operating position									
Adjusted underlying result (an adjusted underlying surplus is generated in the ordinary course of business)	Adjusted underlying surplus (or deficit) Adjusted underlying surplus (deficit) / Adjusted underlying revenue	9	-4.3%	-4.7%	-1.6%	-0.1%	-0.3%	-0.2%	+
Liquidity									
Unrestricted cash (sufficient cash that is free of restrictions is available to pay bills as and when they fall due)	Unrestricted cash compared to current liabilities Unrestricted cash / current liabilities	10	24.5%	23.7%	85.8%	87.2%	56.4%	42.9%	-
Obligations									
Loans and borrowings (level of interest bearing loans and borrowings is appropriate to the size and nature of Council's activities)	Loans and borrowings compared to rates Interest bearing loans and borrowings / rate revenue	11	15.9%	12.8%	9.9%	16.9%	27.4%	32.3%	+
Loans and borrowings (level of interest bearing loans and borrowings is appropriate to the size and nature of Council's activities)	Loans and borrowings repayments compared to rates Interest and principal repayments on interest bearing loans and borrowings / rate revenue		12.1%	3.6%	2.7%	9.3%	2.3%	5.0%	-
Indebtedness (level of long term liabilities is appropriate to the size and nature of a Council's activities)	Non-current liabilities compared to own-source revenue Non-current liabilities / own source revenue		25.1%	16.3%	13.1%	4.9%	24.6%	26.8%	+

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Indicator	Measure	Notes	Actual	Forecast	Budget	Projections			Trend
			2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	+/-
Stability									
Rates effort (rating level is set based on the community's capacity to pay)	Rates compared to property values Rate revenue / CIV of rateable properties in the municipal district	12	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	o
Efficiency									
Revenue level (resources are used efficiently in the delivery of services)	Average rate per property assessment General rates and municipal charges / no. of property assessments	13	\$2,323	\$2,367	\$2,448	\$2,459	\$2,470	\$2,480	+

Notes to indicators 5b

9. **Adjusted underlying result** - An indicator of the sustainable operating result required to enable Council to continue to provide core services and meet its objectives.

A key goal of the Budget is to maintain a positive adjusted underlying surplus in the long term. The adjusted underlying deficit is projected to return to a breakeven position four years but highlights the highly restrictive nature of the rate cap and the adverse impact of it continually being set below CPI and well below service contract terms.

Cost shifting from other levels of government contributes to continued losses, thereby increasing Council's reliance on its cash reserves, external funding and increased debt to maintain services and invest in capital works.

10. **Unrestricted Cash** - Unrestricted cash is impacted by funds set aside for developer contributions and other trust funds. It is forecast to improve with the assistance of borrowings which is supporting the ability to achieve the delivery of the capital works program and to ensure Council's reserves are cash backed.

Long term investments are appropriately managed to be available to cover commitments if required.

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11. **Debt compared to rates** - Council's current plan includes borrowings for capital expenditure. The loans and borrowing balance increases over the period due to repayments of existing loans being lower than the value of drawdown of new loans during the period.
12. **Rates effort** - Rates effort is intended to examine the community's capacity to pay, presents rate revenue as a percentage of the capital improved value (CIV) of rateable properties in the municipality. The trend is relatively steady for rates effort.
13. **Revenue level** - The trend indicates a steady increase over the four years, which is consistent with general rate revenue forecasts.

5c Additional indicators

The following table presents indicators that are not prescribed in the *Local Government (Planning and Reporting) Regulations 2020*.

These indicators are used by the Department of Treasury and Finance to conduct credit assessments on councils under the Treasury Corporation of Victoria (TCV) loans framework.

Subject to these financial covenants being satisfied over the prior three years to the budget year, the budget year, and subsequent three projected financial years, a borrowing limit will be determined under the framework.

Indicator	Measure	Notes	Actual	Forecast	Budget	Projections			Trend
			2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	+o/-
TCV loans framework indicators									
Interest Cover Ratio	EBITDA : interest expenses	14	221:3	65:1	21:1	145:8	38:3	59:5	+
Interest bearing liabilities to own source revenue	Interest bearing liabilities / own source revenue	15	8.3%	14.3%	23.7%	28.0%	31.2%	33.5%	+

Notes to indicators 5c

1. **Interest cover ratio** - The interest cover ratio demonstrates Council's ability to pay interest on outstanding debt. While the decrease is being influenced by a reduction in capital grant income, Council still has adequate funds to cover its interest payments.

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2. **Interest bearing liabilities to own source revenue** - Interest bearing loans, leases and borrowings must not exceed 60 per cent of own source revenue. This demonstrates Council's ability to service its debt obligations and currently the indicators demonstrate that Council is well within this range.

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6. Schedule of fees and charges

This section presents the fees and charges of a non-statutory nature which will be charged in respect to various goods and services during the financial year 2025-26.

6.1. Fees and charges schedule – sports and aquatics

Fees and charges are based on information available at the time of publishing and may vary during the financial year subject to any changes in Council's policy or legislation.

Fee Increase/(Decrease)						
Description of Fees and Charges	GST Status	2024/25 Fee Inc GST	2025/26 Fee Inc GST	\$	\$	Basis of Fee
Cardinia Life - Aquatics (Casual)						
Adult Rec Swim	Taxable	8.20	8.50	0.30	4.00%	Non Statutory Fee
Child Rec Swim	Taxable	6.70	7.00	0.30	4.00%	Non Statutory Fee
Concession Rec Swim	Taxable	6.70	7.00	0.30	4.00%	Non Statutory Fee
Family Rec Swim	Taxable	22.00	22.70	0.70	3.00%	Non Statutory Fee
Spectator	Taxable	2.00	2.10	0.10	5.00%	Non Statutory Fee
Casual Health Club	Taxable	19.10	19.70	0.60	3.00%	Non Statutory Fee
Casual Health Club (Concession)	Taxable	19.10	19.70	0.60	3.00%	Non Statutory Fee
Cardinia Life - Group Fitness						
Aqua Aerobics	Taxable	18.00	18.60	0.60	3.00%	Non Statutory Fee
Aqua Aerobics (Concession)	Taxable	14.40	14.90	0.50	3.00%	Non Statutory Fee
Group Fitness	Taxable	18.00	18.60	0.60	3.00%	Non Statutory Fee
Group Fitness (Concession)	Taxable	14.40	14.90	0.50	3.00%	Non Statutory Fee
Group Fitness Virtual	Taxable	10.70	11.10	0.40	4.00%	Non Statutory Fee
Cardinia Life - Older Adults Programs						
Aqua Movers	Taxable	9.20	9.50	0.30	3.00%	Non Statutory Fee
Gentle Exercise	Taxable	9.20	9.50	0.30	3.00%	Non Statutory Fee

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Fee Increase/(Decrease)						
Description of Fees and Charges	GST Status	2024/25 Fee Inc GST	2025/26 Fee Inc GST	\$	\$	Basis of Fee
Cardinia Life - Memberships						
Health and Wellness Membership Fortnightly Fee	Taxable	51.40	53.00	1.60	3.00%	Non Statutory Fee
Health and Wellness Membership Start-up Fee	Taxable	105.00	108.20	3.20	3.00%	Non Statutory Fee
Health and Wellness Commitment Membership Start-up Fee	Taxable	31.00	32.00	1.00	3.00%	Non Statutory Fee
Health and Wellness Membership (Concession) Fortnightly Fee	Taxable	41.50	42.80	1.30	3.00%	Non Statutory Fee
Health and Wellness Membership (Concession) Start-up Fee	Taxable	105.00	108.20	3.20	3.00%	Non Statutory Fee
Health and Wellness Membership (Concession/Restricted) Fortnightly Fee	Taxable	33.20	34.20	1.00	3.00%	Non Statutory Fee
Health and Wellness Membership (Concession/Restricted) Start-up Fee	Taxable	105.00	108.20	3.20	3.00%	Non Statutory Fee
Health and Wellness Membership (Family) Fortnightly Fee	Taxable	41.50	42.80	1.30	3.00%	Non Statutory Fee
Health and Wellness Membership (Family) Start-up Fee	Taxable	105.00	108.20	3.20	3.00%	Non Statutory Fee
Health and Wellness Membership (Concession / Family) Fortnightly Fee	Taxable	33.20	34.20	1.00	3.00%	Non Statutory Fee
Health and Wellness Membership (Concession / Family) Start-up Fee	Taxable	105.00	108.20	3.20	3.00%	Non Statutory Fee
Aquatic Membership Fortnightly Fee	Taxable	33.20	34.20	1.00	3.00%	Non Statutory Fee
Aquatic Membership Start-up Fee	Taxable	105.00	108.20	3.20	3.00%	Non Statutory Fee
Aquatic Commitment Membership Start-up Fee	Taxable	31.00	32.00	1.00	3.00%	Non Statutory Fee
Aquatic Membership Fortnightly Fee (Concession)	Taxable	26.60	27.40	0.80	3.00%	Non Statutory Fee
Aquatic Membership Start-up Fee (Concession)	Taxable	105.00	108.20	3.20	3.00%	Non Statutory Fee
Aquatic Membership Fortnightly Fee (Family)	Taxable	26.60	27.40	0.80	3.00%	Non Statutory Fee
Aquatic Membership Start-up Fee (Family)	Taxable	105.00	108.20	3.20	3.00%	Non Statutory Fee
Aquatic Membership Fortnightly Fee (Concession & Family)	Taxable	21.20	21.90	0.70	3.00%	Non Statutory Fee
Aquatic Membership Start-up Fee (Concession & Family)	Taxable	105.00	108.20	3.20	3.00%	Non Statutory Fee
Pryme Mover Membership (Restricted) Fortnightly Fee	Taxable	33.20	34.20	1.00	3.00%	Non Statutory Fee
Pryme Mover Membership (Restricted) Start-up Fee	Taxable	105.00	108.20	3.20	3.00%	Non Statutory Fee
Aquatic Education Membership Fortnightly Fee Month by Month (School Age - Adult)	Taxable	47.95	49.40	1.45	3.00%	Non Statutory Fee

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Fee Increase/(Decrease)							
Description of Fees and Charges	GST Status	2024/25 Fee Inc GST	2025/26 Fee Inc GST	\$	\$	\$	Basis of Fee
Aquatic Education Membership Fortnightly Fee Month by Month (School Age - Adult Sibling Discount)	Taxable	45.60	47.00	1.40	3.00%		Non Statutory Fee
Aquatic Education Membership UPFRONT TERM FEE (per class - School Age)	Taxable	28.10	29.00	0.90	3.00%		Non Statutory Fee
Aquatic Education Membership Fortnightly Fee Month by Month (Pre School Age)	Taxable	43.00	44.30	1.30	3.00%		Non Statutory Fee
Aquatic Education Membership Fortnightly Fee Month by Month (Pre School Age - Sibling Discount)	Taxable	40.85	42.10	1.25	3.00%		Non Statutory Fee
Aquatic Education Membership UPFRONT TERM FEE (per class - Pre School Age)	Taxable	24.80	25.60	0.80	3.00%		Non Statutory Fee
Aquatic Education Membership Fortnightly Fee month by month (Pre Squad)	Taxable	58.00	59.80	1.80	3.00%		Non Statutory Fee
Aquatic Education UPFRONT TERM FEE (per class - Pre Squad)	Taxable	34.80	35.90	1.10	3.00%		Non Statutory Fee
Aquatic Education Membership Fortnightly Fee month by month (Squad)	Taxable	68.20	70.30	2.10	3.00%		Non Statutory Fee
Aquatic Education Membership UPFRONT TERM FEE (per class - Squad)	Taxable	40.60	41.90	1.30	3.00%		Non Statutory Fee
Aquatic Education Membership Fortnightly Fee month by month (Private)	Taxable	86.80	89.50	2.70	3.00%		Non Statutory Fee
Aquatic Education Membership UPFRONT TERM FEE (per class - Private)	Taxable	47.80	49.30	1.50	3.00%		Non Statutory Fee
Aquatic Education Membership Fortnightly Fee month by month (Access & Inclusion)	Taxable	56.90	58.70	1.80	3.00%		Non Statutory Fee
Aquatic Education Membership UPFRONT TERM FEE (per class - Access & Inclusion)	Taxable	33.80	34.90	1.10	3.00%		Non Statutory Fee
Personal Training (Average Fee) - 1/2 hour session per fortnight	Taxable	41.50	42.80	1.30	3.00%		Non Statutory Fee
Cardinia Life - Schools - Aquatic							
Aquatic Education (1:6) - Per Participant	Taxable	9.80	10.10	0.30	3.00%		Non Statutory Fee
Aquatic Education (1:7) - Per Participant	Taxable	9.50	9.80	0.30	3.00%		Non Statutory Fee
Aquatic Education (1:8) - Per Participant	Taxable	9.20	9.50	0.30	3.00%		Non Statutory Fee
Aquatic Education (1:9) - Per Participant	Taxable	8.90	9.20	0.30	3.00%		Non Statutory Fee
Aquatic Education (1:10) - Per Participant	Taxable	8.60	8.90	0.30	3.00%		Non Statutory Fee
Kinder Group	Taxable	15.30	15.80	0.50	3.00%		Non Statutory Fee
Homes School	Taxable	17.20	17.80	0.60	3.00%		Non Statutory Fee
Carnival Hire	Taxable	937.30	965.50	28.20	3.00%		Non Statutory Fee
Casual Stadium Participant - Door Entry							
Casual Stadium Participant	Taxable	6.70	7.00	0.30	4.00%		Non Statutory Fee
Basketball - Junior Teamsheet	Taxable	78.80	81.20	2.40	3.00%		Non Statutory Fee

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Description of Fees and Charges	GST Status	Fee Increase/(Decrease)					
		2024/25 Fee Inc GST	2025/26 Fee Inc GST	\$	\$	\$	Basis of Fee
Basketball - Senior Teamsheet	Taxable	87.40	90.10	2.70	3.00%		Non Statutory Fee
Casual Stadium Participant - Basketball - VBA Teamsheet							
Basketball - Junior Registration	Taxable	64.30	66.30	2.00	3.00%		Non Statutory Fee
Basketball - Senior Registration	Taxable	94.30	97.20	2.90	3.00%		Non Statutory Fee
Late Registration Fee	Taxable	26.80	27.70	0.90	3.00%		Non Statutory Fee
Average Referee Fee per game (Junior)	Taxable	19.30	19.90	0.60	3.00%		Non Statutory Fee
Average Referee Fee per game (Senior)	Taxable	21.90	22.60	0.70	3.00%		Non Statutory Fee
Average Referee Fee per game (VBA)	Taxable	21.00	21.70	0.70	3.00%		Non Statutory Fee
Netball - Junior Teamsheet	Taxable	78.60	81.00	2.40	3.00%		Non Statutory Fee
Netball - Senior Teamsheet	Taxable	87.20	89.90	2.70	3.00%		Non Statutory Fee
Netball - Senior Teamsheet (Midweek Competition)	Taxable	87.20	89.90	2.70	3.00%		Non Statutory Fee
Netball - Junior Registration	Taxable	62.50	64.40	1.90	3.00%		Non Statutory Fee
Netball - Senior Registration	Taxable	90.60	93.40	2.80	3.00%		Non Statutory Fee
Netball - Average Junior VNA payment	Taxable	57.00	58.80	1.80	3.00%		Non Statutory Fee
Netball - Average Senior VNA payment	Taxable	57.00	58.80	1.80	3.00%		Non Statutory Fee
Late Registration Fee	Taxable	26.70	27.60	0.90	3.00%		Non Statutory Fee
Average Umpire Fee per game (Junior)	Taxable	19.30	19.90	0.60	3.00%		Non Statutory Fee
Average Umpire Fee per game (Senior)	Taxable	23.90	24.70	0.80	3.00%		Non Statutory Fee
Floorball / Soccer / Volleyball - Teamsheet	Taxable	84.50	87.10	2.60	3.00%		Non Statutory Fee
Floorball / Soccer / Volleyball Registration	Taxable	87.20	89.90	2.70	3.00%		Non Statutory Fee
Average Floorball / Soccer / Volleyball Referee Fee per game	Taxable	19.80	20.40	0.60	3.00%		Non Statutory Fee
Childcare - Members	Taxable	11.40	11.80	0.40	4.00%		Non Statutory Fee
Childcare - Casuals	Taxable	13.00	13.40	0.40	3.00%		Non Statutory Fee
Childcare - Members (Occasional)	Taxable	11.40	11.80	0.40	4.00%		Non Statutory Fee
Childcare - Casuals (Occasional)	Taxable	15.70	16.20	0.50	3.00%		Non Statutory Fee
Children Birthday Parties (per participant) - Option A	Taxable	33.00	34.00	1.00	3.00%		Non Statutory Fee
Children Birthday Parties (per participant) - Option B	Taxable	34.10	35.20	1.10	3.00%		Non Statutory Fee
Children Birthday Parties (per participant) - Option C	Taxable	35.40	36.50	1.10	3.00%		Non Statutory Fee
Court Rental - Teams	Taxable	46.50	47.90	1.40	3.00%		Non Statutory Fee
Court Rental - Badminton	Taxable	25.20	26.00	0.80	3.00%		Non Statutory Fee
Court Rental - Regular	Taxable	65.10	67.10	2.00	3.00%		Non Statutory Fee
Court Rental - School	Taxable	40.70	42.00	1.30	3.00%		Non Statutory Fee
Court Rental - Casual	Taxable	71.70	73.90	2.20	3.00%		Non Statutory Fee
Facility Rental	Taxable	63.10	65.00	1.90	3.00%		Non Statutory Fee
Lane Hire	Taxable	43.60	45.00	1.40	3.00%		Non Statutory Fee

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		Fee Increase/(Decrease)					
Description of Fees and Charges	GST Status	2024/25	2025/26	\$		\$	Basis of Fee
		Fee Inc GST	Fee Inc GST				
Officer Community Hub - Court Hire Casual							
Regular	Taxable	50.70	52.30	1.60	3.00%	Non Statutory Fee	
Casual	Taxable	63.00	64.90	1.90	3.00%	Non Statutory Fee	
Officer Community Hub - Function							
Room Community (Half-room) Rate / hr	Taxable	50.70	52.30	1.60	3.00%	Non Statutory Fee	
Room Community (Full-room) Rate / hr	Taxable	85.50	88.10	2.60	3.00%	Non Statutory Fee	
Room Community (Conference room) Rate / hr	Taxable	37.40	38.60	1.20	3.00%	Non Statutory Fee	
Pakenham Regional Tennis Centre - Court Hire Casual							
M-F No Lights	Taxable	25.30	26.10	0.80	3.00%	Non Statutory Fee	
M-F Lights	Taxable	31.70	32.70	1.00	3.00%	Non Statutory Fee	
WE No Lights	Taxable	31.70	32.70	1.00	3.00%	Non Statutory Fee	
WE Lights	Taxable	37.90	39.10	1.20	3.00%	Non Statutory Fee	
Racquet	Taxable	4.20	4.40	0.20	5.00%	Non Statutory Fee	
Ball	Taxable	3.20	3.30	0.10	3.00%	Non Statutory Fee	
Pakenham Regional Tennis Centre - Court Hire Members							
M-F No Lights	Taxable	15.20	15.70	0.50	3.00%	Non Statutory Fee	
M-F Lights	Taxable	21.40	22.10	0.70	3.00%	Non Statutory Fee	
WE No Lights	Taxable	15.20	15.70	0.50	3.00%	Non Statutory Fee	
WE Lights	Taxable	21.40	22.10	0.70	3.00%	Non Statutory Fee	
Club and School Court Hire/court & hour (2 hours or less) per court	Taxable	14.80	15.30	0.50	3.00%	Non Statutory Fee	
Club and School Court Hire/court (2 - 4 hours) per court	Taxable	23.30	24.00	0.70	3.00%	Non Statutory Fee	
Club and School Court Hire/hour (4+ hours) per court	Taxable	25.00	25.80	0.80	3.00%	Non Statutory Fee	
Tournament Court Hire (all day)	Taxable	47.60	49.10	1.50	3.00%	Non Statutory Fee	
Tournament Light Hire	Taxable	14.20	14.70	0.50	4.00%	Non Statutory Fee	
Racquet	Taxable	4.00	4.20	0.20	5.00%	Non Statutory Fee	
Ball	Taxable	2.90	3.00	0.10	3.00%	Non Statutory Fee	
Guest Fee	Taxable	6.20	6.40	0.20	3.00%	Non Statutory Fee	
Full Access Light Fee	Taxable	10.10	10.50	0.40	4.00%	Non Statutory Fee	
Full Access 12 Month Light Fee Per Year	Taxable	118.80	122.40	3.60	3.00%	Non Statutory Fee	
Pakenham Regional Tennis Centre - Equipment							
Used Tennis Balls	Taxable	6.20	6.40	0.20	3.00%	Non Statutory Fee	
Pakenham Regional Tennis Centre - Membership							
Family	Taxable	504.00	519.20	15.20	3.00%	Non Statutory Fee	
Single	Taxable	228.00	234.90	6.90	3.00%	Non Statutory Fee	
Concession	Taxable	163.50	168.50	5.00	3.00%	Non Statutory Fee	

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		Fee Increase/(Decrease)					
Description of Fees and Charges	GST Status	2024/25 Fee Inc GST	2025/26 Fee Inc GST	\$	\$	Basis of Fee	
Junior	Taxable	127.20	131.10	3.90	3.00%	Non Statutory Fee	
Pakenham Regional Tennis Centre - Program Costs							
Tennis Hot Shots (Blue / Red)	Taxable	12.40	13.00	0.60	5.00%	Non Statutory Fee	
Tennis Hot Shots (Orange)	Taxable	14.60	15.50	0.90	6.00%	Non Statutory Fee	
Hot Shot Match Play	Taxable	12.40	12.80	0.40	3.00%	Non Statutory Fee	
Hot Shots Squad	Taxable	12.40	12.80	0.40	3.00%	Non Statutory Fee	
BDTA Squad	Taxable	12.40	12.80	0.40	3.00%	Non Statutory Fee	
Youth Group Coaching and Tennis Hot Shots (Green)	Taxable	18.50	20.00	1.50	8.00%	Non Statutory Fee	
Girls Squad	Taxable	14.80	15.30	0.50	3.00%	Non Statutory Fee	
Adult Beginners Coaching	Taxable	18.50	20.00	1.50	8.00%	Non Statutory Fee	
Holiday Program (Half Day)	Taxable	36.80	38.00	1.20	3.00%	Non Statutory Fee	
Holiday Program (Full Day)	Taxable	61.10	63.00	1.90	3.00%	Non Statutory Fee	
School Coaching Fee	Taxable	61.10	63.00	1.90	3.00%	Non Statutory Fee	
Wheelchair Tennis	Taxable	12.40	12.80	0.40	3.00%	Non Statutory Fee	
Cardio Tennis	Taxable	14.80	15.30	0.50	3.00%	Non Statutory Fee	
Outlook Coaching	Taxable	7.00	7.30	0.30	4.00%	Non Statutory Fee	
Schools Coaching (Coach per hour)	Taxable	71.70	73.90	2.20	3.00%	Non Statutory Fee	
Fast 4 Tennis	Taxable	14.60	15.10	0.50	3.00%	Non Statutory Fee	
Doubles	Taxable	12.40	12.80	0.40	3.00%	Non Statutory Fee	
Red Ball Comp	Taxable	61.10	63.00	1.90	3.00%	Non Statutory Fee	
Private 30 minutes	Taxable	36.80	40.00	3.20	9.00%	Non Statutory Fee	
Private 45 minutes	Taxable	55.20	56.90	1.70	3.00%	Non Statutory Fee	
Private 60 minutes	Taxable	73.40	75.70	2.30	3.00%	Non Statutory Fee	
Social	Taxable	12.40	12.80	0.40	3.00%	Non Statutory Fee	
Junior Squad	Taxable	0.00	20.00	20.00	100.00%	Non Statutory Fee	
Pakenham Regional Tennis Centre - Function Room Hire							
5 hour base rate (includes 2 staff, security additional)	Taxable	1,322.00	1,361.70	39.70	3.00%	Non Statutory Fee	
Full Room Meeting Rate / h	Taxable	92.20	95.00	2.80	3.00%	Non Statutory Fee	
Half Room Meeting Rate / h	Taxable	65.40	67.40	2.00	3.00%	Non Statutory Fee	
Full Room Party Hire Rate / h	Taxable	118.80	122.40	3.60	3.00%	Non Statutory Fee	
Half Room Party Hire Rate / h	Taxable	82.80	85.30	2.50	3.00%	Non Statutory Fee	
Pakenham Regional Tennis Centre - Coaching							
Average Fee	Taxable	73.70	76.00	2.30	3.00%	Non Statutory Fee	
Pakenham Regional Tennis Centre - Tournaments							
Entry Fee	Taxable	50.20	51.80	1.60	3.00%	Non Statutory Fee	
Outdoor Pools - Aquatic Entry							

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		Fee Increase/(Decrease)					
Description of Fees and Charges	GST Status	2024/25	2025/26	\$		\$	Basis of Fee
		Fee Inc GST	Fee Inc GST				
Adult Rec Swim	Taxable	6.20	6.40	0.20	3.00%		Non Statutory Fee
Child Rec Swim	Taxable	5.30	5.50	0.20	4.00%		Non Statutory Fee
Concession Rec Swim	Taxable	5.30	5.50	0.20	4.00%		Non Statutory Fee
Family Rec Swim	Taxable	19.30	19.90	0.60	3.00%		Non Statutory Fee
Spectator	Taxable	2.00	2.10	0.10	5.00%		Non Statutory Fee
Outdoor Pools - Season Passes							
Adult	Taxable	145.50	149.90	4.40	3.00%		Non Statutory Fee
Concession/Child	Taxable	121.00	124.70	3.70	3.00%		Non Statutory Fee
Family	Taxable	337.00	347.20	10.20	3.00%		Non Statutory Fee
25 Visit Pass - Adult	Taxable	114.20	117.70	3.50	3.00%		Non Statutory Fee
25 Visit Pass - Child	Taxable	91.80	94.60	2.80	3.00%		Non Statutory Fee
Outdoor Pools - Facility Hire							
Carnival Hire - Full Day	Taxable	843.50	868.90	25.40	3.00%		Non Statutory Fee
Carnival Hire - Half Day	Taxable	409.50	421.80	12.30	3.00%		Non Statutory Fee
Lane Hire (per hour)	Taxable	37.90	39.10	1.20	3.00%		Non Statutory Fee
Lane Hire (paid individually, minimum 10 people)	Taxable	9.60	9.90	0.30	3.00%		Non Statutory Fee

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6.2. Fees and charges schedule – other

Note that this schedule only includes fees set by Council. There are other fees that are set by statute and charged by Council in addition to this listing. These are statutory fees and are made in accordance with legislative requirements. These fees are updated as of 1 July 2025 and will be reflected on Council's website.

					Fee Increase/(Decrease)		
Description of Fees and Charges	Unit of Measure	GST Status	2024/25 Fee Inc GST	2025/26 Fee Inc GST	\$	%	Basis of Fee
Community & Planning Services - Active & Connected Communities - Community Recreation - Toomuc Recreation Reserve							
Baseball diamonds	each	Taxable	1,142.00	1,181.97	39.97	4.00%	Non Statutory Fee
Netball courts - full year	each	Taxable	744.50	1,489.50	745.00	100.00%	Non Statutory Fee
Netball courts - seasonal use	each	Taxable	373.00	770.56	397.56	107.00%	Non Statutory Fee
Oval (Seasonal use 6 months, summer and winter)	each	Taxable	1,604.50	1,660.65	56.15	3.00%	Non Statutory Fee
Public event bookings (only for commercial or for-profit organisations)	each	Taxable	225.00	232.87	7.87	3.00%	Non Statutory Fee
Public market space hire (only for commercial or for-profit organisations)	each	Taxable	159.50	165.08	5.58	3.00%	Non Statutory Fee
Community & Planning Services - Active & Connected Communities - Community Recreation - Active Communities -Council Managed Recreation Reserves - Casual hire rates							
Cardinia Schools - per hour	per hour	Taxable	30.50	31.56	1.06	3.00%	Non Statutory Fee
Community & Planning Services - Active & Connected Communities - Community Recreation - Active Communities - Council Managed Recreation Reserves - Casual hire rates							
Cardinia based Sporting Clubs - per hour	per hour	Taxable	58.00	60.03	2.03	4.00%	Non Statutory Fee
Corporate - per hour	per hour	Taxable	89.50	92.63	3.13	3.00%	Non Statutory Fee
Non Cardinia Schools - per hour	per hour	Taxable	39.50	40.88	1.38	3.00%	Non Statutory Fee
Non Cardinia based Sporting Clubs - per hour	per hour	Taxable	69.50	71.93	2.43	3.00%	Non Statutory Fee

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					Fee Increase/(Decrease)		
Description of Fees and Charges	Unit of Measure	GST Status	2024/25 Fee Inc GST	2025/26 Fee Inc GST	\$	%	Basis of Fee
Community & Planning Services - Active & Connected Communities - Community Recreation - IYU Recreation Reserve							
Full Pitch, no Lights - Full Pitch, no Lights - Cardinia Schools - per hour	per hour	Taxable	30.50	31.56	1.06	3.00%	Non Statutory Fee
Full Pitch, no Lights - Full Pitch, no Lights - Cardinia based Sporting Clubs - per hour	per hour	Taxable	58.00	60.03	2.03	4.00%	Non Statutory Fee
Full Pitch, no Lights - Full Pitch, no Lights - Corporate - per hour	per hour	Taxable	89.50	92.63	3.13	3.00%	Non Statutory Fee
Full Pitch, no Lights - Full Pitch, no Lights - Non Cardinia Schools - per hour	per hour	Taxable	39.50	40.88	1.38	3.00%	Non Statutory Fee
Full Pitch, no Lights - Full Pitch, no Lights - Non Cardinia based Sporting Clubs - per hour	per hour	Taxable	69.50	71.93	2.43	3.00%	Non Statutory Fee
Full Pitch, with Lights - Full Pitch, with Lights - Cardinia Schools - per hour	per hour	Taxable	39.50	40.88	1.38	3.00%	Non Statutory Fee
Full Pitch, with Lights - Full Pitch, with Lights - Cardinia based Sporting Clubs - per hour	per hour	Taxable	78.00	80.73	2.73	4.00%	Non Statutory Fee
Full Pitch, with Lights - Full Pitch, with Lights - Corporate - per hour	per hour	Taxable	108.00	111.78	3.78	4.00%	Non Statutory Fee
Full Pitch, with Lights - Full Pitch, with Lights - Non Cardinia Schools - per hour	per hour	Taxable	52.00	53.82	1.82	4.00%	Non Statutory Fee
Full Pitch, with Lights - Full Pitch, with Lights - Non Cardinia based Sporting Clubs - per hour	per hour	Taxable	89.50	92.63	3.13	3.00%	Non Statutory Fee
Half Pitch, no Lights - Half Pitch, no Lights - Cardinia Schools - per hour	per hour	Taxable	22.00	22.77	0.77	3.00%	Non Statutory Fee
Half Pitch, no Lights - Half Pitch, no Lights - Cardinia based Sporting Clubs - per hour	per hour	Taxable	39.50	40.88	1.38	3.00%	Non Statutory Fee
Half Pitch, no Lights - Half Pitch, no Lights - Corporate - per hour	per hour	Taxable	69.50	71.93	2.43	3.00%	Non Statutory Fee
Half Pitch, no Lights - Half Pitch, no Lights - Non Cardinia Schools - per hour	per hour	Taxable	30.00	31.05	1.05	4.00%	Non Statutory Fee
Half Pitch, no Lights - Half Pitch, no Lights - Non Cardinia based Sporting Clubs - per hour	per hour	Taxable	52.00	53.82	1.82	4.00%	Non Statutory Fee

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Description of Fees and Charges	Unit of Measure	GST Status	2024/25 Fee Inc GST	2025/26 Fee Inc GST	Fee Increase/(Decrease)			Basis of Fee
					\$	%		
Half Pitch, with Lights - Half Pitch, with Lights - Cardinia Schools - per hour	per hour	Taxable	28.00	28.98	0.98	4.00%		Non Statutory Fee
Half Pitch, with Lights - Half Pitch, with Lights - Cardinia based Sporting Clubs - per hour	per hour	Taxable	52.00	53.82	1.82	4.00%		Non Statutory Fee
Half Pitch, with Lights - Half Pitch, with Lights - Corporate - per hour	per hour	Taxable	84.00	86.94	2.94	3.00%		Non Statutory Fee
Half Pitch, with Lights - Half Pitch, with Lights - Non Cardinia Schools - per hour	per hour	Taxable	39.50	40.88	1.38	3.00%		Non Statutory Fee
Half Pitch, with Lights - Half Pitch, with Lights - Non Cardinia based Sporting Clubs - per hour	per hour	Taxable	64.50	66.75	2.25	3.00%		Non Statutory Fee
IYU Recreation Reserve - Northern / Junior Turf Soccer Pitches (Seasonal use 6 months, summer and wi	each	Taxable	1,090.00	1,128.15	38.15	4.00%		Non Statutory Fee
IYU Recreation Reserve - Southern / Senior Turf Soccer Pitch (Seasonal use 6 months, summer and wint	each	Taxable	816.00	844.56	28.56	3.00%		Non Statutory Fee
Pavilion Community Space (no kitchen) - Commercial Rate - per hour	per hour	Taxable	34.50	35.70	1.20	3.00%		Non Statutory Fee
Pavilion Community Space (no kitchen) - Community Group - per hour	per hour	Taxable	23.00	23.80	0.80	3.00%		Non Statutory Fee
Pavilion Community Space (with kitchen) - Commercial Rate - per hour	per hour	Taxable	45.00	46.57	1.57	3.00%		Non Statutory Fee
Pavilion Community Space (with kitchen) - Community Group - per hour	per hour	Taxable	29.00	30.01	1.01	3.00%		Non Statutory Fee
Quarter Pitch, - Quarter Pitch, - Cardinia Schools - per hour	per hour	Taxable	17.00	17.59	0.59	3.00%		Non Statutory Fee
Quater Pitch with Lights- Cardinia Schools - per hour	per hour	Taxable	22.00	22.77	0.77	3.00%		Non Statutory Fee
Quater Pitch, no Lights - Quater Pitch, no Lights - Cardinia based Sporting Clubs - per hour	per hour	Taxable	28.00	28.98	0.98	4.00%		Non Statutory Fee

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Fee Increase/(Decrease)							
Description of Fees and Charges	Unit of Measure	GST Status	2024/25 Fee Inc GST	2025/26 Fee Inc GST	\$	%	Basis of Fee
Quater Pitch, no Lights - Quater Pitch, no Lights - Corporate - per hour	per hour	Taxable	49.00	50.71	1.71	3.00%	Non Statutory Fee
Quater Pitch, no Lights - Quater Pitch, no Lights - Non Cardinia Schools - per hour	per hour	Taxable	22.00	22.77	0.77	3.00%	Non Statutory Fee
Quater Pitch, with Lights - Quater Pitch, with Lights - Cardinia based Sporting Clubs - per hour	per hour	Taxable	35.50	36.74	1.24	3.00%	Non Statutory Fee
Quater Pitch, with Lights - Quater Pitch, with Lights - Corporate - per hour	per hour	Taxable	58.00	60.03	2.03	4.00%	Non Statutory Fee
Quater Pitch, with Lights - Quater Pitch, with Lights - Non Cardinia Schools - per hour	per hour	Taxable	28.00	28.98	0.98	4.00%	Non Statutory Fee
Quater Pitch, with Lights - Quater Pitch, with Lights - Non Cardinia based Sporting Clubs - per hour	per hour	Taxable	48.00	49.68	1.68	3.00%	Non Statutory Fee
Quater Pitch, with Lights - Quater Pitch, with Lights - Non Cardinia based Sporting Clubs - per hour	per hour	Taxable	39.50	40.88	1.38	3.00%	Non Statutory Fee
Community & Planning Services - Active & Connected Communities - Community Recreation - Nar Nar Goon Recreation Reserve							
Netball Courts (Seasonal use 6 months, summer and winter)	each	Taxable	744.50	770.55	26.05	3.00%	Non Statutory Fee
Netball Courts (full year)	each	Taxable	1,489.50	1,541.63	52.13	3.00%	Non Statutory Fee
Oval (Seasonal use 6 months, summer and winter)	each	Taxable	1,604.50	1,660.65	56.15	3.00%	Non Statutory Fee
Public event bookings (only for commercial or for-profit organisations)	each	Taxable	159.50	165.08	5.58	3.00%	Non Statutory Fee
Public market space hire (only for commercial or for-profit organisations)	each	Taxable	225.00	232.87	7.87	3.00%	Non Statutory Fee
Tennis Courts (full year)	each	Taxable	1,120.00	1,159.20	39.20	4.00%	Non Statutory Fee
Community & Planning Services - Active & Connected Communities - Community Recreation - Heatherbrae Recreation Reserve							
Netball courts - full year	each	Taxable	744.50	1,526.74	782.24	105.00%	Non Statutory Fee
Oval (Seasonal use 6 months, summer and winter)	each	Taxable	1,604.50	1,660.65	56.15	3.00%	Non Statutory Fee
Pavilion Community Space (no kitchen) - Commercial Rate - per hour	per hour	Taxable	34.50	35.70	1.20	3.00%	Non Statutory Fee

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Fee Increase/(Decrease)							
Description of Fees and Charges	Unit of Measure	GST Status	2024/25 Fee Inc GST	2025/26 Fee Inc GST	\$	%	Basis of Fee
Pavilion Community Space (no kitchen) - Community Group - per hour	per hour	Taxable	23.00	23.80	0.80	3.00%	Non Statutory Fee
Pavilion Community Space (with kitchen) - Commercial Rate - per hour	per hour	Taxable	45.00	46.57	1.57	3.00%	Non Statutory Fee
Pavilion Community Space (with kitchen) - Community Group - per hour	per hour	Taxable	29.00	30.01	1.01	3.00%	Non Statutory Fee
Public event bookings (only for commercial or for-profit organisations)	each	Taxable	159.50	165.08	5.58	3.00%	Non Statutory Fee
Public market space hire (only for commercial or for-profit organisations)	each	Taxable	225.00	232.87	7.87	3.00%	Non Statutory Fee
Community & Planning Services - Active & Connected Communities - Community Recreation - Holm Park Road Recreation Reserve Community Room							
Netball courts - full year	each	Taxable	1,489.50	1,541.63	52.13	3.00%	Non Statutory Fee
Ovals (Seasonal use 6 months, summer and winter)	each	Taxable	1,604.50	1,660.65	56.15	3.00%	Non Statutory Fee
Pavilion Community Room - Community Group - per hour	per hour	Taxable	21.00	21.73	0.73	3.00%	Non Statutory Fee
Pavilion Community Room - Non-Community Group - per hour	per hour	Taxable	31.50	32.60	1.10	3.00%	Non Statutory Fee
Public event bookings (only for commercial or for-profit organisations)	each	Taxable	159.50	165.08	5.58	3.00%	Non Statutory Fee
Public market space hire (only for commercial or for-profit organisations)	each	Taxable	225.00	232.87	7.87	3.00%	Non Statutory Fee
Community & Planning Services - Active & Connected Communities - Community Recreation - James Bathe Recreation Reserve							
Netball courts - full year	each	Taxable	744.50	1,526.74	782.24	105.00%	Non Statutory Fee
Netball courts -seasonal use (6 months)	each	Taxable	373.00	763.11	390.11	105.00%	Non Statutory Fee
Ovals (Seasonal use 6 months, summer and winter)	each	Taxable	1,604.50	1,660.65	56.15	3.00%	Non Statutory Fee
Pavilion Community Space (no kitchen) - Commercial Rate - per hour	per hour	Taxable	34.50	35.70	1.20	3.00%	Non Statutory Fee
Pavilion Community Space (no kitchen) - Community Group - per hour	per hour	Taxable	23.00	23.80	0.80	3.00%	Non Statutory Fee

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				Fee Increase/(Decrease)			
Description of Fees and Charges	Unit of Measure	GST Status	2024/25 Fee Inc GST	2025/26 Fee Inc GST	\$	%	Basis of Fee
Pavilion Community Space (with kitchen) - Commercial Rate - per hour	per hour	Taxable	45.00	46.57	1.57	3.00%	Non Statutory Fee
Pavilion Community Space (with kitchen) - Community Group - per hour	per hour	Taxable	29.00	30.01	1.01	3.00%	Non Statutory Fee
Public event bookings (only for commercial or for-profit organisations)	each	Taxable	159.50	165.08	5.58	3.00%	Non Statutory Fee
Public market space hire (only for commercial or for-profit organisations)	each	Taxable	225.00	232.87	7.87	3.00%	Non Statutory Fee
Community & Planning Services - Active & Connected Communities - Community Recreation - O'Neil Road Recreation Reserve							
Oval (Seasonal use 6 months, summer and winter)	each	Taxable	1,604.50	1,660.65	56.15	3.00%	Non Statutory Fee
Public event bookings (only for commercial or for-profit organisations)	each	Taxable	159.50	165.08	5.58	3.00%	Non Statutory Fee
Public market space hire (only for commercial or for-profit organisations)	each	Taxable	225.00	232.87	7.87	3.00%	Non Statutory Fee
Community & Planning Services - Active & Connected Communities - Community Recreation - Don Jackson Recreation Reserve							
Ovals (Seasonal use 6 months, summer and winter)	each	Taxable	1,604.50	1,660.65	56.15	3.00%	Non Statutory Fee
Public event bookings (only for commercial or for-profit organisations)	each	Taxable	159.50	165.08	5.58	3.00%	Non Statutory Fee
Public market space hire (only for commercial or for-profit organisations)	each	Taxable	225.00	232.87	7.87	3.00%	Non Statutory Fee
Community & Planning Services - Active & Connected Communities - Community Recreation - Active Communities - Council Managed Recreation Reserves - Passive Reserves							
Public event bookings (only for commercial or for-profit organisations)	each	Taxable	223.00	230.80	7.80	3.00%	Non Statutory Fee
Public market space hire (only for commercial or for-profit organisations)	each	Taxable	214.50	222.00	7.50	3.00%	Non Statutory Fee
Community & Planning Services - Active & Connected Communities - Community Halls and Hubs - High risk 1							
Bond High risk 1	each	Non - Taxable	1,000.00	1,035.00	35.00	4.00%	Non Statutory Fee

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					Fee Increase/(Decrease)		
Description of Fees and Charges	Unit of Measure	GST Status	2024/25 Fee Inc GST	2025/26 Fee Inc GST	\$	%	Basis of Fee
Community & Planning Services - Active & Connected Communities - Community Halls and Hubs - High risk 2							
Bond High risk 2	each	Non - Taxable	1,500.00	1,552.50	52.50	4.00%	Non Statutory Fee
Community & Planning Services - Active & Connected Communities - Community Halls and Hubs - High risk 3							
Bond High risk 3	each	Non - Taxable	2,000.00	2,070.00	70.00	4.00%	Non Statutory Fee
Community & Planning Services - Active & Connected Communities - Community Halls and Hubs - Low Risk							
Bond Low Risk	each	Non - Taxable	200.00	207.00	7.00	4.00%	Non Statutory Fee
Community & Planning Services - Active & Connected Communities - Community Halls and Hubs - Medium Risk							
Bond Medium Risk	each	Non - Taxable	500.00	517.50	17.50	4.00%	Non Statutory Fee
Community & Planning Services - Active & Connected Communities - Community Halls and Hubs - Community Bus							
Community Bus hire fees	per hour	Non - Taxable	9.50	10.00	0.50	5.00%	Non Statutory Fee
Community & Planning Services - Active & Connected Communities - Community Halls and Hubs - Standard - Peak							
Level five space - rate per hour	per hour	Taxable	67.50	70.00	2.50	4.00%	Non Statutory Fee
Level four space - rate per hour	per hour	Taxable	52.00	53.50	1.50	3.00%	Non Statutory Fee
Level one space - rate per hour	per hour	Taxable	16.00	16.50	0.50	3.00%	Non Statutory Fee
Level six space - rate per hour	per hour	Taxable	88.00	90.00	2.00	2.00%	Non Statutory Fee
Level three space - rate per hour	per hour	Taxable	31.50	32.50	1.00	3.00%	Non Statutory Fee
Level two space - rate per hour	per hour	Taxable	21.00	21.50	0.50	2.00%	Non Statutory Fee
Community & Planning Services - Active & Connected Communities - Community Halls and Hubs - Standard - Off Peak							
Level five space - rate per hour	per hour	Taxable	54.00	56.00	2.00	4.00%	Non Statutory Fee
Level four space - rate per hour	per hour	Taxable	41.50	43.00	1.50	4.00%	Non Statutory Fee
Level one space - rate per hour	per hour	Taxable	12.50	13.00	0.50	4.00%	Non Statutory Fee
Level six space - rate per hour	per hour	Taxable	70.50	73.00	2.50	4.00%	Non Statutory Fee
Level three space - rate per hour	per hour	Taxable	25.00	26.00	1.00	4.00%	Non Statutory Fee
Level two space - rate per hour	per hour	Taxable	17.00	17.50	0.50	3.00%	Non Statutory Fee
Community & Planning Services - Active & Connected Communities - Community Halls and Hubs - Community discount 40% off - Peak							
Level five space - rate per hour	per hour	Taxable	40.50	42.00	1.50	4.00%	Non Statutory Fee
Level four space - rate per hour	per hour	Taxable	31.20	32.10	0.90	3.00%	Non Statutory Fee
Level one space - rate per hour	per hour	Taxable	9.60	9.90	0.30	3.00%	Non Statutory Fee
Level six space - rate per hour	per hour	Taxable	52.80	54.00	1.20	2.00%	Non Statutory Fee
Level three space - rate per hour	per hour	Taxable	18.90	19.50	0.60	3.00%	Non Statutory Fee

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Fee Increase/(Decrease)							
Description of Fees and Charges	Unit of Measure	GST Status	2024/25 Fee Inc GST	2025/26 Fee Inc GST	\$	%	Basis of Fee
Level two space - rate per hour	per hour	Taxable	12.60	12.90	0.30	2.00%	Non Statutory Fee
Community & Planning Services - Active & Connected Communities - Community Halls and Hubs - Community discount 40% off - Off peak							
Level five space - rate per hour	per hour	Taxable	32.40	33.60	1.20	4.00%	Non Statutory Fee
Level four space - rate per hour	per hour	Taxable	24.90	25.80	0.90	4.00%	Non Statutory Fee
Level one space - rate per hour	per hour	Taxable	7.50	7.80	0.30	4.00%	Non Statutory Fee
Level six space - rate per hour	per hour	Taxable	42.30	43.80	1.50	4.00%	Non Statutory Fee
Level three space - rate per hour	per hour	Taxable	15.00	15.60	0.60	4.00%	Non Statutory Fee
Level two space - rate per hour	per hour	Taxable	10.20	10.50	0.30	3.00%	Non Statutory Fee
Community & Planning Services - Active & Connected Communities - Early Years - Child and Family Centre - Community Hire Rate							
Activity Room Full Day Community	Each	Taxable	38.50	40.50	2.00	5.00%	Non Statutory Fee
Activity Room Half Day Community	Each	Taxable	20.00	21.00	1.00	5.00%	Non Statutory Fee
Community Room Full Day Community	Each	Taxable	52.00	54.50	2.50	5.00%	Non Statutory Fee
Community Room Half Day Community	Each	Taxable	26.00	27.50	1.50	6.00%	Non Statutory Fee
Community & Planning Services - Active & Connected Communities - Early Years - Child and Family Centre - NFP Hire Rate							
Activity Room Full Day NFP	Each	Taxable	76.00	80.00	4.00	5.00%	Non Statutory Fee
Activity Room Half Day NFP	Each	Taxable	38.50	40.50	2.00	5.00%	Non Statutory Fee
Community Room Full Day NFP	Each	Taxable	90.50	95.00	4.50	5.00%	Non Statutory Fee
Community Room Half Day NFP	Each	Taxable	45.00	47.00	2.00	4.00%	Non Statutory Fee
Consult Room Full Day NFP	Each	Taxable	76.00	80.00	4.00	5.00%	Non Statutory Fee
Consult Room Half Day NFP	Each	Taxable	38.50	40.50	2.00	5.00%	Non Statutory Fee
Community & Planning Services - Active & Connected Communities - Early Years - Child and Family Centre - Standard Hire Rate							
Activity Room Full Day Standard	Each	Taxable	152.50	160.50	8.00	5.00%	Non Statutory Fee
Activity Room Half Day Standard	Each	Taxable	76.00	80.00	4.00	5.00%	Non Statutory Fee
Community Room Full Day Standard	Each	Taxable	179.50	189.00	9.50	5.00%	Non Statutory Fee
Community Room Half Day Standard	Each	Taxable	90.50	95.00	4.50	5.00%	Non Statutory Fee
Consult Room Full Day Standard	Each	Taxable	152.50	160.50	8.00	5.00%	Non Statutory Fee

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					Fee Increase/(Decrease)		
Description of Fees and Charges	Unit of Measure	GST Status	2024/25 Fee Inc GST	2025/26 Fee Inc GST	\$	%	Basis of Fee
Consult Room Half Day Standard	Each	Taxable	76.00	80.00	4.00	5.00%	Non Statutory Fee
Community & Planning Services - Active & Connected Communities - Parks Planning - Active Communities -CCC -Amphitheatre							
3 Phase power - provision thereof	each	Taxable	224.00	231.84	7.84	4.00%	Non Statutory Fee
Community & Planning Services - Active & Connected Communities - Parks Planning - Emerald Lake Park Administration							
Amphitheatre Hire - Bunurong	each	Taxable	160.00	165.60	5.60	3.00%	Non Statutory Fee
Amphitheatre Hire - Carl Stemp	each	Taxable	160.00	165.60	5.60	3.00%	Non Statutory Fee
Amphitheatre Hire - Gus Ryberg	each	Taxable	342.00	353.97	11.97	4.00%	Non Statutory Fee
Amphitheatre Hire - Gus Ryberg - Events	each	Taxable	315.00	326.02	11.02	3.00%	Non Statutory Fee
Amphitheatre Hire - Gus Ryberg - Weddings	each	Taxable	550.00	569.25	19.25	4.00%	Non Statutory Fee
Amphitheatre hire	each	Taxable	267.50	276.86	9.36	3.00%	Non Statutory Fee
Shelter Hire - Band Stand	each	Taxable	160.00	165.60	5.60	3.00%	Non Statutory Fee
Shelter Hire - Bandstand - Events	each	Taxable	315.00	326.02	11.02	3.00%	Non Statutory Fee
Shelter Hire - Boatshed	each	Taxable	160.00	165.60	5.60	3.00%	Non Statutory Fee
Shelter Hire - Lakeside	each	Taxable	160.00	165.60	5.60	3.00%	Non Statutory Fee
Shelter Hire - Poolside	each	Taxable	160.00	165.60	5.60	3.00%	Non Statutory Fee
Weddings - Nobelius	each	Taxable	550.00	569.25	19.25	4.00%	Non Statutory Fee
Community & Planning Services - Active & Connected Communities - Parks Planning - Emerald Lake Park Parking Meters							
Annual Car Parking - Non-Cardinia Residents	each	Taxable	40.00	41.40	1.40	3.00%	Non Statutory Fee
Parking - 2 hour	per hour	Taxable	2.00	2.07	0.07	3.00%	Non Statutory Fee
Parking - all day	each	Taxable	8.00	8.28	0.28	3.00%	Non Statutory Fee
Community & Planning Services - Active & Connected Communities - Parks Planning - Active communities							
Shelter Hire – Officer District Park main Shelter	each	Taxable	0.00	165.00	165.00	100.00%	Non Statutory Fee
Community & Planning Services - Active & Connected Communities - Parks Planning - Active Communities -Officer District Park							
Officer District Park Food trucks	quarterly	Non - Taxable	0.00	900.00	900.00	100.00%	Non Statutory Fee
Community & Planning Services - Arts, Advocacy, Economy and Social Strategy - Cardinia Cultural Centre - CCC THEATRE							
CCC - Additional hire - Per hour (when a hire exceeds 8 hours) - Theatre Hire - per hour	per hour	Taxable	160.00	165.60	5.60	3.00%	Non Statutory Fee
CCC - Additional hire - Per hour (when a hire exceeds 8 hours) - Theatre Hire - per hour	per hour	Taxable	0.00	165.61	165.61	100.00%	Non Statutory Fee

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Fee Increase/(Decrease)							
Description of Fees and Charges	Unit of Measure	GST Status	2024/25 Fee Inc GST	2025/26 Fee Inc GST	\$	%	Basis of Fee
CCC - Advertising Recovery - Theatre	each	Taxable	0.00	220.00	220.00	100.00%	Non Statutory Fee
CCC - Cleaning Recovery - Theatre	each	Taxable	0.00	110.00	110.00	100.00%	Non Statutory Fee
CCC - Dark Tenancy (per day) - Theatre Hire	each	Taxable	200.00	207.00	7.00	4.00%	Non Statutory Fee
CCC - Dark Tenancy (per day) - Theatre Hire	each	Taxable	0.00	207.00	207.00	100.00%	Non Statutory Fee
CCC - Lakeview Large - When used as overflow Dressing Room (4 hours)	each	Taxable	360.00	372.60	12.60	4.00%	Non Statutory Fee
CCC - Lakeview Large - When used as overflow Dressing Room (8 hours)	each	Taxable	540.00	558.90	18.90	3.00%	Non Statutory Fee
CCC - Second Performance (on the same day) - Theatre Hire	each	Taxable	550.00	569.25	19.25	4.00%	Non Statutory Fee
CCC - Second Performance (on the same day) - Theatre Hire	each	Taxable	0.00	569.25	569.25	100.00%	Non Statutory Fee
CCC - Staff Recovery - Theatre Usher	each	Taxable	47.00	48.64	1.64	3.00%	Non Statutory Fee
CCC - Staff Recovery - Theatre FOH	each	Taxable	57.00	58.99	1.99	3.00%	Non Statutory Fee
CCC - Staff Recovery - Theatre FOH	each	Taxable	0.00	58.99	58.99	100.00%	Non Statutory Fee
CCC - Staff Recovery - Theatre Technicians	each	Taxable	62.00	64.17	2.17	4.00%	Non Statutory Fee
CCC - Staff Recovery - Theatre Technicians	each	Taxable	0.00	64.17	64.17	100.00%	Non Statutory Fee
CCC - Theatre - Orchestra Pit	each	Taxable	385.50	398.99	13.49	3.00%	Non Statutory Fee
CCC - Theatre - Orchestra Pit	each	Taxable	0.00	398.99	398.99	100.00%	Non Statutory Fee
CCC - Theatre - Paino hire and tuning	each	Taxable	250.00	258.75	8.75	4.00%	Non Statutory Fee
CCC - Theatre - Paino hire and tuning	each	Taxable	0.00	258.75	258.75	100.00%	Non Statutory Fee
CCC - Theatre - Rehearsal (min 5 hours) / Lighting Plot (min 2 hours) per hour - Standard	per hour	Taxable	100.00	103.50	3.50	4.00%	Non Statutory Fee
CCC - Theatre - Rehearsal (min 5 hours) / Lighting Plot (min 2 hours) per hour - Standard	per hour	Taxable	0.00	103.50	103.50	100.00%	Non Statutory Fee
CCC - Theatre - Stage extension	each	Taxable	561.00	580.63	19.63	3.00%	Non Statutory Fee
CCC - Theatre - Stage extension	each	Taxable	0.00	580.64	580.64	100.00%	Non Statutory Fee

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Fee Increase/(Decrease)							
Description of Fees and Charges	Unit of Measure	GST Status	2024/25 Fee Inc GST	2025/26 Fee Inc GST	\$	%	Basis of Fee
CCC - Theatre - Theatre Hire (max 8 hours)	each	Taxable	1,100.00	1,138.50	38.50	4.00%	Non Statutory Fee
CCC - Theatre - Theatre Hire (max 8 hours)	each	Taxable	0.00	1,138.50	1,138.50	100.00%	Non Statutory Fee
CCC - Ticketing fees - Administration Costs Allocation of Ticket set/Admin of performance schedule	each	Taxable	300.00	310.50	10.50	4.00%	Non Statutory Fee
CCC - Ticketing fees - Comp Ticket Booking fee	each	Taxable	2.00	2.07	0.07	3.00%	Non Statutory Fee
CCC - Ticketing fees - Standard Booking fee	each	Taxable	3.00	3.10	0.10	3.00%	Non Statutory Fee
CCC - Ticketing fees - Subsequent additional printing of ticket sets	each	Taxable	200.00	207.00	7.00	4.00%	Non Statutory Fee
Community & Planning Services - Arts, Advocacy, Economy and Social Strategy - Cardinia Cultural Centre - CCC Functions							
CCC - Boardroom - 4 hours - Standard	each	Taxable	115.00	119.02	4.02	3.00%	Non Statutory Fee
CCC - Boardroom - 8 hours - Standard	each	Taxable	170.00	175.95	5.95	3.00%	Non Statutory Fee
CCC - Boardroom - Expo - Standard	each	Taxable	238.00	246.33	8.33	4.00%	Non Statutory Fee
CCC - Lakeview Extra room - Expo - Standard	each	Taxable	756.00	782.46	26.46	4.00%	Non Statutory Fee
CCC - Lakeview Large Room - 4 hours - Standard	each	Taxable	620.00	641.70	21.70	4.00%	Non Statutory Fee
CCC - Lakeview Large Room - 8 hours - Standard	each	Taxable	930.00	962.55	32.55	3.00%	Non Statutory Fee
CCC - Lakeview Large Room - Expo - Standard	each	Taxable	1,480.00	1,531.80	51.80	3.00%	Non Statutory Fee
CCC - Lakeview Room - Expo - Standard	each	Taxable	819.00	847.66	28.66	3.00%	Non Statutory Fee
CCC - Lakeview Room / Gallery - 4 hours - Standard	each	Taxable	390.00	403.65	13.65	3.00%	Non Statutory Fee
CCC - Lakeview Room / Gallery - 8 hours - Standard	each	Taxable	585.00	605.47	20.47	3.00%	Non Statutory Fee
CCC - Staff Recovery - Function FOH	each	Taxable	57.00	58.99	1.99	3.00%	Non Statutory Fee
CCC - Staff Recovery - Function Technician	each	Taxable	62.00	64.17	2.17	4.00%	Non Statutory Fee
CCC - Staff Recovery - Function Usher	each	Taxable	47.00	48.64	1.64	3.00%	Non Statutory Fee

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Fee Increase/(Decrease)							
Description of Fees and Charges	Unit of Measure	GST Status	2024/25 Fee Inc GST	2025/26 Fee Inc GST	\$	%	Basis of Fee
CCC - Studios (Combined Room) / Lakeview Extra - Artists - 4 hours - Standard	each	Taxable	180.00	186.30	6.30	4.00%	Non Statutory Fee
CCC - Studios (Combined Room) / Lakeview Extra - Artists - 8 hours - Standard	each	Taxable	280.00	289.80	9.80	4.00%	Non Statutory Fee
CCC - Studios (Combined Room) / Lakeview Extra - Corporate - 4 hours - Standard	each	Taxable	360.00	372.60	12.60	4.00%	Non Statutory Fee
CCC - Studios (Combined Room) / Lakeview Extra - Corporate - 8 hours - Standard	each	Taxable	540.00	558.90	18.90	3.00%	Non Statutory Fee
CCC - Studios - Expo - Standard	each	Taxable	756.00	782.46	26.46	4.00%	Non Statutory Fee
CCC - Waterfront Room - 4 hours - Standard	each	Taxable	215.00	222.52	7.52	3.00%	Non Statutory Fee
CCC - Waterfront Room - 8 hours - Standard	each	Taxable	325.00	336.37	11.37	3.00%	Non Statutory Fee
CCC - Waterfront Room - Expo - Standard	each	Taxable	455.00	470.92	15.92	3.00%	Non Statutory Fee
Community & Planning Services - Arts, Advocacy, Economy and Social Strategy - Cardinia Cultural Centre - CCC Lakeview							
CCC - Cleaning Recovery - Lakeview	each	Taxable	0.00	275.00	275.00	100.00%	Non Statutory Fee
CCC - Equipment Recovery - Lakeview	each	Taxable	0.00	64.17	64.17	100.00%	Non Statutory Fee
CCC - Lakeview Contract Income (function)	each	Taxable	0.00	5,500.00	5,500.00	100.00%	Non Statutory Fee
CCC - Lakeview Large Room - 4 hours - Standard	each	Taxable	0.00	641.70	641.70	100.00%	Non Statutory Fee
CCC - Lakeview Large Room - 8 hours - Standard	each	Taxable	0.00	962.56	962.56	100.00%	Non Statutory Fee
CCC - Lakeview Large Room - Expo - Standard	each	Taxable	0.00	1,531.81	1,531.81	100.00%	Non Statutory Fee
CCC - Lakeview Room - Expo - Standard	each	Taxable	0.00	847.66	847.66	100.00%	Non Statutory Fee
CCC - Lakeview Room / Gallery - 4 hours - Standard	each	Taxable	0.00	403.65	403.65	100.00%	Non Statutory Fee
CCC - Lakeview Room / Gallery - 8 hours - Standard	each	Taxable	0.00	605.47	605.47	100.00%	Non Statutory Fee
CCC - Staff Recovery - Lakeview	each	Taxable	0.00	64.17	64.17	100.00%	Non Statutory Fee
Community & Planning Services - Arts, Advocacy, Economy and Social Strategy - Cardinia Cultural Centre - CCC Ampitheatre							

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Fee Increase/(Decrease)							
Description of Fees and Charges	Unit of Measure	GST Status	2024/25 Fee Inc GST	2025/26 Fee Inc GST	\$	%	Basis of Fee
CCC - Equipment Recovery - Ampitheatre	each	Taxable	0.00	64.17	64.17	100.00%	Non Statutory Fee
CCC - Staff Recovery - Ampitheatre	each	Taxable	0.00	64.17	64.17	100.00%	Non Statutory Fee
Fees - Hire - Ampitheatre	each	Taxable	0.00	550.00	550.00	100.00%	Non Statutory Fee
Community & Planning Services - Arts, Advocacy, Economy and Social Strategy - Cardinia Cultural Centre - CCC GALLERY							
CCC - Equipment Recovery - Gallery	each	Taxable	0.00	64.17	64.17	100.00%	Non Statutory Fee
CCC - Gallery - 4 hours - Standard	each	Taxable	0.00	403.65	403.65	100.00%	Non Statutory Fee
CCC - Gallery - 8 hours - Standard	each	Taxable	0.00	605.47	605.47	100.00%	Non Statutory Fee
CCC - Staff Recovery - Gallery	each	Taxable	0.00	64.17	64.17	100.00%	Non Statutory Fee
CCC - Staff Recovery - Gallery FOH	each	Taxable	57.00	58.99	1.99	3.00%	Non Statutory Fee
CCC - Staff Recovery - Gallery Technician	each	Taxable	62.00	64.17	2.17	4.00%	Non Statutory Fee
CCC - Staff Recovery - Gallery Usher	each	Taxable	47.00	48.64	1.64	3.00%	Non Statutory Fee
Community & Planning Services - Arts, Advocacy, Economy and Social Strategy - Cardinia Cultural Centre - CCC Studio							
CCC - Equipment Recovery - Studio	each	Taxable	0.00	64.17	64.17	100.00%	Non Statutory Fee
CCC - Staff Recovery - Studio	each	Taxable	0.00	64.17	64.17	100.00%	Non Statutory Fee
CCC - Studios (Combined Room) / Lakeview Extra - Artists - 4 hours - Standard	each	Taxable	0.00	186.30	186.30	100.00%	Non Statutory Fee
CCC - Studios (Combined Room) / Lakeview Extra - Artists - 8 hours - Standard	each	Taxable	0.00	289.80	289.80	100.00%	Non Statutory Fee
CCC - Studios (Combined Room) / Lakeview Extra - Corporate - 4 hours - Standard	each	Taxable	0.00	372.60	372.60	100.00%	Non Statutory Fee
CCC - Studios (Combined Room) / Lakeview Extra - Corporate - 8 hours - Standard	each	Taxable	0.00	558.90	558.90	100.00%	Non Statutory Fee
Community & Planning Services - Arts, Advocacy, Economy and Social Strategy - Cardinia Cultural Centre - CCC Waterfront							
CCC - Equipment Recovery - Waterfront	each	Taxable	0.00	64.17	64.17	100.00%	Non Statutory Fee
CCC - Staff Recovery - Waterfront	each	Taxable	0.00	64.17	64.17	100.00%	Non Statutory Fee
CCC - Waterfront Room - 4 hours - Standard	each	Taxable	0.00	222.52	222.52	100.00%	Non Statutory Fee
CCC - Waterfront Room - 8 hours - Standard	each	Taxable	0.00	336.37	336.37	100.00%	Non Statutory Fee

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Fee Increase/(Decrease)							
Description of Fees and Charges	Unit of Measure	GST Status	2024/25 Fee Inc GST	2025/26 Fee Inc GST	\$	%	Basis of Fee
CCC - Waterfront Room - Expo - Standard	each	Taxable	0.00	470.92	470.92	100.00%	Non Statutory Fee
Community & Planning Services - Arts, Advocacy, Economy and Social Strategy - Cardinia Cultural Centre - AA&E - CCC - Staff Recovery							
CCC - Staff Recovery - FOH Supervisor	each	Taxable	57.00	58.99	1.99	3.00%	Non Statutory Fee
CCC - Staff Recovery - Technicians	each	Taxable	62.00	64.17	2.17	4.00%	Non Statutory Fee
CCC - Staff Recovery - Ushers	each	Taxable	47.00	48.64	1.64	3.00%	Non Statutory Fee
Community & Planning Services - Arts, Advocacy, Economy and Social Strategy - Cardinia Cultural Centre - AA&E - CCC - Ticketing fees							
CCC - Ticketing fees - Administration levy 3.5% on all EFTPOS and CC sales administered at Centre	each	Taxable	0.00	0.90	0.90	100.00%	Non Statutory Fee
Community & Planning Services - Arts, Advocacy, Economy and Social Strategy - Cardinia Cultural Centre - CCC Cafe							
CCC - Waste Recovery - Cafe	each	Taxable	0.00	2,200.00	2,200.00	100.00%	Non Statutory Fee
Community & Planning Services - Community & Family Services - Youth Services - Family & Community Services - Youth Services - Cardinia Youth Hub							
Casual Room Hire - Activity/Program Room Full Half Day Rate	each	Taxable	137.00	142.00	5.00	4.00%	Non Statutory Fee
Casual Room Hire - Activity/Program Room Half Day Rate	each	Taxable	68.00	71.00	3.00	4.00%	Non Statutory Fee
Casual Room Hire - Consulting/Counselling Room Full Day Rate	each	Taxable	94.00	97.29	3.29	4.00%	Non Statutory Fee
Casual Room Hire - Consulting/Counselling Room Half Day Rate	each	Taxable	51.00	52.78	1.78	3.00%	Non Statutory Fee
Casual Room Hire - Meeting/Training Room Full Day Rate	each	Taxable	124.00	128.34	4.34	4.00%	Non Statutory Fee
Recording Booth- External Hire - Hourly Rate	each	Taxable	29.00	30.01	1.01	3.00%	Non Statutory Fee
Regular Room Hire - Activity/Program Room Full Day Rate	each	Taxable	88.00	91.08	3.08	3.00%	Non Statutory Fee
Regular Room Hire - Activity/Program Room Half Day Rate	each	Taxable	44.00	45.54	1.54	3.00%	Non Statutory Fee

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Fee Increase/(Decrease)							
Description of Fees and Charges	Unit of Measure	GST Status	2024/25 Fee Inc GST	2025/26 Fee Inc GST	\$	%	Basis of Fee
Regular Room Hire - Consulting/Counselling Room Full Day Rate	each	Taxable	56.00	57.96	1.96	4.00%	Non Statutory Fee
Regular Room Hire - Consulting/Counselling Room Half Day Rate	each	Taxable	31.00	32.08	1.08	3.00%	Non Statutory Fee
Regular Room Hire - Meeting/Training Room Full Day Rate	each	Taxable	75.00	77.62	2.62	3.00%	Non Statutory Fee
Regular Room Hire - Meeting/Training Room Half Day Rate	each	Taxable	39.00	40.36	1.36	3.00%	Non Statutory Fee
Community & Planning Services - Community & Family Services - Youth Services - Family & Community Services -Youth Services -The Point							
Full Day Casual Rate	each	Taxable	157.00	163.00	6.00	4.00%	Non Statutory Fee
Full Day Regular Rate	each	Taxable	113.00	117.00	4.00	4.00%	Non Statutory Fee
Half Day Regular Rate	each	Taxable	56.00	58.00	2.00	4.00%	Non Statutory Fee
Half day Casual Rate	each	Taxable	79.00	82.00	3.00	4.00%	Non Statutory Fee
Community & Planning Services - Planning & Design - Statutory Planning - Planning Enquiries							
Additional sign	each	Non - Taxable	68.50	71.00	2.50	4.00%	Non Statutory Fee
Advertising Fee (11 to 20 notices)	each	Non - Taxable	265.00	275.00	10.00	4.00%	Non Statutory Fee
Advertising Fee (over 21 notices)	each	Non - Taxable	327.00	340.00	13.00	4.00%	Non Statutory Fee
Advertising Fee (up to 10 notices)	each	Non - Taxable	141.00	146.00	5.00	4.00%	Non Statutory Fee
Endorsement of plans - resubmission fee	each	Taxable	0.00	223.00	223.00	100.00%	Non Statutory Fee
Extension of time (second or subsequent request)	each	Taxable	0.00	550.00	550.00	100.00%	Non Statutory Fee
Extension of time to planning permit (first request)	each	Non - Taxable	360.00	400.00	40.00	11.00%	Non Statutory Fee
Planning Certificate (Priority)	each	Non - Taxable	86.00	89.00	3.00	3.00%	Non Statutory Fee
Planning Enquiries	each	Non - Taxable	275.00	285.00	10.00	4.00%	Non Statutory Fee
Pre-Application Advice (Advanced)	each	Non - Taxable	569.50	600.00	30.50	5.00%	Non Statutory Fee
Pre-Application Advice (Intermediate)	each	Non - Taxable	265.00	315.00	50.00	19.00%	Non Statutory Fee

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Fee Increase/(Decrease)							
Description of Fees and Charges	Unit of Measure	GST Status	2024/25 Fee Inc GST	2025/26 Fee Inc GST	\$	%	Basis of Fee
Provide a copy of an endorsed plan	each	Non - Taxable	211.00	219.00	8.00	4.00%	Non Statutory Fee
Reinspection Fee	each	Taxable	372.50	385.00	12.50	3.00%	Non Statutory Fee
Secondary Consent	each	Non - Taxable	695.50	720.00	24.50	4.00%	Non Statutory Fee
Secondary Consent (VicSmart)	each	Non - Taxable	251.50	260.00	8.50	3.00%	Non Statutory Fee
Section 173 Agreement Administration	each	Taxable	372.00	385.00	13.00	3.00%	Non Statutory Fee
Sign (one)	each	Taxable	292.00	302.00	10.00	3.00%	Non Statutory Fee
Community & Planning Services - Planning & Design - Statutory Planning - Advertising							
Newspaper Advertising Admin	each	Non - Taxable	200.00	207.00	7.00	4.00%	Non Statutory Fee
Community & Planning Services - Regulatory Services - Building Services - Regulatory Services - Building							
Application to regularise non-compliant building - Commercial building work/structure	each	Non - Taxable	1,714.00	1,773.99	59.99	4.00%	Non Statutory Fee
Application to regularise non-compliant building - Domestic building work/structure	each	Non - Taxable	1,171.00	1,211.98	40.98	3.00%	Non Statutory Fee
Copy of Documents (printed copies) - in addition to retrieval - Commercial	each	Non - Taxable	22.00	22.77	0.77	3.00%	Non Statutory Fee
Copy of Documents (printed copies) - in addition to retrieval - Domestic	each	Non - Taxable	11.50	11.90	0.40	3.00%	Non Statutory Fee
Copy of Plans (printed copies) - in addition to retrieval - Commercial	each	Non - Taxable	22.00	22.77	0.77	3.00%	Non Statutory Fee
Copy of Plans (printed copies) - in addition to retrieval - Domestic	each	Non - Taxable	11.50	11.90	0.40	3.00%	Non Statutory Fee
Occupancy Permits - Place of Public Entertainment (POPE)	each	Non - Taxable	1,176.00	1,217.16	41.16	4.00%	Non Statutory Fee
Retrieval and provision (PDF) of Documents - Commercial	each	Non - Taxable	124.50	128.85	4.35	3.00%	Non Statutory Fee
Retrieval and provision (PDF) of Documents - Domestic	each	Non - Taxable	99.50	102.98	3.48	3.00%	Non Statutory Fee
Retrieval (PDF) of Plans - Commercial	each	Non - Taxable	124.50	128.85	4.35	3.00%	Non Statutory Fee
Retrieval (PDF) of Plans - Domestic	each	Non - Taxable	99.50	102.98	3.48	3.00%	Non Statutory Fee

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Fee Increase/(Decrease)							
Description of Fees and Charges	Unit of Measure	GST Status	2024/25 Fee Inc GST	2025/26 Fee Inc GST	\$	%	Basis of Fee
Search fee - building permits, plans and documents	each	Non - Taxable	28.00	28.98	0.98	4.00%	Non Statutory Fee
Temporary Public Structure Siting	each	Non - Taxable	408.00	422.28	14.28	3.00%	Non Statutory Fee
Community & Planning Services - Regulatory Services - Building Services - Pool Registrations Fees							
Pool inspection certification	each	Non - Taxable	420.00	435.00	15.00	4.00%	Non Statutory Fee
Community & Planning Services - Regulatory Services - Compliance Services - Local Laws							
Abandoned Vehicle Release (as per contract)	each	Non - Taxable	195.00	200.00	5.00	3.00%	Non Statutory Fee
Any other permit not otherwise mentioned	each	Non - Taxable	195.00	200.00	5.00	3.00%	Non Statutory Fee
Impounded Item Release	each	Non - Taxable	166.00	170.00	4.00	2.00%	Non Statutory Fee
Permit - Footpath - Bali Flags	each	Non - Taxable	195.00	200.00	5.00	3.00%	Non Statutory Fee
Permit - Footpath - Display goods (per size)	each	Non - Taxable	195.00	200.00	5.00	3.00%	Non Statutory Fee
Permit - Footpath - Table and Chairs - Fee per chair	each	Non - Taxable	38.50	39.00	0.50	1.00%	Non Statutory Fee
Permit - Footpath - Table and Chairs - Fee per table	each	Non - Taxable	61.50	63.00	1.50	2.00%	Non Statutory Fee
Permit - Footpath - Umbrella	each	Non - Taxable	61.50	63.00	1.50	2.00%	Non Statutory Fee
Permit - Footpath - Windbreaker screen	each	Non - Taxable	61.50	63.00	1.50	2.00%	Non Statutory Fee
Permit - Footpath - Windbreaker screen (1/2 size)	each	Non - Taxable	0.00	31.00	31.00	100.00%	Non Statutory Fee
Permit - Heavy Vehicle – on land under 0.8ha (2 acres)	each	Taxable	195.00	200.00	5.00	3.00%	Non Statutory Fee
Permit - Liquor - Consumption in public or consumption/Possession – within 500 metres of licensed pr	each	Non - Taxable	193.00	200.00	7.00	4.00%	Non Statutory Fee
Permit - Real Estate Pointer Boards	each	Non - Taxable	535.00	550.00	15.00	3.00%	Non Statutory Fee
Permit - Roadside Trading - per day	each	Non - Taxable	107.00	110.00	3.00	3.00%	Non Statutory Fee
Permit - Rubbish Containers - Skips Building Sites up to 3 months	each	Non - Taxable	136.00	140.00	4.00	3.00%	Non Statutory Fee

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Fee Increase/(Decrease)							
Description of Fees and Charges	Unit of Measure	GST Status	2024/25 Fee Inc GST	2025/26 Fee Inc GST	\$	%	Basis of Fee
Permit - Rubbish Containers - Skips residential 1- 7 days	each	Non - Taxable	61.00	63.00	2.00	3.00%	Non Statutory Fee
Permit - Shipping container	each	Non - Taxable	0.00	200.00	200.00	100.00%	Non Statutory Fee
Permit - Street Stalls (inc. sausage sizzles) (No charge applicable to Community Groups) per day	each	Non - Taxable	58.00	60.00	2.00	3.00%	Non Statutory Fee
Permit - roadside Trading - per month	each	Non - Taxable	426.00	440.00	14.00	3.00%	Non Statutory Fee
Permit - roadside Trading - per year	each	Non - Taxable	0.00	2,000.00	2,000.00	100.00%	Non Statutory Fee
Permit Advertising Signs - A Frames	each	Non - Taxable	195.00	200.00	5.00	3.00%	Non Statutory Fee
Permit Advertising Signs - Real Estate Auction Boards (3 months)	each	Taxable	255.00	264.00	9.00	4.00%	Non Statutory Fee
Permit Advertising Signs, Flags overhanging roads-3 metres (3 months)	each	Taxable	255.00	264.00	9.00	4.00%	Non Statutory Fee
Permit Caravan/Motorhome Storage/Occupation	each	Non - Taxable	195.00	200.00	5.00	3.00%	Non Statutory Fee
Permit Charity bins	each	Non - Taxable	85.00	88.00	3.00	4.00%	Non Statutory Fee
Permit Community Temporary Advertising Signage	each	Non - Taxable	23.00	24.00	1.00	4.00%	Non Statutory Fee
Provide print copies of any local laws	each	Non - Taxable	20.00	21.00	1.00	5.00%	Non Statutory Fee
Recreational Vehicles	each	Non - Taxable	445.00	460.00	15.00	3.00%	Non Statutory Fee
Community & Planning Services - Regulatory Services - Compliance Services - Animal Control							
Animal Register inspection fees	each	Non - Taxable	44.50	46.00	1.50	3.00%	Non Statutory Fee
Bonds/deposits on cat traps and anti bark device hire"	each	Non - Taxable	166.00	170.00	4.00	2.00%	Non Statutory Fee
Dog registration	each	Non - Taxable	180.00	185.00	5.00	3.00%	Non Statutory Fee
Dog registration - Member Canine Assoc (unsterilized)	each	Non - Taxable	59.00	61.00	2.00	3.00%	Non Statutory Fee
Dog registration of Dangerous / Restricted / Menacing Breed	each	Non - Taxable	330.00	380.00	50.00	15.00%	Non Statutory Fee
Domestic animal businesses	each	Taxable	588.00	608.00	20.00	3.00%	Non Statutory Fee

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Fee Increase/(Decrease)							
Description of Fees and Charges	Unit of Measure	GST Status	2024/25 Fee Inc GST	2025/26 Fee Inc GST	\$	%	Basis of Fee
Permit - Animals - Excess numbers permit	each	Non - Taxable	94.00	97.00	3.00	3.00%	Non Statutory Fee
Permit - Animals – application to Fence off nature strip for grazing	each	Non - Taxable	197.00	200.00	3.00	2.00%	Non Statutory Fee
Permit - Animals – application to graze on nature strips	each	Non - Taxable	197.00	200.00	3.00	2.00%	Non Statutory Fee
Reduced registration Fee Cat - (microchipped, sterilised, 10 years of age plus)	each	Non - Taxable	59.00	61.00	2.00	3.00%	Non Statutory Fee
Reduced registration Fee Sterilised Cat - Pensioner	each	Non - Taxable	27.00	28.00	1.00	4.00%	Non Statutory Fee
Reduced registration fee Dog - (microchipped, sterilised, 10 years of age plus, working dog)	each	Non - Taxable	59.00	61.00	2.00	3.00%	Non Statutory Fee
Reduced registration fee Sterilised Dog - Pensioner	each	Non - Taxable	27.00	28.00	1.00	4.00%	Non Statutory Fee
Reduced registration fee Unsterilized Dog - Pensioner	each	Non - Taxable	85.00	88.00	3.00	4.00%	Non Statutory Fee
Surrender of animal	each	Taxable	155.00	160.00	5.00	3.00%	Non Statutory Fee
Community & Planning Services - Regulatory Services - Compliance Services - Asset Protection							
Asset protection - admin fee	each	Non - Taxable	0.00	100.00	100.00	100.00%	Non Statutory Fee
Asset protection blanket bond	each	Non - Taxable	10,800.00	13,000.00	2,200.00	20.00%	Non Statutory Fee
Asset protection bond - large multi lot dwelling (6-20)	each	Non - Taxable	0.00	12,000.00	12,000.00	100.00%	Non Statutory Fee
Asset protection bond - multi lot dwelling (up to 5)	each	Non - Taxable	0.00	5,000.00	5,000.00	100.00%	Non Statutory Fee
Asset protection bond - single lot dwelling	each	Non - Taxable	1,230.00	2,000.00	770.00	63.00%	Non Statutory Fee
Asset protection fee - large multi dwelling (6-20)	each	Non - Taxable	0.00	2,260.00	2,260.00	100.00%	Non Statutory Fee
Asset protection fee - multi lot dwelling (up to 5)	each	Non - Taxable	0.00	690.00	690.00	100.00%	Non Statutory Fee
Asset protection fee - single lot dwelling	each	Non - Taxable	365.00	377.00	12.00	3.00%	Non Statutory Fee
Community & Planning Services - Regulatory Services - Emergency Management - Regulatory Services -Fire Prevention							
Fire Prevention Works - Administration Fee	each	Taxable	25.00	25.87	0.87	3.00%	Non Statutory Fee
Community & Planning Services - Regulatory Services - Environmental & Public Health - Food Act							

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Description of Fees and Charges	Unit of Measure	GST Status	2024/25 Fee Inc GST	2025/26 Fee Inc GST	Fee Increase/(Decrease)		Basis of Fee
					\$	%	
Class 1 Registration – New	each	Non - Taxable	1,040.00	1,076.40	36.40	4.00%	Non Statutory Fee
Class 1 Registration – Renewal	each	Non - Taxable	696.00	720.36	24.36	4.00%	Non Statutory Fee
Class 2 Registration – Mobile	each	Non - Taxable	397.00	410.89	13.89	3.00%	Non Statutory Fee
Class 2 Registration – New	each	Non - Taxable	953.00	986.35	33.35	3.00%	Non Statutory Fee
Class 2 Registration – Renewal	each	Non - Taxable	638.00	660.33	22.33	4.00%	Non Statutory Fee
Class 2 Registration – Supermarket, large convenience, fast food or manufacture - new	each	Non - Taxable	1,345.00	1,392.07	47.07	3.00%	Non Statutory Fee
Class 2 Registration – Supermarket, large convenience, fast food or manufacture – Renewal	each	Non - Taxable	900.00	931.50	31.50	4.00%	Non Statutory Fee
Class 3 - Minor Community Group (Food served 1 day a week and less than 100 members, registered prio	each	Non - Taxable	145.00	150.07	5.07	3.00%	Non Statutory Fee
Class 3 - low risk home based business (registered prior to 30 June 2023)	each	Non - Taxable	227.00	234.94	7.94	3.00%	Non Statutory Fee
Class 3 Registration – Mobile	each	Non - Taxable	227.00	234.94	7.94	3.00%	Non Statutory Fee
Class 3 Registration – New	each	Non - Taxable	550.00	569.25	19.25	4.00%	Non Statutory Fee
Class 3 Registration – Renewal	each	Non - Taxable	368.00	380.88	12.88	3.00%	Non Statutory Fee
Failed sample result – 2nd and subsequent sampling	each	Non - Taxable	232.00	240.12	8.12	4.00%	Non Statutory Fee
Fee for inspections pursuant to s. 19UA (per hour, all classes)	each	Non - Taxable	128.00	132.48	4.48	3.00%	Non Statutory Fee
Food Vending Machine Registration (Class 2 & 3) – New & Renewal	each	Non - Taxable	341.00	352.93	11.93	3.00%	Non Statutory Fee
Professional services audits conducted at request of business (per hour) or one-off non compliance	each	Non - Taxable	128.00	132.48	4.48	3.00%	Non Statutory Fee

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Fee Increase/(Decrease)							
Description of Fees and Charges	Unit of Measure	GST Status	2024/25 Fee Inc GST	2025/26 Fee Inc GST	\$	%	Basis of Fee
Registration of Temporary component against Fixed food premises	each	Non - Taxable	155.00	160.42	5.42	3.00%	Non Statutory Fee
School canteen - Not for Profit, registered prior to 30 June 2023)	each	Non - Taxable	145.00	150.07	5.07	3.00%	Non Statutory Fee
Temporary Food Premises Registration (Class 2 & 3) – New	each	Non - Taxable	186.00	192.51	6.51	3.00%	Non Statutory Fee
Temporary Food Premises Registration (Class 2 & 3) – Renewal	each	Non - Taxable	93.00	96.25	3.25	3.00%	Non Statutory Fee
Community & Planning Services - Regulatory Services - Environmental & Public Health - Health Act							
Registration - Renewal Category 1 Aquatic facility	each	Non - Taxable	372.00	385.02	13.02	3.00%	Non Statutory Fee
Registration - each additional pool or spa on the premises	each	Non - Taxable	145.00	150.07	5.07	3.00%	Non Statutory Fee
Registration – New Application Category 1 Aquatic facility	each	Non - Taxable	560.00	579.60	19.60	4.00%	Non Statutory Fee
Registration – New High Risk Premises	each	Non - Taxable	465.00	481.27	16.27	3.00%	Non Statutory Fee
Registration – New Med Risk Premises	each	Non - Taxable	362.00	374.67	12.67	4.00%	Non Statutory Fee
Registration – Ongoing registration of low-risk premises	each	Non - Taxable	412.00	426.42	14.42	4.00%	Non Statutory Fee
Registration – Renewal High Risk Premises	each	Non - Taxable	310.00	320.85	10.85	4.00%	Non Statutory Fee
Registration – Renewal Med Risk Premises	each	Non - Taxable	258.00	267.03	9.03	3.00%	Non Statutory Fee
Registration/Renewal of Prescribed Accommodation (11-20 Persons)	each	Non - Taxable	432.00	447.12	15.12	4.00%	Non Statutory Fee
Registration/Renewal of Prescribed Accommodation (21-30 Persons)	each	Non - Taxable	517.00	535.09	18.09	3.00%	Non Statutory Fee
Registration/Renewal of Prescribed Accommodation (31-40 Persons)	each	Non - Taxable	724.00	749.34	25.34	4.00%	Non Statutory Fee
Registration/Renewal of Prescribed Accommodation (4-10 Persons)	each	Non - Taxable	356.00	368.46	12.46	3.00%	Non Statutory Fee
Registration/Renewal of Prescribed Accommodation (>40 Persons)	each	Non - Taxable	931.00	963.58	32.58	3.00%	Non Statutory Fee

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Fee Increase/(Decrease)							
Description of Fees and Charges	Unit of Measure	GST Status	2024/25 Fee Inc GST	2025/26 Fee Inc GST	\$	%	Basis of Fee
Transfer of Health, Rooming House or Aquatic Facility registration (excluding one-off Hairdressers)	each	Non - Taxable	326.00	337.41	11.41	4.00%	Non Statutory Fee
Community & Planning Services - Regulatory Services - Environmental & Public Health - Domestic Waste Water							
Reissue Septic permit	each	Non - Taxable	83.00	85.90	2.90	3.00%	Non Statutory Fee
Wastewater written advice	each	Non - Taxable	83.00	85.90	2.90	3.00%	Non Statutory Fee
Corporate Services - Finance - Rating Services - Finance							
Copy of Rates Notice/Rates Search	each	Non - Taxable	13.00	13.45	0.45	3.00%	Non Statutory Fee
Sale of supplementary valuations to Water Authorities	each	Non - Taxable	17.50	18.11	0.61	3.00%	Non Statutory Fee
Corporate Services - Governance, Safety and Property - Governance - Governance - Community Liability Insurance							
Community Liability Insurance - for groups/individuals using Council facilities	each	Taxable	28.00	28.98	0.98	4.00%	Non Statutory Fee
Corporate Services - Governance, Safety and Property - Property Services - Property fee							
Agreement Preparation Fee	each	Taxable	165.00	170.77	5.77	3.00%	Non Statutory Fee
Community group licence fee	per annum	Non - Taxable	0.00	460.00	460.00	100.00%	Non Statutory Fee
Road Discontinuance Application Fee	each	Taxable	550.00	569.25	19.25	4.00%	Non Statutory Fee
Telecommunications application fee	each	Non - Taxable	0.00	4,000.00	4,000.00	100.00%	Non Statutory Fee
Corporate Services - Information Services - Information Services Management - Plan printing charges (per copy)							
Plan printing charges - A0 SIZE PLAN	each	Taxable	27.00	27.94	0.94	3.00%	Non Statutory Fee
Plan printing charges - A1 SIZE PLAN	each	Taxable	14.50	15.00	0.50	3.00%	Non Statutory Fee
Plan printing charges - A4 PHOTOCOPIES	each	Taxable	1.10	1.13	0.03	3.00%	Non Statutory Fee
Plan printing charges - Multiple Copies (10+)	each	Taxable	1.10	1.13	0.03	3.00%	Non Statutory Fee
Plan printing charges - PLAN OF SUBDIVISION (A3)	each	Taxable	5.20	5.38	0.18	3.00%	Non Statutory Fee
Plan printing charges - SHIRE PLAN (A0)	each	Taxable	41.40	42.84	1.44	3.00%	Non Statutory Fee

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					Fee Increase/(Decrease)		
Description of Fees and Charges	Unit of Measure	GST Status	2024/25 Fee Inc GST	2025/26 Fee Inc GST	\$	%	Basis of Fee
Corporate Services - Information Services - Information Services Management - Geographic Information System maps							
Setup fee per map - A0 (per map)	each	Taxable	71.50	74.00	2.50	3.00%	Non Statutory Fee
Setup fee per map - A1 (per map)	each	Taxable	49.70	51.43	1.73	3.00%	Non Statutory Fee
Setup fee per map - A2 (per map)	each	Taxable	32.10	33.22	1.12	3.00%	Non Statutory Fee
Setup fee per map - A3 Plotter (per map)	each	Taxable	22.80	23.59	0.79	3.00%	Non Statutory Fee
Setup fee per map - Setup fee per map	each	Taxable	64.20	66.44	2.24	3.00%	Non Statutory Fee
Infrastructure & Environment - Community Infrastructure Delivery - Traffic & Transport Services - Decorative Light Poles Developer Contribution							
Non-standard lighting fee	each	Taxable	0.00	3,000.00	3,000.00	100.00%	Non Statutory Fee
Infrastructure & Environment - Infrastructure Services - Development - Infrastructure Services - Development							
Drainage plan checking fees - 1 to 2 houses	each	Taxable	160.50	166.11	5.61	3.00%	Non Statutory Fee
Drainage plan checking fees - 11-plus houses	each	Taxable	536.50	555.27	18.77	3.00%	Non Statutory Fee
Drainage plan checking fees - 3 to 10 houses	each	Taxable	322.00	333.27	11.27	3.00%	Non Statutory Fee
Drainage plan checking fees - Industrial/Commercial	each	Taxable	428.50	443.49	14.99	3.00%	Non Statutory Fee
Drainage/stormwater inspection	each	Taxable	160.50	166.11	5.61	3.00%	Non Statutory Fee
Infrastructure & Environment - Infrastructure Services - Development - Infrastructure Services - Landscape Development							
Landscape plan checking, 1 - 2 houses	each	Taxable	0.00	155.00	155.00	100.00%	Non Statutory Fee
Landscape plan checking, 11 or more houses	each	Taxable	0.00	518.00	518.00	100.00%	Non Statutory Fee
Landscape plan checking, 3 - 10 houses	each	Taxable	0.00	311.00	311.00	100.00%	Non Statutory Fee
Landscape plan checking, Industrial/Commercial	each	Taxable	0.00	414.00	414.00	100.00%	Non Statutory Fee
Infrastructure & Environment - Infrastructure Services - Development - Infrastructure Services - Engineering Services							
Street Occupation (Hoarding) Permit - 101m2 - 500m2 - Per month	each	Non - Taxable	803.50	831.62	28.12	3.00%	Non Statutory Fee
Street Occupation (Hoarding) Permit - Less than 100m2 - Per month	each	Non - Taxable	536.50	555.27	18.77	3.00%	Non Statutory Fee
Street Occupation (Hoarding) Permit - Over 500m2 - Per month	each	Non - Taxable	1,071.50	1,109.00	37.50	3.00%	Non Statutory Fee

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			Fee Increase/(Decrease)				
Description of Fees and Charges	Unit of Measure	GST Status	2024/25 Fee Inc GST	2025/26 Fee Inc GST	\$	%	Basis of Fee
Infrastructure & Environment - Infrastructure Services - Development - Landscape Development							
Tree planting	each	Taxable	480.00	496.80	16.80	4.00%	Non Statutory Fee
Infrastructure & Environment - Infrastructure Services - Waste Management - Garbage Rate Revenue							
1st Commercial Garbage service (120 litre bin only)	each	Taxable	270.00	344.30	74.30	28.00%	Non Statutory Fee
1st Commercial Recycling service (240 litre bin only)	each	Taxable	115.00	154.00	39.00	34.00%	Non Statutory Fee
Additional Commercial Garbage Bin	each	Taxable	285.00	325.41	40.41	14.00%	Non Statutory Fee
Additional Commercial Recycling Bin	each	Taxable	140.00	159.85	19.85	14.00%	Non Statutory Fee
Additional Residential Garbage Bin (120 litre bin only)	each	Non - Taxable	235.00	243.93	8.93	4.00%	Non Statutory Fee
Additional Residential Recycling Service	each	Non - Taxable	92.00	96.00	4.00	4.00%	Non Statutory Fee
Community Event Bin Service	each	Taxable	70.00	79.92	9.92	14.00%	Non Statutory Fee
Litter and Waste Amenity Charge	each	Non - Taxable	160.00	166.08	6.08	4.00%	Non Statutory Fee
Residential Garbage (1 x 120L garbage bin and 1 recycling bin)	each	Non - Taxable	361.70	384.00	22.30	6.00%	Non Statutory Fee
Residential Garbage (1 x 80L garbage bin and 1 recycling bin)	each	Non - Taxable	331.70	354.00	22.30	7.00%	Non Statutory Fee
Infrastructure & Environment - Infrastructure Services - Waste Management - Hard & Green Waste Contract							
Additional Bundled Branch option - Green and Hard Waste service (being trialled)	each	Non - Taxable	75.00	75.00	0.00	0.00%	Non Statutory Fee
Infrastructure & Environment - Infrastructure Services - Waste Management - Food and Green Waste Collection							
Commercial Green Waste Service 240L	each	Non - Taxable	156.40	162.34	5.94	4.00%	Non Statutory Fee
Green Waste Service 120L	each	Non - Taxable	98.70	109.45	10.75	11.00%	Non Statutory Fee
Green Waste Service 240L	each	Non - Taxable	128.70	139.45	10.75	8.00%	Non Statutory Fee
Infrastructure & Environment - Operations - Arboriculture - Shire Tree Planting							
Tree replacement fee	each	Taxable	0.00	528.00	528.00	100.00%	Non Statutory Fee
Infrastructure & Environment - Operations - Unsealed Roads - Dust Control							
Voluntary Dust Suppression Scheme-per 100m of unsealed road	each	Non - Taxable	400.00	414.00	14.00	4.00%	Non Statutory Fee

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Name	Scope of Works	FY25-26 works	Year 1 Budget 2526
SUSTAINING CAPITAL (RENEWAL)			
Infrastructure - Bridges			\$ 1,057,291
Bridge Renewal Program	Repairing or replacing aging bridges, enhancing structural integrity, improving safety features, and ensuring durability	Construct Temby Rd bridge and bridge maintenance determined by condition assessment	\$ 1,057,291
Infrastructure - Drainage			\$ 963,000
Drainage Renewal and Upgrade Program	Assessing, repairing, and improving existing drainage systems to enhance capacity, reduce flooding, ensure efficient water flow, and	Priority drainage works to be determined by 2025 condition assessment	\$ 550,000
WSUD Assets Renewal Program	Upgrading WSUD infrastructure, including bio-retention basins, swales, and rain gardens, to improve stormwater management, water quality, and environmental sustainability	Construct bioretention at Henry Lawson & Livingstone Blvd and sediment ponds in Beaconsfield	\$ 413,000
Infrastructure - Footpaths and cycleways			\$ 2,220,000
Sealed Pathway Renewal Program	Addressing defects, cracks and displacements in pathways and renewing asphalt	Annual concrete and asphalt pathway renewal and bay replacement	\$ 2,118,000
Gravel Pathway resheeting program	Grading, resheeting and compacting gravel pathways	Reactive annual program	\$ 102,000
Infrastructure - Parks, open spaces and streetscapes			\$ 1,304,000
BMX Facility asset renewal	Renewing or upgrading existing BMX facilities and infrastructure, including resurfacing, upgrading obstacles, enhancing safety	Construct Bunyip Sanctuary	\$ 287,000
Emerald Lake Park	Implementing projects identified in Stage 1 of the masterplan for the Emerald Lake Park Precinct	Implementing projects identified in Stage 1 of the masterplan for the Emerald Lake Park Precinct	\$ 220,000
Exercise equipment renewal program	Renewing or upgrading exercise equipment in public parks	Design Heritage Springs	\$ 10,000
Basketball halfcourt renewal	Renewing or upgrading existing basketball courts, including resurfacing, enhancing markings, improving lighting, and ensuring	Construct Finch Court Reserve Design Homegarth Court	\$ 10,000
Playspace and supporting infra renewal	Revitalising or upgrading outdoor playspaces, including upgrading equipment, improving landscaping, incorporating inclusive features, and fostering community involvement to create vibrant play environments	Construct Greenland Court, Lauriston Estate Park and Ron Andrews Park Design Ebony Drive Linear Reserve and Toomuc Creek Linear Reserve	\$ 677,000
Shade structures renewal program		Construct Homegarth Kindergarten, Pakenham Pool, Pakenham Heights Kindergarten, St Joseph's Square, Gembrook Community Centre	\$ 100,000
Infrastructure - Sport and recreation			\$ 1,780,000
Netball/Tennis Court Resurfacing Program	Renovating and upgrading existing netball and tennis court surfaces to improve playability, safety and durability	Construct minor works at Heatherbrae	\$ 50,000
Rec Reserve lighting and power renewal	Enhancing outdoor sportfield facilities by installing energy-efficient lighting, improving power supply systems, and ensuring safety and	Construct Nar Nar Goon Oval 1	\$ 250,000
Rec reserve turf resurfacing program	Replacing damaged turf, improving drainage, and enhancing surface quality, ensuring safer, more durable grounds for sports, events, and	Construct Holm Park Oval 2	\$ 1,300,000
Swimming Facilities Renewal Program	Refurbishing or upgrading outdoor swimming pools, equipment, and infrastructure, improving water quality, safety features, accessibility,	Annual plant and equipment renewal and design for major renewal in Year 2	\$ 180,000
Infrastructure - Roads			\$ 6,721,500
Carpark resurfacing program	Resurfacing, improving drainage, upgrading lighting, enhancing safety features, and optimizing layout to create safer, more	Priority works to be determined by 2025 condition assessment	\$ 170,000
Road Pavement renewal		Priority determined by 2024 condition assessment	\$ 1,669,300
Road Reserve Lighting program	Installing energy-efficient streetlights along road reserves, improving visibility, safety, and security	Construct Shearwater Drive/Lakeside Blvd; Siding Avenue; Hope Street; McGregor Rd; Caldermeade Rd/Edies Rd; Pinehill Drive; Wood Street Design O'Neil Rd	\$ 148,000
Sealed Road Resurfacing program	Refreshing the road surface to prevent water damage and prolong the life of the road	Priority determined by 2024 condition assessment	\$ 3,039,200
Unsealed Road Resheeting program	Restoring the wearing course on unsealed roads, enhancing durability and safety for all users. This project will involve grading, resheeting and compacting the road surface.	Resheet Bridge Rd, Purvis Rd, Glover Rd, McColls Rd, North Yannathan Road; Lyons Rd; Pooles Rd; Camms Rd; No 5 Drain Rd and Hall Rd	\$ 1,695,000
Plant and equipment			\$ 3,491,000
IT Strategy	Investing in, upgrading, or expanding technology infrastructure, including hardware, software, and network systems, to enhance operational efficiency, cybersecurity, data management, and overall digital capabilities.	Replacement of UPS, service infrastructure mobile phones, keyboard and mouse; BrightSign upgrade	\$ 515,000
Plant Replacement Program - heavy plant	Replacing or upgrading aging or inefficient equipment and machinery to improve operational efficiency, reduce downtime,	Heavy plant and light fleet replacement based on priority assessment	\$ 2,976,000
Property			\$ 4,788,000
Building Minor Renewal Program Reactive	Addressing unforeseen building issues by providing timely repairs and essential upkeep to buildings and facilities, ensuring safety,	Reactive annual program	\$ 600,000
Building Minor Renewal Program Strategic	Delivering minor building projects, including renovations, upgrades, and structural improvements, to enhance functionality, safety, and	Prioritised annually based on condition assessment	\$ 2,829,000
Furniture and Equipment Renewal Program	Replacing or upgrading furniture or equipment to maintain functionality, ensure safety, and support efficient operations at Cardinia Shire Council facilities	Prioritised annually based on condition assessment	\$ 200,000
HVAC Renewal Program		Construct Pakenham Hall and Emerald Library Design Cardinia Public Hall and Pakenham Library	\$ 597,000
Public Building Major Renewal		Investigative works to prioritise future public building major renewals	\$ 84,000
Public Toilet renewal program	Combination of structural, aesthetic and functional upgrades to ensure hygiene, accessibility, and user comfort.	Kester Kitchen Park; Bunyip High Street; Gembrook Skate Park; Tynong (opp Vein St); Charing Cross; Ritchie Street Garfield	\$ 478,000
SUSTAINING CAPITAL TOTAL			\$ 22,324,791
UPGRADE/EXPANSION CAPITAL			
Infrastructure - Roads			\$ 34,729,115
Better Local Roads - Connect Cardinia	Road sealing of identified link roads	Completion of Bessie Creek Rd and commencement of Huxtable Rd	\$ 2,829,000
Brunt/Rix Road intersection upgrade	Upgrade of Brunt/Rix Road intersection, including roundabout construction	Commence delivery of road and roundabout, due for completion FY26/27	\$ 3,109,342

Local Area Traffic Improvements Program	Enhancing traffic flow and safety through measures such as intersection upgrades, traffic calming, improved signage, and	Construct Eagle Drive, Ahern Road & Shearwater Drive	\$	1,776,000
McGregor-Henty-Rogers Intersection	Upgrade of McGregor Rd-Henty St and Rogers St intersection to be fully signalised, including additional lanes, drainage,	Construction of intersection	\$	5,262,773
Main Street Central, Pakenham		Construction	\$	1,197,000
Main Street Gateway, Pakenham		Construction	\$	990,000
Drake Place, Pakenham		Construction	\$	7,350,000
John Street extension, Pakenham		Construction	\$	2,800,000
Princes Hwy Intersection Upgrade Program		Construct Arena Pde and install Bergun Wayfinding	\$	3,370,000
Sealing of the Hills Program	Federally-funded program to seal unsealed roads across Dandenong Ranges and surrounding townships.	Complete First Grenville, Old Gembrook Catchment and Stoney Creek catchment. Commence Mt Burnett Rd & Mountain/Ure Rd	\$	5,550,000
Streetlight upgrades - MV lights to LED		Completion of mercury vapour light replacement	\$	495,000
Plant and equipment			\$	2,100,000
Business improvement Program	Improving business systems and digital platforms to enhance operational efficiency and customer experience.	Commence enterprise business systems replacement	\$	2,000,000
CCC Minor Equipment	Procuring, upgrading, or replacing small-scale equipment for the Cardinia Cultural Centre		\$	100,000
Property			\$	8,954,000
Cardinia Youth Hub	Construction rephased from FY24/25 - no change to total project budget	Construction	\$	4,000,000
Disability Access Upgrade Program	Delivering a prioritised program of adjustments and improvements to buildings, facilities, infrastructure, communications, or connections to support an inclusive community where all people have an equal ability to access Cardinia Shire's services.	Determined annually via internal applications from business units and assessed by the Cardinia Access & Inclusion Committee.	\$	240,000
Electronic Access Upgrade Program	Upgrading CCTV and electronic access to Council facilities to improve security and access		\$	400,000
Energy & Water Strategies Program	Implementing energy saving retrofits and solar power for Council buildings and integrated water management plan to delivering water efficiency and alternative water sources upgrades to council facilities		\$	100,000
Garfield Nth Cannibal Creek Community Hub	Construction rephased from FY24/25 - no change to total project budget	Complete construction	\$	701,000
Universal Design (Incl Rec Pav Renewal)	Upgrading facilities to be accessible and reduce barriers that might prevent members of the community from participating in sport and	Design Nar Nar Goon main pavilion	\$	221,000
Cora Lynn Reserve Pavilion	Construction rephased from FY24/25 - no change to total project budget	Complete construction	\$	777,000
Upper Beaconsfield Recreation Reserve Pavilion	Construction rephased from FY24/25 - no change to total project budget	Complete construction	\$	2,515,000
UPGRADE/EXPANSION CAPITAL TOTAL			\$	45,783,115
NEW CAPITAL				
Infrastructure - Parks, open spaces and streetscapes			\$	250,270
New playspaces and associated infrastructure	New outdoor playspaces and associated infrastructure	Complete construction at Alma Treloar off-leash dog park	\$	250,270
Property			\$	3,250,000
Land Acquisition	Strategically purchasing properties for public use, urban development, community expansion and enhancing local infrastructure and services	Strategic land purchases	\$	3,000,000
New community buildings - DCP		Design Deep Creek Child & Family Centre	\$	250,000
NEW CAPITAL TOTAL			\$	3,500,270
TOTAL DRAFT CAPITAL PLAN				71,604,176

7.4.3 TRANSFORMATION OF CORE BUSINESS SYSTEMS

Responsible GM:	Wayne Mack
Author:	Owen Hardidge
Staff Disclosure:	All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter.
Council Plan Reference:	5.1 We practise responsible leadership 5.1.2 Manage our finances responsibly and leave a positive legacy for future generations. 5.1.3 Strive to be a customer focused organisation and be a great place to work. 5.1.4 Maximise value for our community through efficient service delivery, innovation, strategic partnerships and advocacy.

Recommendation

That Council:

1. Notes the description of current business systems and the impact of functional gaps identified by the Enterprise Software review,
2. Notes the anticipated benefits and risks associated with a co-ordinated, multi-year improvement project to implement business systems,
3. Notes that the draft 2025/26 Budget includes provision for enterprise system projects, and is subject to community consultation and further Council deliberation, and
4. Supports the initial steps to prepare public tender documents (including the appointment of probity advisors, confirming scoping and specification development), noting that any resultant request for tender would not be released for public tender until such time as the 2025/26 Budget is adopted with provision for such a project.

Executive Summary

During 2024, officers commenced a review of Council's core enterprise business systems (software and digital platforms that support Council staff to deliver services).

This analysis identified that Council's current enterprise software suite is not fit for purpose. It illustrated a range of functional gaps across all major components, including a high number of 'extreme', 'severe' and 'high' impact gaps that impact productivity, require manual interventions, inefficient workflows and costly workarounds and present a risk to Council operations.

The review clearly highlights these outdated systems can no longer support the Council's needs. Without modernisation, the Council will face increasing service inefficiencies, rising IT maintenance costs and compliance risks, hindering Council's ability to meet community and legislative requirements.

In response to the review, a business case has been prepared to consider a multi-year investment in core business systems, with solution options up to the value of \$32 million. The objectives of this investment is to procure and implement modern and robust enterprise business systems to support current and future operations. This investment is proposed to be phased across four financial years (2025/26 – 2029/30) to maximise ratepayer benefit and operational efficiency, and to ensure corporate compliance and risk management.

Officers recommend that Council commence the early preparation of documents necessary to support a future public tender, which will ultimately allow Council to verify costs and benefits identified in the business case.

Background

Cardinia Shire Council, like all Victorian local governments, provides a range of services and functions that meet the needs of the municipal residents.

Like any organisation, Council relies on an array of business software to perform these functions effectively and efficiently, and to ensure that Council operations comply with all regulatory requirements (such as those required to preserve official records, protect private and sensitive data, comply with prudential standards, and ensure transparency of government decision making).

For most functions, Council relies on business software solutions that have been specifically developed for the local government function, to retain high volumes of data and to perform high-volume tasks in efficient ways. To perform effectively, it is important that each component of business software supports each function, and that all components integrate effectively together, so that processes can be managed across the business. Some examples of such business software include:

- software to support property and rating data and processes,
- databases to retain records of public assets and
- platforms to handle civil maintenance works records, construction projects and supply chain management
- software to process employment and payroll processes
- systems to retain and track the responses to customer requests.

The range of local government functions that require business software is summarised below:

Functional grouping	Included functions
Customer Management	This includes recording and protecting Customer Data, Customer requests, Service Management, Customer Relationships & Channels and Case Management
Website and digital platforms	This includes the primary corporate website and sub-sites, digital transaction platforms (that link to back-end applications) and customer communication channels
Property & Rating	This includes the recording and protecting of accurate Property Data, Rates-related processes, Special Rates, Debtor management and Cash receipting
Events & Facilities	This includes managing Events, facility booking & Ticketing, event permits and Reporting & Audit
Enterprise Asset Management	This includes preserving detailed data about all Council-managed assets, Assets Works Maintenance, Risk & Criticality information, Asset Financials information, Mobile Works Maintenance and Strategic Asset Management

Financial Management	This includes all financial processes, including General Ledger, Subsidiary Ledgers, budget and Forecasting, Grants Management and Treasury
Supply Chain Management	This includes Supplier Management, purchasing and Commitments, Accounts Payable, Inventory Management, Expense Management
Project & Contract Management	This includes Project Lifecycle Management, Contract & Sourcing and Project Financials (primarily capital projects)
Corporate Planning, Reporting and Governance	This includes Corporate Reporting, Performance Reporting, Risk Management, OHS & Incident Management, Governance Registers including management of delegations, policies and other regulatory documents.
People & Culture	This includes managing organisation structure, Employee information, Recruitment, Onboarding & Offboarding, Learning & Development and Performance Management
Payroll	This includes Payroll, Timesheets, Awards and Employee Self Service (eg leave management etc)
Regulatory & Compliance	This includes a range of databases and workflows that support Statutory Planning, Municipal Building Surveyor, Local Laws, Regulatory Compliance, Animal Management, infringements, Environmental Health, Waste Water management, Property Management, Bonds & Guarantees, Developer Levies and General Registers
Platform & Technology	This includes Core Technologies & Security, Workflow capabilities, Products & Services, User Interface, Reporting & Dashboards, Data Analytics, Mobility, Integration Platform and Geographic Information Systems (ie mapping, asset records, property data and aerial imagery)
Records Management	This includes the Business records classification system, Content Management, Scanning & Registration and Disposal and Retention in accordance with the Public Records Act and other regulations.

Findings of core business systems review

During 2024, Council undertook a wide-ranging review of the suite of business software being used across the organisation, and compared the current systems with a variety of contemporary solutions that are available to the local government market segment.

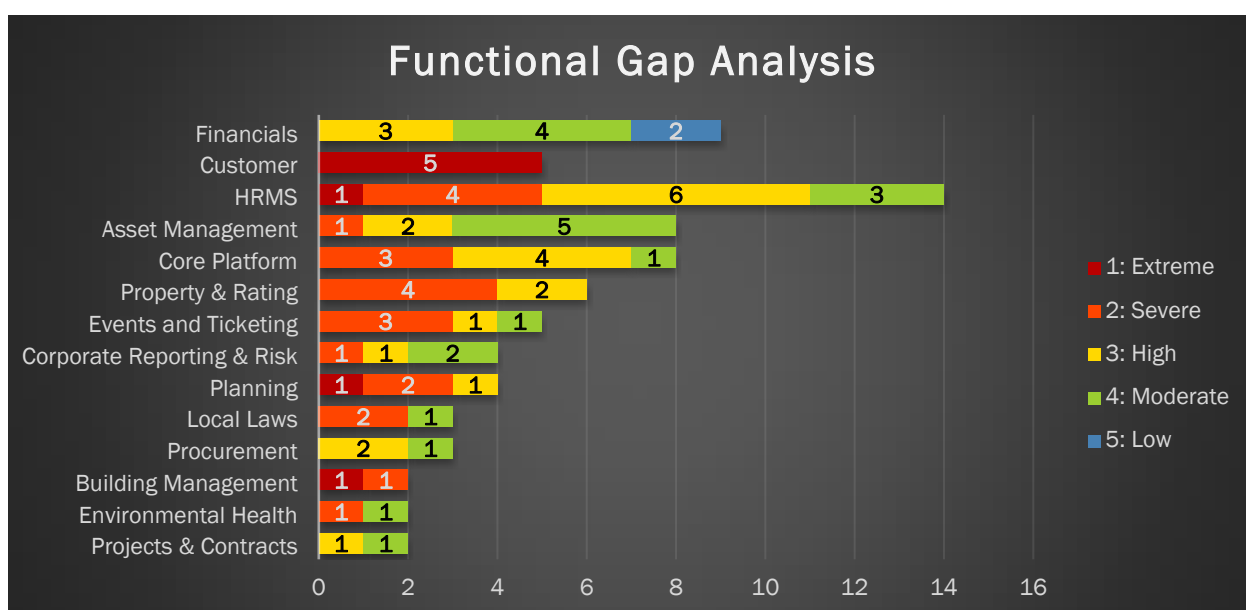
This review was necessary because:

1. Customers have regularly provided feedback that they are frustrated with aspects of Council service, which are (at least in part) attributable to software limitations and disjointed business systems,
2. several core business systems were due for review,
3. multiple internal audits had identified issues that required action in respect of several software applications, and these actions are currently being reported through the Audit & Risk Committee

4. multiple business units have required staff increases in recent years, in part to address processing and administrative strain that is attributable to business system limitations, and
5. key learnings from several software projects in recent years have demonstrated the limitations of some important applications.

The review assessed the capability of the current software suite against the range of functions that are typical of a Victorian local government. The review identified where our current systems do not meet those requirements (referred to as “gaps”). These gaps were reviewed and classified according to their impacts on a range from low- to extreme impact, depending on the evaluation of impact on productivity, risk and business delivery.

The review identified functional gaps across all major components of the enterprise. The review summarised impacts across functional groups, as follows:



The combined effect of the functional gaps results in the following primary issues:

1. **Inconsistent customer experience**, due to fragmented systems, repeated information requests and poor digital engagement
2. **Operational inefficiencies** resulting in slower service delivery, due to lack of process automation and workflow optimisation, and staff time spent on administrative tasks
3. **Elevated cost base for services**, as more staff are required to overcome system inefficiencies
4. **Data integrity challenges** because key organisational data (for example assets, rateable properties, customer data, staff data) are spread across multiple systems, which introduces inconsistencies, inefficiencies and risk of errors
5. **Cyber-security risks**, privacy and compliance challenges
6. **Inflexibility to adapt and scale** to accommodate the inevitable service growth required to match population growth
7. **End-of-life systems** – several business systems have been in place for over 20 years, and are at end of life.

The review was clear; the existing business software suite is not fit for purpose and “doing nothing” or “minimal intervention (for example, existing system upgrades)” is not a viable path.

Without investment, the risks posed by Cardinia's existing enterprise systems will not be addressed and the issues identified will simply be prolonged.

The proposed path forward

Following the functional analysis review referred to above, independent consultants were engaged to conduct a market scan of software solutions that would address the gaps identified in the functional analysis review. As part of this review, the consultants benchmarked against a range of enterprise business systems in use by Councils across Victoria, assessing the ability of those application suites to address the gaps in Cardinia's systems and providing indicative costs of the various solutions available.

The market scan identified that procuring a contemporary and effective enterprise solution is essential to support Cardinia's current and future operations. The scan found that there were multiple viable approaches to address the existing gaps and a business case (an overview of which is attached) has subsequently been developed to compare these options.

The summary attached to this report includes information that is extracted from the gap analysis, market scan comparison and business case.

The options identified in the business case are to replace the existing business systems suite with either:

- a single enterprise resource planning (ERP) system (with two ERP models available for consideration, described in the Business Case as a Tier 1 ERP or Tier 2 ERP) or
- a combination of business systems that must be implemented in a fully integrated way to deliver the benefits required (described in the business case as 'Best of Breed')

Within the business case, a detailed analysis has been carried out of the ability of the potential solutions to address the identified gaps, as well as a comparison of anticipated costs and benefits associated with each potential approach. The return on investment, in both qualitative and quantitative terms, has been modelled.

Given the scale of the existing gaps and the investment required, the business case was not able to demonstrate a compelling case to favour one solution over the other, rather concluding that there are a range of viable options that Council should consider. While a single ERP will address the largest number of gaps, it comes at a higher cost. The cost savings anticipated by a 'Best of Breed' approach may not be significant enough to offset the potential risks associated with multiple system integrations.

Therefore, it is recommended that Council commence a tender process to procure modern and robust enterprise business systems to replace the existing enterprise application suite. This will enable providers of both options (ERP and Best of Breed) to provide their proposals, which will enable Council to further validate the assumptions within the business case and identify which approach (ERP or Best of Breed) will provide the best value solution for Cardinia.

Subject to Council's evaluation of these tenders, a multi-year implementation program would be necessary. The business case considers the staffing, project management and other expert involvement that would be necessary to successfully implement an enterprise solution of this nature.

Officers recommend that the preparatory work commence for a public tender of replacement core systems, as the function gaps and risks identified make it clear that uplift is required, and that some form of procurement will be necessary. This preparatory work would not prejudice

further deliberation of Council regarding the level of investment and will allow for the full evaluation of best value in the ultimate choice of solutions.

Officers are aware that there are several business software functions that are unlikely to be adequately addressed by a tender for core systems. This includes functions such as the public website and digital transaction platforms, booking and ticketing solutions, occupational health and safety systems and other specialised functions. Where necessary, such projects should be implemented in parallel with the primary core systems project, and align with the overall strategic principles for improvement outlined below.

Strategic principles for improvement

To be considered, potential business systems should meet the following objectives in order to meet current and future needs:

- **Improved Customer Experience:** Enabling digital-first services to provide residents with seamless, real-time access to Council services.
- **Operational Efficiency:** Streamlining operations to reduce costs, improve productivity, and support scalable service delivery.
- **Modern, Cloud-based Platform:** Replacing old systems with a unified, scalable, and cloud-based platform that integrates various functions such as finance, HR, asset management, and customer service.
- **Automation and Integration:** Introducing automation to reduce manual processes and integrating data across departments to create a single source of truth.
- **Enhanced Cybersecurity:** Implementing advanced security features to protect sensitive information and ensure compliance with regulatory requirements.
- **Future ready:** provide Council with the data and technological base to take full advantage of future developments, such as improvement in AI tools, security improvements and legislative changes.

Financial and Resource Implications

Replacing our existing business systems with contemporary and robust enterprise software suite will require a multi-year approach. A phased approach would be necessary to change systems, to ensure that foundational elements are implemented first and can be built on in a logical way that minimises rework or system downtime and enables optimal change management.

The business case recommends phasing the implementation of new systems across four financial years, where Year 1 (2025/26) is the procurement and preparation phase, Year 2 and 3 are key transformation phases and Year 4 is project closure and transition to business as usual. The exact phasing and sequencing of systems/modules can only be determined once the ultimate solution is chosen.

Digital transformation of this kind is resource intensive. It is proposed within the business case that Council procure an implementation partner to lead the project, to be supplemented by secondment of key staff to the project appropriate to phase of the project (for example, seconding planning staff when the planning system/module is being implemented). Internal staff secondments will be backfilled to ensure that Council can continue to deliver its core functions throughout the project.

Based on the data captured from the market scan, it is anticipated that the project may cost up to \$32 million, split between the systems costs and implementation/resourcing costs. This is a conservative estimate and will be evaluated more rigorously during the tender process.

The draft capital plan has provisioned this cost across the next four financial years, to be funded by borrowings.

FY 25/26	FY 26/27	FY 27/28	FY 28/29
\$2m	\$10m	\$10m	\$10m

Due to the expected value of the tenders, a Probity Advisor will be appointed to advise and support the project team.

Climate Emergency Consideration

There are no climate emergency considerations for this proposal.

Consultation/Communication

The costs associated with this proposal are included in the draft 2025/26 budget, and will be subject to public consultation according to the requirements of the *Local Government Act 2020*.

Conclusion

The broad review of business systems completed in 2024 has illustrated that Council's current enterprise software suite is not meeting our current operational needs now, and cannot do so into the future. The review illustrated a range of functional gaps across all major components, including a high number of 'extreme', 'severe' and 'high' impact gaps that impact productivity, require manual interventions, inefficient workflows and costly workarounds and present a risk to Council operations.

Without modernisation, the Council will face increasing service inefficiencies, rising IT maintenance costs and compliance risks, and hinder Council's ability to meet community and legislative requirements.

We recommend that officers commence the preparatory steps to support a future public tender, which will ultimately allow Council to verify costs and benefits identified in the business case.

Attachments

1. Attachment 1 - Business Systems Business Summary [7.4.3.1 - 9 pages]



Cardinia Shire Council
Summary Business Systems Replacement Business Case

Revision: 1.00
March 31, 2025



Cardinia Shire Council Summary Business Systems Replacement Business Case

Executive Summary

Cardinia Shire Council is committed to delivering high-quality services, operational efficiency and long-term financial sustainability while fostering a safe and vibrant community. However, like many local governments in Victoria, we face increasing financial and operational constraints, requiring a shift toward smarter, more efficient service delivery models.

Powered by a sustained annual population growth of approximately 2.1%, demand for essential services, infrastructure delivery and maintenance and community programs continue to grow. However, overall revenue growth in the order of 6% annually, including being limited by rate-capped revenue growth (3% for 2025/2026 FY), is not keeping pace with operational costs. Annual workforce cost increases of approximately 8.25%, combined with contracted service costs (waste, parks, library etc.) increasing by 10-22%, compounds our financial pressures.

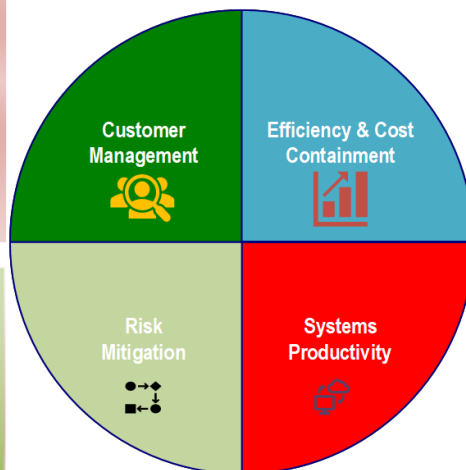
Without operational efficiencies and cost containment strategies, the overall budget position for Cardinia will gradually decline.

Our aging and fragmented technology platforms exacerbate these challenges, contributing to operational inefficiencies, cybersecurity vulnerabilities, data integrity concerns and ongoing rises in operational costs. Many core systems are approaching end-of-life and lack the flexibility to support modern service delivery, compliance and evolving community expectations. Legacy systems do not provide the automation, integration and real-time data insights needed to optimise service delivery and resource allocation.

Investing in a modern Business Systems solution is an essential element in ensuring service delivery is maintained and enhanced. A unified, scalable and resilient platform will eliminate inefficiencies, strengthen financial governance, enhance cybersecurity and enable data-driven decision-making. This transformation will future proof our operations, underpinning service continuity, cost-effective workforce management and the ability to meet growing community needs within financial constraints

To create a central focus on customer, we will address both cultural and process/system barriers that are influencing customer outcomes and experience. This includes using customer experience as a driver for our change priorities.

Governance and risk managed will enable us to deliver on our community and council commitments sustainably as well as implementing change that is embedded in how we work.



Achieving financial sustainability hinges on effective cost containment and efficiency strategies. This includes managing expenses, streamlining processes, leveraging technology, training employees, to boost productivity

Enhanced business system capabilities increase productivity by optimising resources, streamlining workflows, and enabling better decision-making. Leveraging advanced technologies provides real-time data insights, facilitating agile responses to market changes, thus contributing to overall financial sustainability



Cardinia Shire Council Summary Business Systems Replacement Business Case

Problem Statement

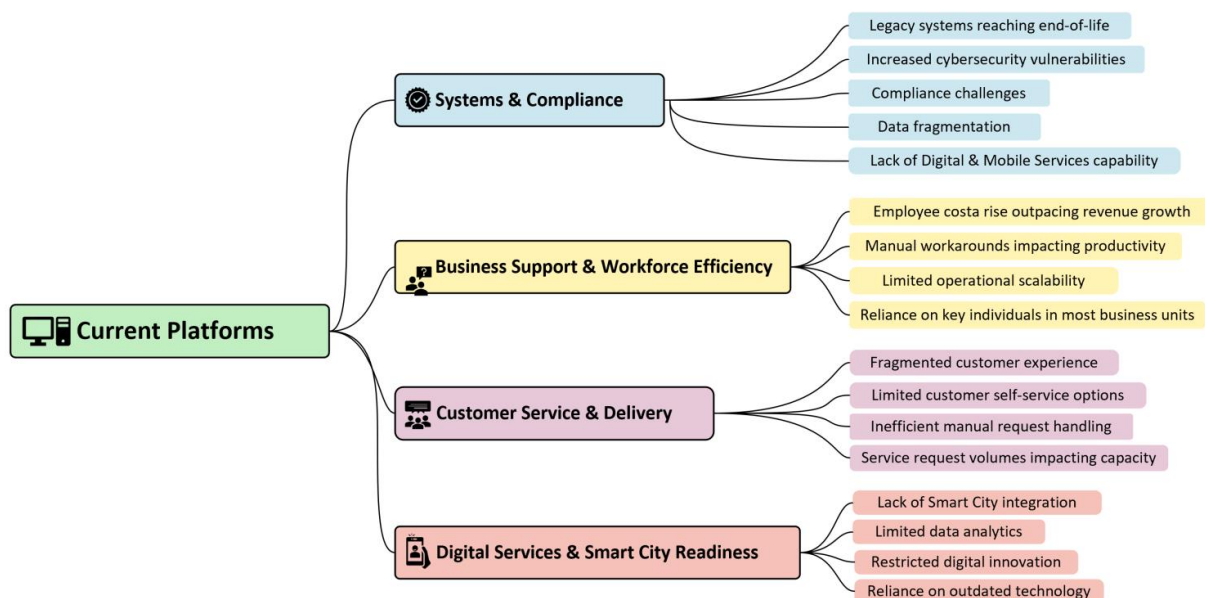
We are at a critical juncture where our outdated technology platforms pose escalating risks to:

- Customer experience and service responsiveness, with service requests growing at 4.57% annually, exceeding system capabilities and leading to delays, fragmented interactions and inconsistent service quality.
- Operational resilience and cybersecurity compliance, as legacy systems are either unable to provide client access because of limited cybersecurity capability, or expose us to increased security threats, data breaches and compliance risks.
- Financial sustainability, with workforce costs increasing at 8.25% annually, outpacing rateable property growth of 2.88% and overall rate-capped revenue growth of 6%, further constrains our ability to scale services efficiently.

While some systems, such as TechnologyOne CiA Financials, have been recently upgraded, many core platforms including Open Office, Aurion HRMS and Conquest Asset Management, have been in place for over 20 years.

These outdated systems can no longer support our evolving needs, requiring manual interventions, inefficient workflows and costly workarounds.

The issues and risks presented by the current technology platforms are summarised in the diagram below:



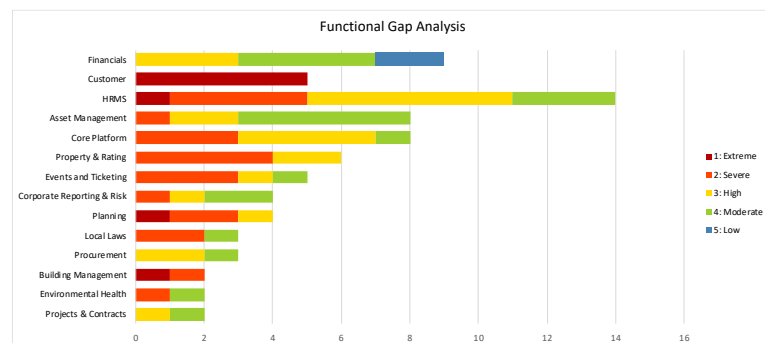


Cardinia Shire Council Summary Business Systems Replacement Business Case

Current Business Platform

As part of the development of our business case, an independent Market Scan and Gap Analysis was conducted to assess the capability of current systems and evaluate potential solutions.

The assessment aimed to identify functional gaps, inefficiencies and risks, while also evaluating potential solutions to meet our future needs.



Key findings from the analysis include:

- Current Systems Inadequacy:** The existing application suite, as configured and implemented, fails to meet core business requirements, with significant functional inefficiencies across Customer Service, Property & Rating and Events Management.
- Widespread Functional Gaps:** Only 17 of 91 system functions meet base business requirements without manual workarounds. 70% of the identified system gaps are rated high or critical, requiring immediate action.
- Gaps in Events Management & Bookings:** None of the assessed ERP solutions adequately support Events Management & Bookings functionality. Given the inadequacy of current systems, this area requires a separate solution outside the broader strategy.
- Ongoing Initiatives & Strategic Alignment:** Planned initiatives, such as enhancements to the website and related digital systems, should proceed in alignment with broader system-wide modernisation efforts to ensure long-term strategic compatibility.
- No Single Best-Fit Solution Identified:** The market scan did not identify a single standout solution that would meet functional capability combined with cost-effective pricing. The highest-ranked solutions indicated that both ERP and Best-of-Breed options could potentially meet our current and evolving needs.



Cardinia Shire Council Summary Business Systems Replacement Business Case

Addressing the Challenge

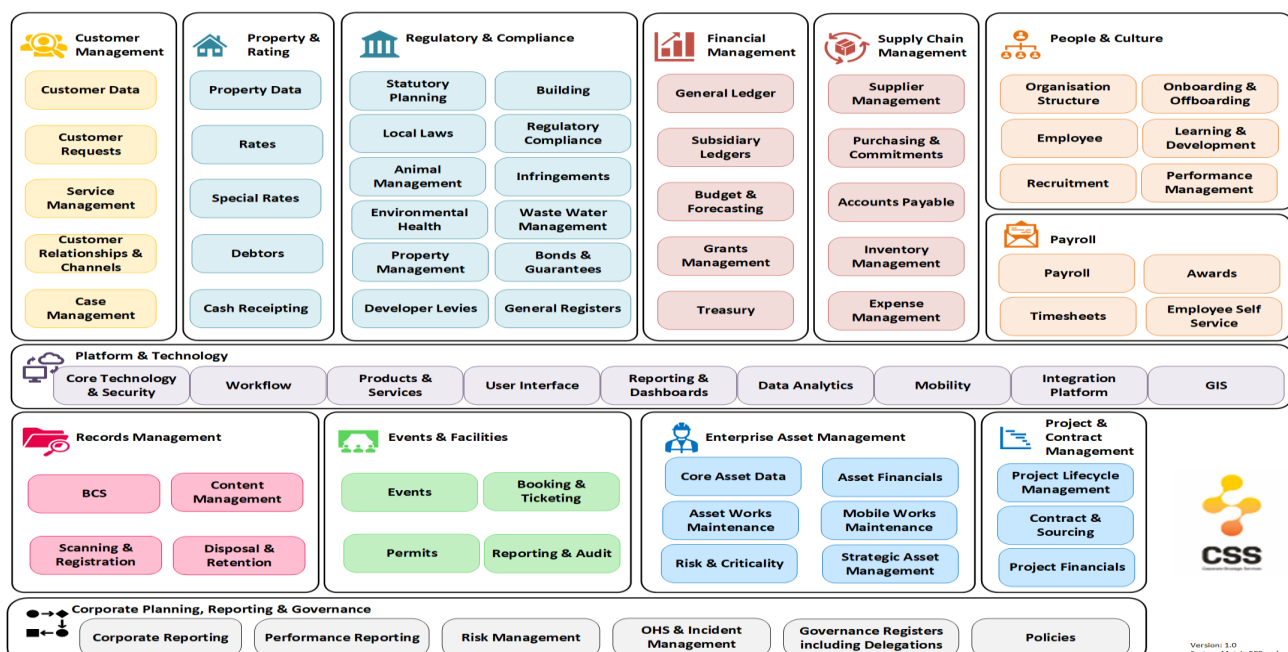
To determine the most effective systems replacement strategy, multiple options have been considered including:

- **Partial System Upgrades:** Updating existing business systems where possible, focusing on risk mitigation via minor updates. This approach is unlikely to provide full business transformation or a single source of truth and would maintain high operational risks.
- **Extend Investment in TechnologyOne CiAnywhere & OneCouncil:** Fully adopting TechnologyOne's OneCouncil solution, leveraging modern SaaS technologies to align with our strategic digital transformation goals.
- **Transition to Full ERP Replacement:** A comprehensive solution that addresses operational inefficiencies, data fragmentation and financial constraints. A modern ERP will deliver end-to-end integration, automation and scalability.
- **Transition to Best of Breed solution:** Building on the existing TechnologyOne Financials, add best-fit applications for key components including Customer Management, Asset Management, Property & Rating, Regulatory & Compliance and HR Management functions.

Recommended Option

Tender, selection and subsequent implementation of an updated core business platform comprising three core components:

- Modern platform to replace current core business systems to support Council business operations.
- Specialised external resourcing providing for specialised resourcing to support the implementation.
- Internal recruitment/secondment processes for internal Council resources to support the implementation.





Cardinia Shire Council Summary Business Systems Replacement Business Case

Benefits Realisation



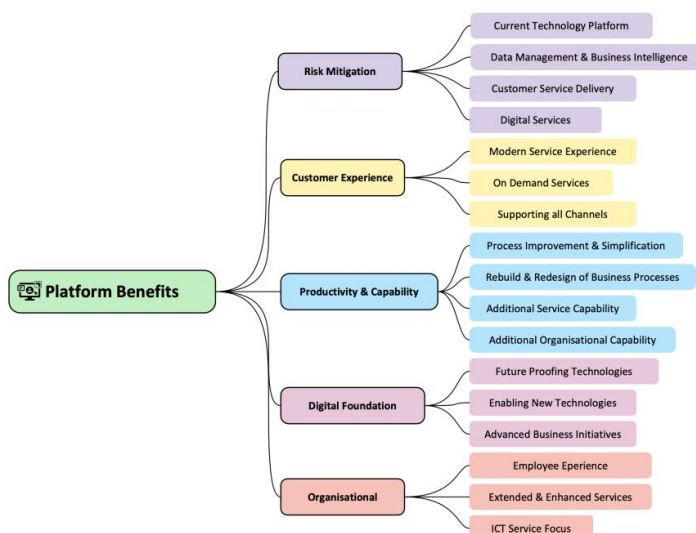
Given the considerable investment needed to transform our business systems, it is vital to ensure that we identify the potential benefits to our customers, and we put in place an ongoing monitoring program to track and measure benefits when achieved.

The business case identifies two sets of benefits – those that can be calculated to impact cost and services (quantifiable), and those that offer significant non-quantifiable benefits to increase the effectiveness of our service delivery to our customers.

Quantifiable benefits include calculations on key cost measures which are expected to be contained through more effective and efficient business systems. These include long-term capping of reactive asset maintenance costs and some employee costs:



Productivity and Customer Service benefits will ensure that we can keep pace with our customer's expectations for ongoing service delivery without unnecessary additions to our operating costs through efficient systems:

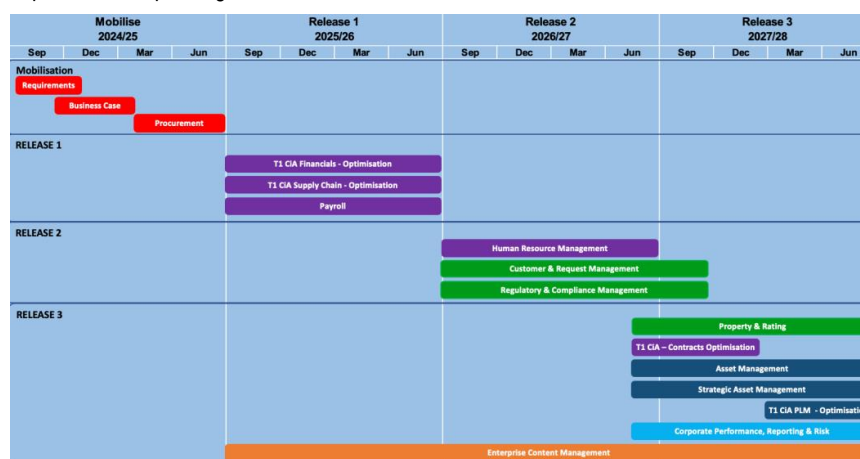




Cardinia Shire Council Summary Business Systems Replacement Business Case

Implementation Approach

Development of the overall project budget includes a phased project, typical to most other implementations occurring within the Local Government sector, across 3 years in addition to a mobilisation phase. Typical project phasing is illustrated in the below diagram, and the actual implementation phasing will be determined when solutions are selected.:



The 3 phases include a focus on specific functional areas:

- Phase 1 incorporates either optimisation of current TechnologyOne CiA Financials and Supply Chain, or implementation of replacement system if required. This also includes implementation of a new Payroll solution. It is expected to run for between 9 and 12 months.
- Phase 2 will begin after the Phase 1 Go-Live and post Go-Live stabilisation. This phase will incorporate Human Resource Management, Customer & Request Management and the commencement of Regulatory & Compliance Management.
- Phase 3 begins whilst Phase 2 completes and will incorporate Project & Contract Management and Project Lifecycle Management (either optimisation of current TechnologyOne solution, or deployment of replacement systems), new Asset Management, Strategic Asset Management and Corporate Performance, Reporting & Risk and Property & Rating.

Implementation and formal User Acceptance periods have been included based on best practice advice from suppliers, as well as general industry knowledge.





Cardinia Shire Council Summary Business Systems Replacement Business Case

Investment

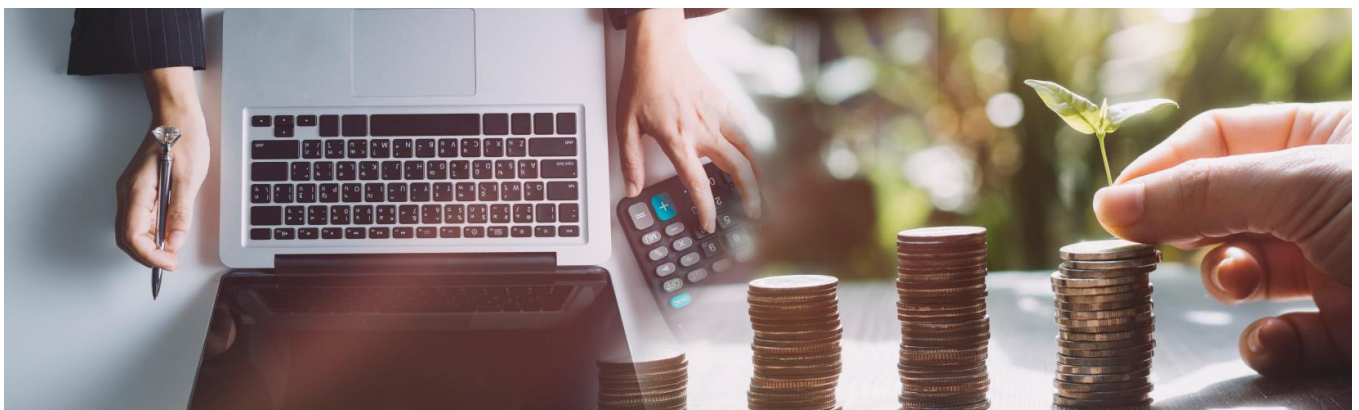
Development of the overall project budget includes a phased project, typical to most other implementations occurring within the Local Government sector, across 3 years in addition to a mobilisation phase.

Also included in our modelling is the impact on our ongoing operating budget following the 3-year planned implementation period.

Component	Implement Period (Year 0-3)	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Software Vendor	\$11,256	\$3,414	\$3,516	\$3,622	\$3,730	\$3,842	\$3,957	\$4,076	\$37,413
External Resourcing	\$5,352	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,352
Internal Team	\$15,452	\$87	\$90	\$93	\$96	\$98	\$101	\$104	\$16,122
Gross Total	\$32,060	\$3,501	\$3,606	\$3,714	\$3,826	\$3,941	\$4,059	\$4,180	\$58,887
Savings	\$2,712	\$1,189	\$1,224	\$1,261	\$1,299	\$1,338	\$1,378	\$1,419	\$11,820
Productivity Impacts	\$2,854	\$3,108	\$3,865	\$4,703	\$5,631	\$6,657	\$7,790	\$9,038	\$43,647
Net Total	\$26,494	\$796	\$1,483	\$2,250	\$3,104	\$4,054	\$5,109	\$6,277	\$3,421

Notes:

- **Gross Total** shows the expected total cost for the implementation period (years 1 to 3 as well as the initial mobilisation phase), as well as the ongoing operating cost from Year 4 onwards.
- **Savings** involve payments being made to existing suppliers for the current platform, also considering when those current platforms are expected to be retired.
- **Productivity Impacts** reflect the calculated benefits expected to accrue from implementation of the new platform.

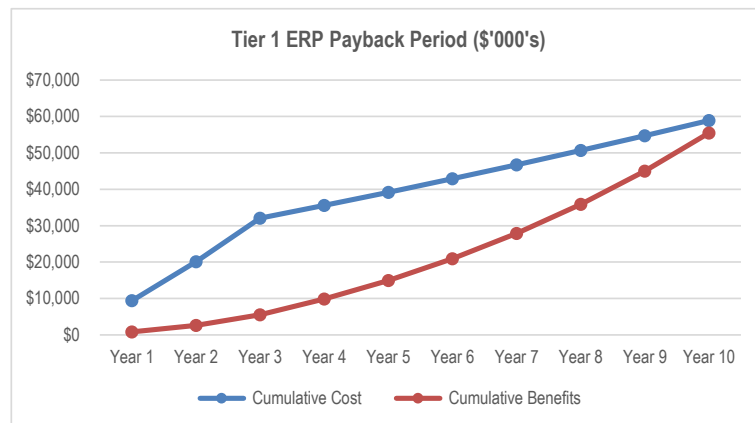




Cardinia Shire Council
Summary Business Systems Replacement Business Case

Investment Payback

Payback periods have been calculated based on quantitative benefits only, without considering overall productivity and service improvement benefits in our cost calculations which will further enhance the investment payback.



License Savings and Productivity Impacts will begin in Year 1, with maximum impact expected to be achieved in Year 5, and a linear growth from Year 5 onwards.

On this basis, a project payback is expected to be achieved by Year 10.



7.4.4 CONTRACT AWARD CT000584 - BULK FUEL, OILS AND LUBRICANTS

Responsible GM:	Peter Benazic
Author:	Fran Miller
Staff Disclosure:	All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter.
Council Plan Reference:	5.1 We practise responsible leadership 5.1.2 Manage our finances responsibly and leave a positive legacy for future generations.

Recommendation

That Council awards contract CT000584 for the provision of Bulk Fuel, Fuel Card Services, Oils and Lubricants and Vehicle Care Products as defined by MAV Procurement, for a period of ten years with an optional extension of two years, with a final expiration date of 31 January 2037.

Executive Summary

Council utilises collaborative arrangements undertaken by MAV Procurement to optimise buyer aggregation and value for money. Officers wish to utilise the MAV Procurement bulk fuel and oils panel contract for provision of the various types of fuels and oils as well as fuel cards and other ancillary items as allowed for within the contract. These goods and services are utilised daily, enabling efficient use of council's plant and vehicle fleet.

Background

Council provides a range of fleet vehicles and plant to service the municipality assets and provide services. MAV Procurement ran a tender process in conjunction with their counterparts in Queensland and New South Wales to enable the best possible aggregation of spend to elicit competitive pricing. The tender opened 31 July 2024 and closed on 9 September 2024. The tenders received were assessed against a range of weighted criteria to ensure the viability of the tender submissions. These criteria included Conformance to Specification, Demonstrated Experience, Product & Service Delivery, Customer Service, Corporate Social Responsibility and Price.

The resultant panel contract will enable council to continue to receive value for money by combining the collective spend of councils throughout the Australian eastern States, maximising discounted pricing whilst balancing the needs of individual councils to procure bulk fuel and oils.

The **Table** below outlines the successful tenderers servicing Victoria

Supplier Name	Supplier Name
Ampol Australia Petroleum Pty Ltd	Maxi-Tankers Pty Ltd
BP Australia Pty Ltd	Valvoline (Australia) Pty Ltd
Castrol Australia Pty Ltd	WEX Australia Pty Ltd
Gulf Western Premium Quality Lubricating Oils (Aus) Pty Ltd	Wurth Australia Pty Ltd

Several of the suppliers listed above have entered into negotiation regarding some aspect of their submission, namely the terms and conditions of the contract with each State. As these negotiations complete each supplier will be made available for council utilisation. Details of the full evaluation process and responses are included in the Confidential Attachment to this report.

Policy Implications

Procurement Policy

Financial and Resource Implications

All purchases via this contract are appropriately costed during each year's budget process. Officers intend to use this panel contract according to business requirements and within normal budget constraints.

Conclusion

It is recommended that council award contract CT000584 for the provision of Bulk Fuel, Fuel Card Services, Oils and Lubricants and Vehicle Air Products as defined by MAV Procurement for ten years, plus one optional extension of two years, with a final expiration date of 31 January 2037.

Confidential Attachments

The consideration of confidential information in a closed session of Council is in accordance with section 66(2)(a) and s.66(5)(a) and (b) of the *Local Government Act 2020* (the Act).

The Confidential Attachment (listed in Attachments section) – Confidential Attachment 1 – Recommendation Report – is designated confidential information pursuant to the Act, s.3(1)(g) Private commercial information, being information provided by a business, commercial or financial undertaking that—(i) relates to trade secrets; or (ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage.

The grounds for designation have been made as the information is deemed commercial-in-confidence to protect the privacy of the contractors tender information submitted for consideration.

Attachments

1. Confidential Attachment 1 - Bulk Fuels Recommendation Report [7.4.4.1 - 26 pages]

7.4.5 TENDER AWARD RFT000060 - RECYCLING PROCESSING SERVICES

Responsible GM:	Peter Benazic
Author:	Jacqui Kelly
Staff Disclosure:	All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter. Potential conflict of interest due to the current incumbent (requiring BAU contract management) being a tenderer was declared throughout the process and noted as not a concern.
Council Plan Reference:	<p>2.1 We support the creation of liveable spaces and places 2.1.1 Advocate, plan for and deliver accessible community infrastructure and services that address community need.</p> <p>3.1 We value our natural assets and support our biodiversity to thrive 3.1.2 Actively move towards zero waste through increasing waste recovery and reuse.</p> <p>5.1 We practise responsible leadership 5.1.2 Manage our finances responsibly and leave a positive legacy for future generations. 5.1.4 Maximise value for our community through efficient service delivery, innovation, strategic partnerships and advocacy.</p>

Recommendation

That Council:

1. Accepts the tender submitted by Re.Group Pty Ltd for RFT000060 Recycling Processing Services.
2. Delegate authority to the CEO to execute agreements with Re.Group Pty Ltd for the Recycling Processing Services contract with an initial completion date of 1 June 2028 plus a 1 x 2-year optional extension. Where all extensions are utilised, the contract completion date is 1 June 2030.

Executive Summary

The current contract for Recycling Processing Services expires on the 31st of May 2025. This contract is currently held with Polytrade Pty Ltd, which was formally acquired by Re.Group in 2022.

In 2020, the Victorian Government released *Recycling Victoria - Victoria's circular economy policy and action plan* (Policy) including proposals to introduce a Container Deposit Scheme (CDS) in 2023 and a separate Glass collection service by 2027.

As the time period covered by the pending contract would include the mandated introduction of a separate glass service, both glass-in and glass-out service options are required. In an effort to maximise resource recovery by diverting waste from landfill and minimise contamination, Council sought to find a Tenderer who would receive, sort and process recyclables with OR Rithout glass as part of the kerbside collection services at a Materials Recovery Facility (MRF).

It was agreed that this tender, RFT000060 would release for a 3-year term with 1 x 2-year optional extension available.

Background

Kerbside Recycling in Cardinia Shire is currently collected fortnightly in a 240l yellow-lidded bin. This service aligns to the State Governments Kerbside Reform service standards. We collect commingled recycling which needs to be delivered to a suitably licenced facility for sorting and processing (a Materials Recovery Facility). After which, the material is sold to Australian and international markets to be manufactured and brought back into the commercial market in recycled-content products.

As required under the Procurement Policy, an independent Probity Advisor was engaged to advise and oversee the entire tender process from a probity, fairness and transparency perspective. The Probity Advisor reviewed the tender documents as well as the evaluation plan, criteria and weightings.

RFT000060 opened to the market at 9.00am on 11.01.2025 via Public Tender and closed at 2pm, 04.02.2025, electronically via Council's Tendering portal at www.eprocure.com.au/cardinia/. Council's website directs potential Tenderers to the portal via a link, and automated emails are also forwarded to registered companies regarding all available opportunities when they are made available.

Probity was maintained and any potential or perceived risks to the tender process were managed with the current incumbent, Re.Group in case they provided a submission for the new tender. Cardinia Shire Waste Contracts Management Officer ensured that there was no contact with Re.Group for matters other than the BAU of the current contract. All correspondence had more than one Council employee in attendance and all emails had additional staff members CC'd in. All meetings were followed up with approved minutes and are stored in Councils corporate information system. .

To ensure probity and transparency, the annual tonnage averages were supplied to all potential tenderers within the tender documents. No additional information was requested or provided to any tenderers before or during the tender process by any Cardinia Shire employee.

Three (3) submissions were received and for fairness and equity, all 3 submissions were evaluated.

During the open period three (3) questions were asked and 2 addendums were created.

Tender Evaluation

A tender evaluation panel was established, comprising of Waste Service Team members, a procurement officer, an external probity adviser and an external waste industry expert.

An evaluation consisting of the criteria as shown in the table below, was scored against all tenders for both weighted and non-weighted criteria to ensure the viability of the submissions and to ensure that value for money results were achieved.

Re. Group was found to be the preferred tenderer as their submission was considered best value for money, based on the weighted criteria of method & approach, capability & capacity, relevant experience and integrated management systems. Their submission had a detailed methodology, with 20+ years of direct recovery operations, and a solid investment in short- and long-term reduction of contamination levels. Their submission also demonstrated a strong understanding of the project requirements. The panel agreed that having a Recycling Facility local to the council area that processes on site, would also deliver significant environmental benefits.

OHS/Insurances, Financial Assessments and reference checks have been successfully completed and the Panel agreed that Re.Group be recommended to be considered as the preferred tenderer.

Policy Implications

Going out to tender for Recycling Processing Services meets several actions from the Waste and Resource Recovery Strategy (2017-26) including:

- **Action 35** - For new contracts, review specifications to allow to explore new materials/opportunities for collection and recycling to maximise recovery and reduce waste to landfill
- **Action 37** - Annually review services through business planning processes to identify continued opportunities for efficiency improvements, appropriateness, value for money, and increased recovery.

It also aligns with the general vision of the Waste and Resource Recovery Strategy (2017-2026), and some of its top priorities:

- Continuing to drive value for money within services
- Supporting local community to be responsible and accountable for their waste generation and disposal practices

It also aligns with several State Government policies including the

- Recycling Victoria Policy (2020-2030)
- The State-wide Waste and Resource Recovery Infrastructure Plan (SWRRIP)

Climate Emergency Consideration

The appropriate management and diversion of waste from landfill can assist in reducing the human impact on climate change. This contract will aide this goal in several ways:

- continuing to divert waste away from landfill by offering and servicing recycling bins across the Shire.
- continuing to support effective procurement opportunities to establish and take advantage of efficiencies in the resource recovery sector

Consultation/Communication

There are no changes to the provided services to residents as part of this tender award and as such no communications were required. Should the transition to glass-out services occur within this contract period this will be a planned project that will have a full communications and engagement plan associated.

We liaise regularly with the relevant State Government authorities and our Local Government counterparts on the state of the industry and group procurement arrangements, and update the community on a needs basis

Risk Assessment

OHS/Insurances – Checks have been carried out by Risk and OHS, where it was determined that Re.Group have satisfactory capacity to undertake this contract.

Financial assessment result - Checks have been carried out by Equifax, where it was determined that Re.Group have satisfactory capacity to undertake this contract

Reference Checks – Checks have been carried out, where it was determined that Re. Group have satisfactory capacity to undertake this contract.

Financial and Resource Implications

This contract operates on a schedule of rates model and is demand driven. The demand is dependant on the amount of recycling material generated by the community, any changes to services such as glass services, and also population growth that occurs over the life of the contract. The contract requires that, regardless of the total amount of material produced during the contract period, the facility must accept that material for the negotiated price per tonne.

After extrapolated modelling to cover the total 5 year period, the recommended tender Re.Group has a modelled final price of approximately \$8 million excluding GST, for tender evaluation purposes.

The contract will be awarded on a demand driven material arising basis, meaning the successful contractor would provide processing services for all the material provided by Council to their facility regardless of the overall volume.

Tender submissions came in less than anticipated creating cost efficiencies in running the service. The estimated savings to Cardinia Shire ratepayers is approximately \$2million over the life of the contract. This saving will present in the adjusted General Garbage Charge calculated as part of the budgeting process each financial year, and will be beneficial to offsetting increased cost due to a future likely separate glass bin service, occurring with the next 5 years. The panel noted that if the volume of material decreased through waste minimisation efforts and/or a reduction in contamination occurred, additional savings would result. The 2024/25 budget includes an approved budget allocation for Recycling Processing. The draft 2025/26 budget, and long term financial plan (pending Council approval in June) also has an appropriate budget allocation for this contract.

Communications & Engagement Resourcing

Have you had an initial discussion with Communications & Engagement about this work and resourcing required from the C&E team? No

There are no changes to the provided services to residents as part of this tender award and as such no communications are required. Should the transition to glass-out services occur within this contract period this will be a planned project that will have a full communications and engagement plan associated.

Confidential Attachments

The consideration of confidential information in a closed session of Council is in accordance with section 66(2)(a) and s.66(5)(a) and (b) of the *Local Government Act 2020* (the Act).

The Confidential Attachment (listed in Attachments section) – Confidential Attachment 1 – Tender Evaluation Report 25 February 2025 – is designated confidential information pursuant to the Act, s.3(1)(g) Private commercial information, being information provided by a business, commercial or financial undertaking that— (i) relates to trade secrets; or (ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage.

The grounds for designation have been made as the information is deemed commercial-in-confidence to protect the privacy of the contractors tender information submitted for consideration.

Attachments

1. Confidential Attachment 1 - Tender Evaluation Report [7.4.5.1 - 12 pages]

7.5 Activity Reports

7.5.1 COUNCIL RESOLUTIONS REPORT - JANUARY TO MARCH 2025

Responsible GM:	Wayne Mack
Author:	Peter Harris
Staff Disclosure:	All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter.
Council Plan Reference:	5.1 We practise responsible leadership 5.1.1 Build trust through meaningful community engagement and transparent decision-making. 5.1.5 Champion the collective values of the community through the Councillors' governance of the shire.

Recommendation

That Council note the report detailing implementation of Council resolutions for the period from 1 January 2025 to 31 March 2025.

Executive Summary

The attached report details all resolutions made from 1 January to 31 March 2025 and includes the actions taken to implement the decisions; the report does not include matters listed for noting.

The 'Quarterly Resolutions Report' was last tabled at the 17 February 2025 Council Meeting and reported on the period of July to December 2024. This report provides the resolutions register as it stands from 1 January to 31 March 2025.

For the period 1 July 2024 to 31 December 2024, 5 decisions were carried over from Council Meetings. Of these decisions, 2 have been completed, 2 decisions remain 'In-Progress' and 1 on hold.

For the period 1 January to 31 March 2025 there were 19 decisions made in the Town Planning and Council Meetings. Of these decisions, 12 have been completed and 7 decisions remain 'In-Progress'.

Background

The Chief Executive Officer is responsible for ensuring that Council decisions are implemented without undue delay and when requested, to report to Council in respect of the implementation of these decisions.

The attached report informs the Council about the implementation of these decisions, in addition it provides transparency to our community.

Discussion

This report is provided for the information of Councillors to ensure transparency regarding the implementation of Council decisions and provide confidence to the Council that the decisions are implemented without undue delay.

Policy Implications

This regular report is in keeping with the *Governance Rules*.

Financial and Resource Implications

There are no financial considerations associated with this matter.

Climate Emergency Consideration

There are no Climate Emergency considerations regarding this report.

Consultation/Communication

All relevant staff have been consulted regarding this report.

Attachments

1. Attachment 1 - Resolution Action Report 1 January - 31 March 2025 [7.5.1.1 - 5 pages]

Resolution Action Report | 1 January – 31 March 2025

Meeting Date	Item No.	Item	Status	Action Required	Action Taken
Ordinary Council Meeting 15 July 2024	7 2.1	Pakenham East Precinct Suburb Naming	On hold	That Council, 1. following community consultation regarding a name for the new suburb created by the Pakenham East Precinct Structure Plan, resolves, subject to Geographic Names Victoria approval, to adopt the officer recommendation as follows; • The new suburb be named Honora and if a suffix is required by Geographic Names Victoria, works with the family members and Geographic Names Victoria to select a suitable extension to the name, and • Mount Ararat South Road be renamed Hannah Road, Mount Ararat North Road be renamed Mount Ararat Road, and • The boundary of the new suburb be as detailed in the plan attached which includes the wedge of land between Princes Highway and Princes Freeway on the eastern edge of the suburb, and • All other suggested names, from the voting list that accompanied the community engagement, be retained for naming of future road, places and features in the new suburb, and • All suggested names from the community engagement process and submissions, including Hannah, be investigated to identify which names can be approved for use as part of the subdivision process. 2. Forward the above resolution to the Office of Geographic Names (GNV) for formal approval and Gazettal	04/12/2024 Additional consultation undertaken which resulted in 'fields' being added so the suburb name proposed to be submitted to Geographic Names Victoria will be Honora Fields. Currently awaiting a request of a review before proceeding further with the naming process. 28/01/2025 The registration of the name with Geographic Names Victoria remains on hold pending external review.
Ordinary Council Meeting 19 August 2024	10.3	Notice of Motion 1105 - Review of Council's unsealed roads and drainage maintenance program - Cr Springfield	In progress	That Council: 1. Undertakes a review of its maintenance strategy for the unsealed road and associated drainage network and presents a report to the Council on this within 6 months. 2. This review will focus on the appropriate alignment of maintenance work between the unsealed road and adjoining drainage network to best ensure good performance outcomes for these assets. 3. The review, amongst other elements, will incorporate a SWOT analysis of current maintenance practices across Cardinia's different topographical regions to help inform future maintenance strategy development. 4. The review, amongst other elements, will also focus on the performance and maintenance of both private and public driveway/crossover culverts and how these can impact the adjoining road network. 5. This review will also provide consideration towards Council's current resource allocation for the unsealed roads and drainage maintenance program and what future resource allocations may be required to improve the ongoing performance of these assets. 6. This review and subsequent report will be used to help inform future development of the maintenance strategy for Cardinia's unsealed road and drainage network.	A review is being undertaken with improvements and savings identified. Item remains in progress.
Ordinary Council Meeting 16 December 2024	7 2.3	Torongo Park Naming	In progress	That Council undertakes a new community engagement process to determine the name for Officer District Park.	Engagement to commence from March 2025. Staff are engaging with Bunruong land council and are awaiting further communication from the group before progressing.
Ordinary Council Meeting 16 December 2024	7 2.6	Appointment to Committees	Complete	That Council: 1. Appoints Councillor representatives to the following Council committees: Arts and Culture Reference Group Two Councillors Multicultural Advisory Group (MAG) One Councillor Cardinia Access & Inclusion Advisory Committee One councillor Chief Executive Officer Employment Matters Committee Mayor Deputy Mayor One Councillor Emerald Lake Park Advisory Committee One Councillor Motorsports Clubs Steering Committee Two Councillors Mt Shamrock Quarry Extension Environmental Review Committee One Councillor Improve Safety Action Team One Councillor One Councillor as substitute Mental Wellbeing Action Team One Councillor One Councillor as substitute Reduce Family Violence Action Team One Councillor One Councillor as substitute Financial Wellbeing and Resilience Action Team One Councillor One Councillor as substitute	New delegates are being communicated to the responsible departments to ensure the relevant committees are notified of the appointments for 2025.

Resolution Action Report | 1 January – 31 March 2025

Meeting Date	Item No.	Item	Status	Action Required	Action Taken
				<p>2. Appoints Councillor representatives to the following external Committees:</p> <p>The Cardinia Foundation Ltd One Councillor Casey Cardinia Local History Reference Group Two Councillors Municipal Association of Victoria Mayor of the day Deputy Mayor as substitute National Growth Area Alliance Mayor of the day Deputy Mayor as substitute Outer Melbourne Councils Mayor of the day Deputy Mayor as substitute South East Councils Climate Change Alliance Mayor One Councillor as substitute Greater South East Melbourne Group of Councils Mayor of the day Deputy Mayor as substitute South East Australia Transport Strategy One Councillor One Councillor as substitute Victorian Local Governance Association Mayor of the day Deputy Mayor as substitute Western Port Biosphere Councillor Liaison Committee One Councillor</p>	
Ordinary Council Meeting 16 December 2024	10.1	Notice of Motion 1108 - Cr Paton	Complete	<p>That Council:</p> <p>1. Confirms in principle support for the Riding for the Disabled Association of Victoria (RDAV) to be granted a 20 year lease for its use of 775 Five Mile Road, Pakenham.</p> <p>2. Commences community engagement under section 115 of the Local Government Act 2020 for this lease, noting that the community engagement would not occur over the Christmas and New Year period.</p> <p>3. Requests a report be brought to Council, at the earliest possible date, with the results of the community engagement and recommendation delivered in time for a Motion to be put to the Council Meeting in March 2025.</p>	<p>Public Consultation commenced on 20 January and closes on 9 February. A report is being prepared to present to the March 2025 Council Meeting.</p> <p>A report on the matter was presented at Council Meeting 17 February 2025.</p>
Town Planning Committee Meeting Agenda - 3 February 2025	5.1	T240108 PA - Use and Development of a Three-storey Residential Hotel, Alteration of Access to a Road in TR22, Subdivision of Land and Creation of Easement at 71 Racecourse Rd, Pakenham	Complete	That Council resolve to issue a Notice of Decision to Grant a Permit for planning permit application T240108 PA for Use and Development of a Three-storey Residential Hotel Alteration of Access to a Road in TR22, Subdivision of Land and Creation of Easements at 71 Racecourse Road, Pakenham subject to the conditions listed in the Minutes.	The decision was issued to the applicant and parties in accordance with the resolution.
Town Planning Committee Meeting Agenda - 3 February 2025	5.2	T240047 PA - Use and Development of Land for the Purpose of a Place of Worship, Construction and Display of Signage & Reduction in Car Parking Spaces Required at 4/108 Mulcahy Road, Pakenham	Complete	That a Notice of Decision to Grant a Permit for application T240047 PA for the Use and Development of Land for the Purpose of a Place of Worship, Construction and Display of Signage and Reduction in Car Parking Spaces Required be issued, subject to the conditions listed in the Minutes.	The decision was issued to the applicant and parties in accordance with the resolution.
Town Planning Committee Meeting Agenda - 3 February 2025	5.3	T210808 PA - Construction of Five (5) Dwellings on a Lot at 10 Gardinia Street, Pakenham	Complete	That Council resolve to issue a Notice of Decision to Refuse to Grant a Permit for Planning Permit Application T210808 for the 'Construction of Five (5) Dwellings on a Lot' at L15 LP62861 V8531 F034, 10 Gardinia Street, Pakenham VIC 3810, on the conditions listed in the Minutes.	The decision was issued to the applicant and parties in accordance with the resolution.
Town Planning Committee Meeting Agenda - 3 February 2025	5.4	T220667 PA - Use and development of a Child Care Centre - 24-26 Honeyeater Way, Pakenham VIC 3810	Complete	That Council authorise Council's statutory planning officers to settle the planning appeal (VCAT Ref. P1065/2024) via consent in accordance with the amended plans circulated by the applicant on 15 January 2025, and subject to the following conditions listed in the Minutes.	Council decision noted and will inform next steps at VCAT.
Council Meeting Agenda - 17 February 2025	7.2.1	Advocacy Update and Grant Opportunities	Complete	<p>That Council:</p> <p>1. Endorse the following initiatives to be promoted as key priorities in the Federal Election Campaign 2025:</p> <p>a. Lang Lang Sand Truck Bypass Road</p> <p>b. Road Sealing Package</p> <p>c. Cardinia Life Re-development</p> <p>d. Princes Highway Intersection Upgrades between Nar Nar Goon and Longwarry</p>	The Federal Election Campaign 2025 officially launched on 1 April, with the Lang Lang Sand Truck Bypass Road, Road Sealing Package, Cardinia Life Re-development and Princes Highway Intersection Upgrades between Nar Nar Goon and Longwarry all identified as priority projects.

Resolution Action Report | 1 January – 31 March 2025

Meeting Date	Item No.	Item	Status	Action Required	Action Taken
				<p>2. Endorse the list of projects being put forward for the Growing Suburbs Fund (GSF) 2025, including:</p> <ul style="list-style-type: none"> a. Kester Kitchin Park Toilet Upgrade, Lang Lang b. High Street Public Toilet Upgrade, Bunyip c. View Street Public Toilet Upgrade, Tynong d. Charing Cross Public Toilet Upgrade, Beaconsfield e. Ritchie Street Public Toilet Upgrade, Garfield f. Princes Hwy Trail Missing Links · McMullen Road to Majestic Drive, Officer · Beaconsfield – Emerald Road to O'Neil Road, Beaconsfield g. Wood St Shared Path, Beaconsfield h. Mulcahy Rd Shared Path, Pakenham <p>3. Endorse the list of projects being put forward for the Growth Areas Infrastructure Contribution (GAIC) Fund 2025, including:</p> <ul style="list-style-type: none"> i. Princes Hwy / Thewlis Rd Intersection ii. Princes Hwy / Brunt Rd / Whiteside Rd Intersection iii. Princes Hwy Trail Missing Links · McMullen Road to Majestic Drive, Officer · Beaconsfield – Emerald Road to O'Neil Road, Beaconsfield iv. Wood St Shared Path, Beaconsfield v. Mulcahy Rd Shared Path, Pakenham <p>4. Delegate authority to the Chief Executive Officer to approve final submissions to the Growing Suburbs Fund and Growth Areas Infrastructure Contribution (GAIC) Fund 2025, based on the list of endorsed projects by the grant deadline 28th February 2025.</p>	<p>Applications for the following projects were submitted to the Growing Suburbs Fund (GSF):</p> <ul style="list-style-type: none"> - Kester Kitchin Park Toilet Upgrade, Lang Lang - High Street Public Toilet Upgrade, Bunyip - View Street Public Toilet Upgrade, Tynong - Charing Cross Public Toilet Upgrade, Beaconsfield - Ritchie Street Public Toilet Upgrade, Garfield <p>An application was submitted for the Growth Areas Infrastructure Contribution (GAIC) Fund 2025, for the Princes Hwy/ Brunt Rd / Whiteside Rd Intersection.</p>
Council Meeting Agenda - 17 February 2025	7.2.2	Asphalt Resurfacing Program 2024-25	Completed	<p>That Council:</p> <ol style="list-style-type: none"> 1. Award the road packages to the following Contractors to undertake the Asphalt Resurfacing Program 2024-25 <ul style="list-style-type: none"> a. Road packages 01, 02, 03, and 05 to Prestige Paving Pty Ltd for a sum of \$1,043,759.38 excluding GST. b. Road packages 04 and 06 to R & C Asphalt Paving Pty Ltd for a sum of \$353,546.00 excluding GST. 2. Approve the use of project contingency budget as outlined in the confidential attachment for the delivery of work under the program. 	Contract awarded and works in progress.
Council Meeting Agenda - 17 February 2025	7.4.1	Variation Report - Contract CT000560 Construction of Oxford St in Lang Lang	Completed	That Council note the contents of this report and provides authorisation for the variation of \$54,020.60 (excl GST) to the contract CT000560 Construction of Oxford St in Lang Lang to increase the contract limit to \$493,977.54 (excl GST).	Works completed, contractor paid.
Town Planning Committee Meeting Agenda - 3 March 2025	5.1	T230359 PA - 225 Bladens Road, Koo Wee Rup	Completed	That Council form a position to Refuse to Grant a Planning Permit for Planning Application T230359 PA for 'Use and Development of the land for the purpose of a Dwelling and Outbuilding' on the grounds listed in the Minutes.	The decision was issued to the applicant and parties in accordance with the resolution.
Council Meeting Agenda - 17 March 2025	7.2.1	Appointment of Community Asset Committees for Recreation Reserves	Completed	<p>That Council:</p> <ol style="list-style-type: none"> 1. Appoint the following persons, listed in the Minutes to the respective recreation reserve Community Asset Committees appointed by Cardinia Shire Council in accordance with the Local Government Act 2020. <ul style="list-style-type: none"> • Lang Lang Community Recreation Reserve • Worrell Reserve 	Committee members appointed.
Council Meeting Agenda - 17 March 2025	7.2.2	Appointment of Audit and Risk Committee Member	Completed	<p>That Council:</p> <ol style="list-style-type: none"> 1. Appoints Kylie Maher to the Audit and Risk Committee for a period of 4 years with an option for a further 4-year term, and 2. Acknowledges the valuable contribution of Michael Said during his tenure on Cardinia's Audit and Risk Committee. 	Letters of appointment and acknowledgement have been sent.

Resolution Action Report | 1 January – 31 March 2025

Meeting Date	Item No.	Item	Status	Action Required	Action Taken
Council Meeting Agenda - 17 March 2025	7 2.3	MAV State Council & ALGA National General Assembly Motions	Completed	That Council: 1. Submit the following motion for consideration at the next MAV State Council: a. That the MAV State Council: i. Supports the intention of the Emergency Services and Volunteers Fund (ESVF) ii. Note the significant impact of the proposed ESVF on local government and the community, particularly on primary production properties; iii. Strongly advocate on behalf of the local government sector that a review of the ESVF be undertaken to reduce the impact and burden on farming communities, including delaying its implementation if necessary to allow time for this review; iv. Seek that management of the ESVF be adequately funded or managed directly by the State Government to not unnecessarily burden local government. 2. Support the Maternal and Child Health Costing Model motion proposed by Yarriambiack Shire Council and detailed in this report at the MAV State Council and ongoing discussions regarding the Memorandum of Understanding guidelines. 3. Support the Back Your Neighbour Mayoral Taskforce Supporting People Seeking Asylum motion detailed in this report to be presented at the ALGA 2025 National General Assembly.	Submission made to MAV by the close off date.
Council Meeting Agenda - 17 March 2025	7 2.4	Extension of Lease for Riding for the Disabled Association of Victoria	In progress	That Council: 1. Acknowledges the restrictions on the site leading to limited alternative uses, Riding for the Disabled Association investment in the facility and community benefit derived in their use of the site as well as the support received through the community engagement undertaken; and 2. Resolves to allow Council officers to prepare and issue Riding for the Disabled Association of Victoria a 20- year lease for part of 775 Five Mile Road Pakenham.	A final inspection of the premises has been completed, including photographs for Council's records. The lease documentation is being prepared ahead of being issued to the tenant for signing.
Council Meeting Agenda - 17 March 2025	7 2.5	Mercury Vapour Street Lighting Upgrade Program - Proposed Next Steps	In progress	That Council: 1. Endorses continuing to pause the replacement of mercury vapour lights in Heritage Springs and Lakeside estates pending the potential use of a retrofit LED globe by AusNet from July 2026. This will incur an additional annual cost of \$25,000 in energy and maintenance compared to replacing this lighting hardware. 2. Replaces mercury vapour lighting hardware in Beaconsfield and Garfield (403 lights) following community notification. 3. Provides decorative lighting hardware to Ausnet to replace failed decorative lights. This hardware is to be as close as possible in appearance to the failed lighting. 4. Reinstalls decorative hardware to restore character in locations where standard hardware has been used to rectify failed decorative lights and poles.	Discussions are taking place with the lighting supplier in relation to the lights for the replacements in Beaconsfield and Garfield. A list of decorative lights works is being compiled, that will occur as part of ongoing maintenance.
Council Meeting Agenda - 17 March 2025	7 3.1	Model Councillor Code of Conduct	Completed	That Council: 1. Revokes the Councillor Code of Conduct adopted 15 February 2021. 2. Notes the Model Councillor Code of Conduct 2024.	The Model Councillor Code of Conduct 2024 has been uploaded to the Council website.
Council Meeting Agenda - 17 March 2025	10.1	Notice of Motion 1109 - Cr Collin Ross	In progress	That Council Officers report to a future Council meeting on the implementation of the Gender Equality Action Plan with respect to Gender Impact Assessments.	A Council report has commenced, it aims to be considered at Council Meeting 19 May 2025.
Council Meeting Agenda - 17 March 2025	10.2	Notice of Motion 1110 - Cr Liz Roberts	In progress	That Council: 1. resolve to undertake a review of the Cardinia Shire Council Pedestrian and Bicycle Strategy providing \$25,000 in the 2025-26 financial year and provides a report back to Council by its February 2026 Meeting. 2. requests the review include an audit of progress to date since the strategy was adopted and outstanding actions 3. requests the review considers, but is not limited to, the following factors; a. Changes in walking and cycling behaviours Post – Covid pandemic b. Pedestrian and cyclist safety, incorporating accessibility c. The economic case for investment in walking 4. requires the Report include a review of the current actions within the strategy with the intent to prioritise actions to be linked to Council's advocacy program and Council's Capital works program.	Internal team working through a scope of works for the project, and likelihood of bringing something back to Council by February 2026. Next steps will be to engage internal stakeholders, confirm scope and commence review.

Resolution Action Report | 1 January – 31 March 2025

Meeting Date	Item No.	Item	Status	Action Required	Action Taken
Council Meeting Agenda - 17 March 2025	10.3	Notice of Motion 1111 - Cr Samantha-Jane Potter	In progress	That Council: 1. Requests the preparation of a report to be tabled within three Council Meetings providing an update on the development of the Officer Town Centre. The report is to include: a. information that is not deemed confidential in relation to any current planning applications or permits for both residential and commercial developments and b. any actions taken by council to facilitate development in the Officer Town Centre and c. what is holding up development and when can residents expect to see development commence?	A Council report has commenced, it aims to be considered at Council Meeting 21 July 2025.
Council Meeting Agenda - 17 March 2025	10.4	Notice of Motion 1112 - Cr David Nickell	In progress	That Council: 1. pause the demolition of the cafe and tea rooms building at Emerald Lake Park. 2. request the relevant Officers discuss with Emerald Arts Society, Hills Photographic Society and Cardinia Arts Society, opportunities for a pop-up arts display in the Emerald Lake Park buildings which are currently vacant in time for the 2025 PAVE festival. 3. requests a review of the Emerald Lake Master Plan to be completed and presented to Council within 6 months. The review should also consider Emerald Lake Park in the context of it being an important node of the wider Eastern Dandenong Ranges Trail corridor. 4. requests officers present Councillors a briefing report in April with details of works proposed to occur this financial year and how they fit into the current budget allocation. This is to include justification for demolition of the café and tea rooms building at Emerald Lake Park and what options would be available if the café and tea rooms remain.	Arts groups have been handed over the cafe building, with approval for their event granted and maintenance undertaken on the building. Councillors will be briefed on proposed works for 2024/25 on 14 April 2025.
Council Meeting Agenda - 17 March 2025	10.5	Notice of Motion 1113 - Cr David Nickell	In progress	That Council officers undertake a review of existing rural vacant lots that are below the minimum lot size specified in each zone (and/or overlays) within Cardinia's three Green Wedge Areas and that a report, including a map-based view and a list of property details (such as land size), is to be presented to the Council within three months.	A Council report has commenced, it aims to be considered at Council Meeting 21 July 2025.

7.5.2 COMMUNITY ENGAGEMENT UPDATE

Responsible GM:	Wayne Mack
Author:	Emma Wilkinson
Staff Disclosure:	All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter.
Council Plan Reference:	5.1 We practise responsible leadership 5.1.1 Build trust through meaningful community engagement and transparent decision-making.

Recommendation

That Council notes the community engagement activities being undertaken during April 2025.

Executive Summary

This report provides a monthly update on Council's community engagement opportunities commencing or continuing in April 2025.

Background

Community engagement is a process whereby Council uses a variety of methods to proactively seek out information and feedback from the community, including their values, concerns, ideas and aspirations. Where possible and when required by legislation, Council will include the community in the development and delivery of identified initiatives and projects. This practice establishes an ongoing partnership, ensuring that community members continue to shape Council's decision making and implementation process.

Council's *Community Engagement Policy* (the Policy) sets out Council's accountability for community engagement practices. The Policy meets the requirements of the *Local Government Act 2020* and Council's commitment to undertaking best practice, high quality community engagement activities to receive input. Feedback and ideas from the community on Council projects, services, plans, policies, strategies and other Council decisions.

Council uses the IAP2 Spectrum of Public Participation (see below) as the model for its community engagement activities depending on the nature of the project, legislative requirements affecting the project and level of influence the community can have on the project, the risk and level of complexity of the project and available resources.

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problems, alternatives and/or solutions.	To obtain public feedback on analysis, alternatives and/or decision.	To work directly with the public throughout the process to ensure that public issues and concerns are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and issues are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for direct advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.
EXAMPLE TOOLS	<ul style="list-style-type: none"> • Fact sheets • Websites • Open houses 	<ul style="list-style-type: none"> • Public comment • Focus groups • Surveys • Public meetings 	<ul style="list-style-type: none"> • Workshops • Deliberate polling 	<ul style="list-style-type: none"> • Citizen Advisory committees • Consensus building • Participatory • Decision-making 	<ul style="list-style-type: none"> • Citizen juries • Ballots • Delegated • Decisions

Discussion

N/A

Policy Implications

Community engagement is undertaken in line with Council's Community Engagement Policy.

Financial and Resource Implications

The activities undertaken fall within Council's existing budget and resourcing.

Climate Emergency Consideration

There are no climate emergency considerations as part of this report.

Consultation/Communication

This month, the following Engagement Plans are being implemented:

Project	Project description	Details of Engagement	Responsible Business Unit
Puffing Billy Playground Upgrade Emerald.	To invite feedback on phase 2 concept design of play space as part of the renewal program 2025/2026.	Engagement Period: 4 April – 2 May through: <ul style="list-style-type: none"> On site engagement pop up at the Emerald (PAVE) Funfest 6 April 2025 Promotion via Council's Communications channels including social media, newsletter and media release linked to the Creating Cardinia website. Posters provided to local pre-school, kindergarten, primary school, surrounding businesses and local community e-news. Posters on site and in all Council owned facilities ie Hills Hub, Emerald Library and community notice boards. 	Parks Planning.
Upper Beaconsfield Masterplan.	To invite feedback on phase 2 concept design of Masterplan.	Engagement Period: 28 April - 25 May through: <ul style="list-style-type: none"> Promotion via Council's Communications channels including social media, newsletter and media release linked to the Creating Cardinia website Promotion to local site users/clubs and media release to the local community e-news. Posters on site and engagement pop up at Upper Beaconsfield Recreation Reserve in early May (date TBC). 	Parks Planning.

Domestic Animal Management Plan (DAMP).	To invite feedback from community and stakeholders to inform the review of the Domestic Animal Management Plan.	<p>Engagement period: 7 April -25 May through:</p> <ul style="list-style-type: none"> • Promotion via Council's Communications channels including social media, newsletter and media release linked to the Creating Cardinia website. • A survey of registered domestic animal (Pet) owners, local veterinary services, pet interest groups. • Community engagement pop ups at local events in April/May. • Posters and postcards in Council owned facilities and in veterinary services. 	Compliance Services.
Eagle Drive, Pakenham – Local Area Traffic Management.	To inform residents of proposed local area road traffic management works to manage safety and improve the road environment for pedestrians and cyclists through slowing vehicular speeds along a road.	<ul style="list-style-type: none"> • Letters will be sent to residents and businesses on Eagle Drive in April to inform them of the proposed works. 	Major Projects Team.
Phase 1 Community Engagement on Council priorities.	To invite feedback on Councils, draft strategic objective to inform the Council Plan 2025-2029 and associated strategic documents.	<p>Engagement Period: 27 Mar – 11 May through:</p> <ul style="list-style-type: none"> • Community Engagement pop ups across the Shire in each ward. • Promotion through Council's monthly electronic direct mail (EDM), a media release and social media posts. • Postcards delivered to 900 residents approached to participate in the Customer Satisfaction Survey directing readers to Creating Cardinia webpage. • Media release sent to local e-news and business community networks linked to Creating Cardinia. • Posters and postcards in Council owned facilities. 	Business Transformation and Customer.

Conclusion

This report outlines projects for engagement that can be promoted to the community this month to support its awareness and involvement and will assist Council in the delivery of the Council Plan Action.

Attachments

Nil

8 Reports By Councillors

9 Presentation Of Petitions

10 Notices Of Motion

11 Urgent Business

12 Councillor Questions

13 Mayoral Minute

14. Confidential Business

The *Local Government Act 2020* (the Act), section 66 provides that if a council or delegated committee determines that a meeting is to be closed to the public to consider confidential information, the Council or delegated committee must record in the minutes of the meeting that are available for public inspection:

- a) the ground or grounds for determining to close the meeting to the public by reference to the grounds specified in the definition of ***confidential information*** in section 3(1); and
- b) an explanation of why the specified ground or grounds applied.

The Act defines ***confidential information*** in s.3(1)(a)-(l), and includes information that may prejudice or impact; commercial negotiations, the security of Council, land use planning, law enforcement, legal privilege, personal information, private commercial information, confidential meeting information, internal arbitration, Councillor conduct panel information and information specified under s.77 of the previous *Local Government Act 1989*.

Once confidential information has been considered and decided in a closed session of a Council Meeting, a further resolution to resume open Council is required.

Nil

15 Meeting Closure