



# Cardinia

**MINUTES OF GENERAL COUNCIL MEETING**

**MONDAY, 16 APRIL 2018**

## MINUTES OF GENERAL COUNCIL MEETING

held in the Council Chambers, 20 Siding Avenue, Officer  
on Monday, 16 April 2018  
The meeting commenced at 7pm

**PRESENT:** Mayor, Collin Ross, Chairman

Councillors Michael Schilling, Carol Ryan, Graeme Moore, Ray Brown, Jeff Springfield, Leticia Wilmot, Brett Owen

Messrs Garry McQuillan (CEO), Ben Wood (A/GMAS), Derek Madden (GMCS), Andrew Paxton (GMPD), Jenny Scicluna (GMCWB), Doug Evans (MG)

### OPENING PRAYER

Almighty God we humbly request that you bestow your blessings upon this Council, direct and prosper our deliberations to the advancement of your glory and to the betterment of the peoples of Cardinia Shire. Amen.

### ACKNOWLEDGEMENT OF TRADITIONAL LANDOWNERS

The Cardinia Shire Council respectfully acknowledged that we are on the traditional land of the Bunurong and Wurundjeri people.

**APOLOGIES:**  
Cr Jodie Owen

### CONFIRMATION OF MINUTES OF MEETINGS

Moved Cr G Moore Seconded Cr C Ryan

### THAT MINUTES OF THE FOLLOWING MEETINGS BE CONFIRMED-

- General Council Meeting 28 March 2018
- Special Meeting of General Council 1 28 March 2018

Cd.

### DECLARATION OF PECUNIARY AND OTHER INTERESTS

Nil.

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**TOWN PLANNING**
**1 CONSTRUCTION OF TWELVE (12) DWELLINGS AND ASSOCIATED WORKS, 36-40 GALLERY WAY, PAKENHAM**

FILE REFERENCE INT1823022

RESPONSIBLE GENERAL MANAGER Andrew Paxton

AUTHOR Jason Gilbert

**RECOMMENDATION**

That a Notice of Decision to Grant Planning Permit T170606 be issued for the construction of twelve (12) dwellings and associated works at 36-40 Gallery Way, Pakenham VIC 3810 subject to the conditions attached to this report.

**Attachments**

1	Locality map	1 Page
2	Development plans	33 Pages
3	Copy of objections, circulated to councillors only	15 Pages

**EXECUTIVE SUMMARY:**

APPLICATION NO.:	T170606
APPLICANT:	Dreamvale Group Pty Ltd
LAND:	36-40 Gallery Way, Pakenham VIC 3810
PROPOSAL:	Construction of twelve (12) dwellings and associated works
PLANNING CONTROLS:	General Residential Zone – Schedule 1 (GRZ1), adjacent to a Road Zone Category 1 (RDZ1) and subject to the Development Contributions Plan Overlay - Schedule 1 (DCPO1)
NOTIFICATION & OBJECTIONS:	<p>Notice of the application has been given by sending notices to the owners and occupiers of adjoining land and placing one (1) sign on site facing Gallery Way.</p> <p>Nine (9) objections have been received to date.</p>
KEY PLANNING CONSIDERATIONS:	Residential intensification, amenity impacts, neighbourhood character
RECOMMENDATION:	Approval

**BACKGROUND:**

The subject site was created following the approval of Planning Permit T060825, which was issued on 21 December 2006 for the 'subdivision of land into 590 lots in stages generally in accordance with the approved plans'. The Permit was subject to 51 conditions.

The planning permit was amended (T060825a) on 2 March 2011 to include 'stage 22' within condition 12 and was later amended on 30 June 2011 to change the permit preamble to 'residential subdivision of land in stages, generally in accordance with the approved plans'.

The plans endorsed under the Planning Permit have been the subject of minor amendments via the secondary consent process, with the most recent amendment approved on 20 April 2016. The permit has also been extended a number of times, with the most recent extension approved on 17 February 2017.

### **SUBJECT SITE:**

The site is identified as Lot M on Plan of Subdivision PS626362 or more generally known as 36-40 Gallery Way, Pakenham. The site is of an irregular shape and has an area of 4,421 square metres, with a frontage of approximately 75 metres to McGregor Road to the west, and 31 metres to Gallery Way to the east.

The site does not have any formal physical vehicle access and contains a number of easements, including a 2-metre-wide sewerage easement along the northern boundary (generally identified as E-5 and E-11), a 1.5-metre-wide powerline easement along the southern boundary (generally identified as E-13 and E-14) and a carriageway easement along the western boundary. An approximate 4m x 4.6m electricity reserve is located to the south-east corner of the site.

The site is undeveloped and does not contain any significant vegetation, with only managed grasses. Temporary fencing extends along most of the perimeter of the site.

The main characteristics of the surrounding area are:

- The site is bounded by a retirement village (Shanagolden Aged Care) to the north, with four single-storey units directly adjoining the site. These units are setback approximately 2 metres from the shared boundary with secluded private open space for these units located within this setback.
- The site is bounded by an approximate 650-square-metre allotment to the north-east (34 Gallery Way), which has been developed with a single-storey brick dwelling. The dwelling is setback approximately 1 metre from the shared boundary, with the secluded private open space located on the northern side of the dwelling.
- The site is bounded by Gallery Way to the east and opposite is an approximate 846-square-metre allotment (47 Gallery Way) that contains a single-storey brick dwelling.
- The site is bounded by an approximate 700-square-metre allotment to the south (42 Gallery Way), which contains a single-storey brick dwelling. The dwelling is setback between approximately 2.5m and 8m and from the shared boundary, and secluded private open space is located to the rear of the dwelling.
- The site is bounded by McGregor Road to the west, which is a single-carriageway road with a wide reserve for a future road widening and grade separation. On the western side of this road are residential allotments that form part of the Blue Horizons estate.

- The site forms part of the 'Arden Garden' residential estate, which will contain almost 600 allotments when completed. The estate is located approximately 1.3 kilometres to the south of the commercial centre of Pakenham and 1.5 kilometres from Pakenham Station.

## **PROPOSAL:**

The proposal is for the construction of twelve (12) two-storey dwellings and associated works, with the dwellings to be configured around an internal access way.

Units 1 and 2 are located towards the south-east corner of the site, with frontage to Gallery Way but rear vehicle access via the internal access way. Both dwellings feature open-plan living areas, master bedrooms and single garages on the ground floor level and three bedrooms and sitting areas on the first floor level. Secluded private open space is provided on the western side of the dwellings. The units have a minimum setback of 4.1 metres from Gallery Way and 1.85 metres from the southern boundary.

Units 3 and 4 are generally located towards the centre of the site, with Unit 3 adjoining the neighbouring allotment at 34 Gallery Way and setback a minimum of 2 metres from the shared boundary. On the ground floor, the units feature open-plan living areas, master bedrooms and single garages. On the first floor, the units feature two bedrooms and sitting areas. Secluded private open space is generally provided on the northern and western side of the dwellings.

Units 5 to 8 are configured along the northern boundary, with minimum setbacks of 3.5 metres from this boundary. Unit 5 also has a minimum setback of 2 metres from the eastern boundary (34 Gallery Way), while Unit 8 has a minimum setback of 2.92 metres from the western boundary (McGregor Road). The four units features single car garages, open-plan living areas and master bedrooms at ground floor level, with two bedrooms on the upper floor levels. The larger units 6 and 7 also contain sitting areas on the upper floor. Secluded private open space is generally provided on the northern side of the dwellings.

Units 9 to 12 are located along the western boundary, with minimum setbacks of at least 8.345 metres from this boundary. Unit 12 also has a minimum setback of 1.595 metres from the southern boundary (42 Gallery Way). The units include garages, living areas and master bedrooms at ground floor level, and sitting areas and two bedrooms on the first floor. Secluded private open space is generally provided on the western side of the dwellings.

## **Design**

The units incorporate a range of materials and colours, including face brickwork, rendered finishes, aluminium-framed windows and concrete tiled hip roofing with a maximum pitch of 22.5 degrees. The first floor levels are partially recessed to provide a sense of articulation and the first floor level also includes eaves. Other design features used throughout the development include prominent entry porches, recessed garages, and pergolas.

The units will have ground floor ceiling heights of approximately 2.7 metres, upper floor ceiling heights of 2.550 metres and a maximum height of up to 7.4 metres from ground level to ridgeline.

## **Vegetation Removal, Landscaping, Open Space and Fencing**

The site is vacant and does not contain any vegetation. While formal landscaping plans have not been provided, the proposed site plan includes a number of open space areas within the front, side and rear of the units.

Perimeter fencing consisting of 1.8-metre-high painted paling fencing is shown on the northern, southern and western elevations. On the eastern elevation, there will be no front fencing to units 1 and 2. The remainder of this elevation will generally consist of 1.8-metre-high painted paling fencing. Internal fencing will also consist of 1.8-metre-high paling fencing.

### **Subdivision**

No subdivision is proposed as part of this application however the applicant has provided indicative subdivision plans that show lots sizes of between 228.6 square metres and 292.38 square metres.

### **Utilities, Services, Amenities and Access**

The plans show the provision of patios and rubbish bin storage areas within the rear private open space of each dwelling, storage space within the garage of each dwelling, and mailboxes at the entry to the site.

A 5.5-metre-wide crossover to Gallery Way is to be constructed along the eastern boundary and access within the site will be provided by minimum 4-metre-wide roads.

### **PLANNING SCHEME PROVISIONS:**

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

The relevant clauses of the SPPF are:

- 11.06-2 Housing choice;
- 11.06-5 Neighbourhoods;
- 11.06-6 Sustainability and resilience;
- 15.01-1 Urban design;
- 15.01-4 Design for safety;
- 15.01-5 Cultural identity and neighbourhood character;
- 15.01-6 Healthy neighbourhoods;
- 15.02-1 Energy and resource efficiency;
- 16.01-1 Integrated housing;
- 16.01-2 Location of residential development; and
- 16.01-4 Housing diversity.

#### **Local Planning Policy Framework (LPPF)**

The relevant clauses of the LPPF are:

- 21.02-8 Resource conservation;
- 21.03-1 Housing; and
- 21.06-1 Design and built form.

#### **Relevant Particular/ General Provisions and relevant incorporated or reference documents**

The relevant provisions/ documents are:

- Cardinia Shire's Liveability Plan 2017-2029;
- Clause 55 Two or More Dwellings on a Lot and Residential Buildings;
- Clause 52.06 Car Parking;

- Clause 52.29 Land Adjacent to a Road Zone Category 1;
- Clause 65 Decision Guidelines; and
- Clause 66 Referral and Notice Provisions.

### Zone

The land is subject to the **General Residential Zone – Schedule 1 (GRZ1)** and is adjacent to a **Road Zone Category 1 (RDZ1)**.

### Overlays

The land is subject to the Development Contributions Plan Overlay – Schedule 1 (DCPO1).

### PLANNING PERMIT TRIGGERS

The proposal for requires a planning permit under the following clause of the Cardinia Planning Scheme:

- Pursuant to Clause 32.08-5 of the General Residential Zone, a permit is required to construct two or more dwellings on a lot.

### PUBLIC NOTIFICATION

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

- Sending notices to the owners and occupiers of adjoining land; and
- Placing one (1) sign on site facing Gallery Way.

The notification has been carried out correctly, and Council has received nine (9) objections to date.

The key issues that were raised in the objections are:

- The proposed development is not consistent with expectations and advertising material for Arden Estate, which shows the land being set aside for a reserve.
- Vehicles associated with the proposed development causing traffic, parking and safety hazards.
- The proposed development may increase the incidence of crime.
- Issues associated with waste management, including extra noise from waste collection, visual impacts and waste storage not being contained on the subject site.
- Concerns regarding the maintenance of the shared nature strip.
- The potential for extra water runoff as a result of the proposed development.
- Two-storey dwellings will impact on privacy and are not consistent with existing development.
- The subject site will not be able to be used as a shortcut to McGregor Road and beyond.

### REFERRALS

#### *AusNet Services*

The application was referred to AusNet Services for comment. AusNet Services had no objection to the proposal subject to conditions.



### *South East Water*

The application was referred to South East Water for comment. South East Water had no objection to the proposal subject to conditions.

### *Melbourne Water*

The application was referred to Melbourne Water for comment. Melbourne Water had no objection to the proposal and did not request any conditions.

### *VicRoads*

The application was referred to VicRoads for comment. As there is no direct access proposed onto McGregor Road, and there are no works proposed on the carriageway easement, VicRoads had no objection to the proposal and did not request any conditions.

### *APA Group*

The application was referred to APA Group for comment. A response has not been received to date.

## **DISCUSSION**

The proposal for the construction of twelve (12) dwellings and associated works is considered consistent with the aims and objectives of the Cardinia Planning Scheme. The proposal delivers on relevant state and local policies that seek to achieve attractive and liveable neighbourhoods and support housing in appropriate locations.

### **State and Local policies**

A number of state and local policies are relevant to this application, such as Clause 15.01 (Urban environment), Clause 16.01 (Residential development) and Clause 21.06-1 (Design and built form), which aim to encourage housing diversity, promote a high standard of design and achieve attractive, diverse, sustainable and liveable neighbourhoods.

At a local level, Clause 21.03-1 (Housing) of the Local Policy Planning Framework is also relevant to this application. This includes objectives and strategies to help deliver a range of housing types and increased densities, while being consistent with the existing and/or preferred neighbourhood character.

Clauses 11.06-2 (Housing choice) and 11.06-5 (Neighbourhoods) are also relevant to this application. These clauses aim to prevent inappropriate development and provide housing diversity close to jobs and services. More specifically, these clauses include strategies that seek to facilitate increased housing in the established areas and in areas with appropriate infrastructure and access to jobs and public transport and deliver a diverse mix of housing types.

Clauses 11.06-6 (Sustainability and resilience), 15.02-1 (Energy and resource efficiency) and 21.02-8 (Resource conservation) are also applicable to this application. These clauses generally seek to create a more sustainable and resilient city by encouraging development to maximise efficient use of energy and minimise greenhouse gas emissions.

The proposed development responds to these clauses as it will support the increase of housing within an established area of Pakenham, with Pakenham's commercial centre and train station located approximately 1.4 kilometres to the north east, Princes Freeway located approximately 400

metres to the south, Heritage Springs Shopping Centre located 300 metres to the north-west, and reserves and public open space within approximately 500 metres.

The proposal also contributes towards a diversity of housing types and sizes, with the proposed two-storey townhouses to provide a form of housing type that is currently not provided in the area, and on indicative lot sizes of approximately **228.6 square metres and 292.38 square metres**. The immediate area generally consists of single-storey detached dwellings on lot sizes in excess of 600 square metres. At the same time, the proposal helps to respect the character of the existing area, with the use of features and materials that are consistent with what is found in the wider area, such as brick cladding, concrete tiled hip roofing, eaves and open areas for landscaping.

The proposal is also considered consistent with the sustainability and energy efficiency objectives of the Planning Scheme, with the plans maximising the northern orientation of the proposed dwellings and associated private open spaces, and including large areas for landscaping and permeability.

### **General Residential Zone – Schedule 1**

The General Residential Zone seeks to encourage development that respects the neighbourhood character of the area and to provide a diversity of housing types and housing growth in locations offering good access to services and transport.

While the use of the land for 12 dwellings does not require a planning permit under the zone, a permit is required to construct two or more dwellings on a lot under clause 32.08-6.

The decision guidelines of this overlay cover a number of matters, including:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies;
- The purpose of this zone; and
- The objectives, standards and decision guidelines of Clause 55.

The proposal reinforces the residential nature of the area and supports housing growth in an area that is well served by infrastructure and located close to the commercial centre of Pakenham.

Clause 32.08-4 requires a minimum percentage of a lot to be set aside as garden area when constructing or extending a dwelling or residential building on a lot. For a lot exceeding 650 square metres (such as the subject site), 35 per cent of the land must be set aside as garden area. The proposal meets this requirement, with 47.46 per cent or 2,098.27 square metres of garden area.

A summary of the assessment against the requirements of Clause 55 is shown below, with the proposal meeting all relevant objectives.

Accordingly, the development is considered responsive to the existing and emerging character of the area, while achieving the zone's objective for housing diversity and growth in appropriate locations.

### **Clause 55 Two or More Dwellings on a Lot and Residential Buildings**

The proposed development is considered appropriate for the site and surrounds and complies with all the relevant objectives and standards of Clause 55. A summary of the assessment of the development against Clause 55 is listed below:

Clause 55.02 Neighbourhood character and infrastructure:

It is considered that the proposed development generally accords with the existing and developing neighbourhood character of the area. The proposal reinforces the residential character of the area, and uses appropriate design, materials and siting to complement the area. The development is well integrated with the streetscape and of an appropriate scale given its proximity to Pakenham Activity Centre and associated services and infrastructure.

The development can be suitably accommodated into the infrastructure of the existing area and as such, all reticulated services will be available to the development.

Clause 55.03 Site layout and building massing:

The setbacks of the buildings respect the existing and preferred neighbourhood character of the area and it is considered that the site layout and building form is consistent with the relevant standards.

While the front setback of the development does not meet the 7.27 metres required under the Standard, the proposed minimum setback of 2.0 metres is considered consistent with the objectives for the following reasons:

- The site benefits from a deep nature strip, which helps to increase the perceived setback from Gallery Way.
- The location on the side of the bend of Gallery Way means that any reduced setback will not be visually obvious and will not disrupt the rhythm of the street as there are no comparable adjoining properties.
- The setback of the development from Gallery Way increases on approach to 42 Gallery Way, with the front setback of the south-east corner of proposed dwelling generally matching the setback of 42 Gallery Way.
- When the street is taken into consideration in its entirety, the proposed setback is not considered to result in any detrimental impact on the streetscape.
- The open landscape character of the street is maintained as the development does not propose any front fencing and provides ample landscaping opportunities.

Building heights (maximum height of 7.4 metres), site coverage (31.86 per cent) and permeability (43.76 per cent) are within the standards. Energy efficiency, safety, landscaping, access and parking location are all considered appropriate and in accordance with the required standards.

Clause 55.04 Amenity Impacts:

The proposed development will have limited impact on the amenity of existing dwellings, with the proposal meeting all standards in relation to matters such as walls on boundaries, side and rear setbacks, daylight to existing windows, overshadowing and overlooking. Internal impacts such as internal views and noise impacts are also managed appropriately and in accordance with the relevant standards.

Clause 55.05 On Site Amenities and Facilities:

The development has been designed to provide a sense of identity for each dwelling and adequate open space areas in accordance with the requirements of Clause 55. The proposal has been designed to ensure adequate provision of on-site amenities and facilities, including accessibility, daylight and solar access.

**Clause 55.06 Detailed Design:**

The design details of the proposed development are compatible with the character of the surrounding area.

The proposal comprises a conventional residential standard of design that does not detract from the surrounding area. It includes features such as eaves on the upper level, and colours and materials that will make a positive contribution to the area.

The proposed access way is functional and capable of efficient management. It is considered that all site services and facilities can be provided to the site, and this will take the form of conditions on any permit issued.

While not all dwellings meet the 6m<sup>3</sup> storage requirements of Standard B30, a variation to this standard is considered appropriate and the application is deemed to meet the relevant objective for the following reasons:

- Each dwelling is large (internally);
- Each dwelling has a lock up garage (single or double);
- Each dwelling has large areas of private open space; and
- Each dwelling includes areas such as laundries, open landings, other living spaces, and multiple bedrooms.

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

This Clause applies to land adjacent to a Road Zone Category 1 and aims to ensure appropriate access to identified roads and appropriate subdivision of land adjacent to identified roads. McGregor Road classified as a Road Zone Category 1 but as the proposal does not involve subdivision at this stage and does not propose any access to McGregor Road, the permit requirements of this clause do not apply.

Despite this, the application was referred to VicRoads for comment. VicRoads had no objection and did not request any conditions.

**Development Contributions Plan Overlay – Schedule 1**

The Development Contributions Plan Overlay identifies areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

Pursuant to Clause 45.06-1, a permit granted must:

- Be consistent with the provisions of the relevant development contributions plan; and
- Include any conditions required to give effect to any contributions or levies imposed, conditions or requirements set out in the relevant schedule to this overlay.

A condition requiring the payment of this contribution will be placed on any planning permit.

**Clause 52.06 Car Parking**

The purposes of Clause 52.06 include the need to ensure the provision of an appropriate number of car parking spaces having regard to the activities on the land and to ensure that car parking does not adversely affect the amenity of the locality.

The proposal consists of 12 three-bedroom dwellings, and pursuant to Clause 52.06-5, dwellings with three bedrooms are required to provide a minimum of two car parking spaces. 1 visitor space is also required to be provided to every 5 dwellings.

The development meets the above car parking requirements, with Units 1 to 10 include a single garage with additional car parking space to the front of each garage, and Units 11 and 12 to include a double garage. A total of three visitor spaces are provided. The development also complies with all relevant design standards of Clause 52.06-9, which covers matters such as access way widths, turning areas and car park space sizes.

## Objections

The application was advertised by sending notices to the owners and occupiers of adjoining land and placing one (1) sign on site facing Gallery Way. Council has received nine (9) objections to date.

The key issues and themes that were raised in the objections and a response to each is provided below:

The proposed development is not consistent with expectations and advertising material for Arden Estate, which shows the land being set aside for a reserve.

It is noted that the land is zoned General Residential Zone and the use of the land for a dwelling is an-of-right use, which means that any consideration of (either for or against) the intended use is not applicable to this assessment. This assessment is limited to considering the appropriateness of development component only, and considering other uses for the site is outside the scope of this assessment.

It is also noted that a review of the historical planning permits and endorsed plans associated with the creation of the subdivision (such as T020424, T040628, T060825) does not identify the subject site as a reserve, public open space, or any other similar use.

Vehicles associated with the proposed development causing traffic, parking and safety hazards.

The application has been referred to Council's Traffic Department, who had no objection to the proposal. It is noted that the proposal meets the car parking requirements of Clause 52.06 of the Planning Scheme, with all dwellings contains the required number of car parking spaces and the overall development containing the required number of visitor car parking spaces.

In terms of vehicle impacts during construction of the development, a permit condition will require the preparation of a construction management plan to help manage the impacts of any development of the land.

The proposed development may increase the incidence of crime.

There is no evidence of this occurring and the use of land for dwellings is as-of-right.

Issues associated with waste management, including extra noise from waste collection, visual impacts and waste storage not being contained on the subject site.

A waste management plan has been prepared by Leigh Design and supported by Council's Waste Management Department. As per the waste management plan, all waste collection will be

conducted wholly within the access way to the development, which will avoid any traffic impacts to Gallery Way. Council has local laws in place to ensure that bins do not cause a nuisance to other residents.

Concerns regarding the maintenance of the shared nature strip.

It is the responsibility of all property owners to ensure the basic maintenance of their adjacent nature strip and this is a matter that is regulated by Council. The future owners of the subject site will also be required to abide by these requirements.

The potential for extra water runoff as a result of the proposed development.

The applicant does not anticipate that the design will result in excess water run-off onto adjoining properties and Council's Engineering Department has not identified any issues relating water run-off. Conditions of any planning permit require the preparation of detailed stormwater and drainage management plans.

Two-storey dwellings will impact on privacy and are not consistent with existing development.

The application includes a detailed set of elevation drawings which show that the development makes use of fencing, screening and glazing techniques to ensure compliance with the overlooking requirements of Standard B22 of Rescode. The development also includes large areas of land that can be used for landscaping to help provide further screening between adjoining properties.

The development also complies with all relevant height standards and while it is acknowledged that the surrounding area consists of mostly single-storey dwellings, two-storey dwellings are not considered out of character for a residential area.

The subject site will not be able to be used as a shortcut to McGregor Road and beyond.

The subject site is privately-owned and has not been set aside as an access way to McGregor Road and beyond.

### **Cardinia Shire's Liveability Plan 2017-2029**

Cardinia Shire's Liveability Plan has been developed to provide a clear framework for public health planning within the Shire, and it has a number of goals and actions relating to policy domains that include active travel, education, employment and housing. The application is considered consistent with this Plan as it supports an increase of housing and alternative housing types in close proximity to employment, transport, education and services.

### **Clause 65 Decision Guidelines**

The proposal is consistent with the SPPF and LPPF, the purpose of the zone and is consistent with the orderly planning of the area and not expected to have any unreasonable impact on the amenity of the surrounding area.

### **CONCLUSION**

Having regard to the above, it is considered that the proposal is consistent with the Cardinia Planning Scheme. It is recommended that a Notice of Decision to Grant Planning Permit **T170606** be issued for the construction of twelve (12) dwellings and associated works at 36-40 Gallery Way, Pakenham VIC 3810 subject to the following conditions:



**CONDITIONS**

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale and fully dimensioned. The plans must be generally in accordance with the plans submitted with the application but modified to show:

Development Plans:

- a. Correctly label the elevations of Units 1 and 2 on Drawings TPU02 and TPU04.
- b. Deletion of Unit 1's side gate as per Condition 16b.

Landscape Plan:

- c. A landscape plan prepared by a person suitably qualified and experienced in landscape design. The plan must be drawn to scale with dimensions and show the following:
  - i. Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary.
  - ii. Details of surface finishes of pathways and driveways.
  - iii. A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
  - iv. Landscaping and planting within all open areas of the subject land.

All species selected must be to the satisfaction of the Responsible Authority.

2. At least 14 days before any works start, a site specific Construction Environmental Management Plan (CEMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the CEMP will be endorsed and will then form part of the permit. All works must be undertaken in accordance with the approved CEMP.

The CEMP must address all environmental risks and include:

- a. Temporary stormwater management including sedimentation control.
- b. Provision of pollution and contamination controls including noise and dust.
- c. Location of stockpiles and stockpile management.
- d. Location of site office and facilities.
- e. Traffic, equipment, materials and goods management.

3. Before the development starts, drainage plans must be submitted to and approved by the Responsible Authority. The plans must show the provision of a stormwater detention system. The stormwater detention system will become the responsibility of the property owner or body corporate to maintain to the satisfaction of the Responsible Authority.

*Note: As the development has an impervious ratio greater than 35%, the developer shall engage the services of a suitably experienced Engineer to design a stormwater detention system that will reduce the intensity of the storm water discharge entering Council's drainage system, i.e.: a detention system. The storm water detention system shall provide for the same five (5) year ARI peak discharge as that for a standard house lot with no storm water detention. A standard house lot is assumed to have a fraction impervious area of 35%. Calculations and a plan shall be submitted to Council for approval prior to construction. The storm water detention system must be constructed prior to the occupation of the proposed development.*

4. Prior to a building permit being issued under the *Building Act 1993*, a cash contribution to the satisfaction of the Responsible Authority must be provided for the provision or augmentation of public infrastructure in accordance with the relevant approved Development Contribution Plan.
5. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
6. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
7. The development must not be occupied until the following works have been completed to the satisfaction of the Responsible Authority:
  - a. The premises are connected to a reticulated water supply, sewerage, drainage and underground electricity to the requirements of the relevant servicing authority.
  - b. Power and telephone lines to all new dwellings must be placed underground from the main point of service supplied by the relevant authority outside the boundaries of the subject land.
  - c. A bin storage area must be provided for each dwelling and must be located so as not to be detrimental to the visual amenity of the neighbourhood.
  - d. A mail box must be provided to the satisfaction of the Responsible Authority and Australia Post.
  - e. A clothesline must be provided for each dwelling and must be located so as not to be detrimental to the visual amenity of the neighbourhood.
  - f. Lighting must be provided near the front entrance of each dwelling.
  - g. The landscaping works shown on the endorsed plans must be carried out and completed.
  - h. A commercial/industrial standard concrete vehicle crossing as shown on the approved plans must be constructed to the approval and satisfaction of the Responsible Authority.



- i. All proposed areas set aside on the approved plan/s for access, circulation and car parking must be constructed with concrete, asphalt or other approved hard surfacing material, drained and the parking areas delineated to the satisfaction of the Responsible Authority. Once constructed, these areas must be maintained to the satisfaction of the Responsible Authority.
8. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.
9. Earthworks must be undertaken in a manner that minimises soil erosion. Exposed areas of soil must be stabilised to prevent soil erosion. The time for which soil remains exposed and unestablished must be minimised to the satisfaction of the Responsible Authority.
10. Sediment control measures must be undertaken during construction to the satisfaction of the Responsible Authority to ensure that the development subject land is adequately managed in such a way that no mud, dirt, sand, soil, clay or stones are washed into or allowed to enter the stormwater drainage system.
11. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority and used for no other purpose. Any dead, diseased or damaged plants are to be replaced.
12. The exterior colour and cladding of the development must not result in any adverse visual impact on the environment of the area and all external cladding and trim of the building, including the roof, must be of a non-reflective nature.
13. The dimensions and layout of the proposed access and parking areas must be in accordance with the requirements of Clause 52.06 of the Cardinia Planning Scheme.
14. All residential waste must be stored within the specified bin storage area for each dwelling. Garbage bins are to be placed on the street for collection in a tidy manner on the appropriate waste collection day for the area.
15. Any external lighting must be designed, baffled and located so as to not detrimentally affect the adjoining land to the satisfaction of the Responsible Authority.

**AusNet Services Conditions:**

16. The applicant must –
  - a. Enter into an agreement with AusNet Electricity Services Pty Ltd for the extension, upgrading or rearrangement of the electricity supply to lots on the Design Response Plan. A payment to cover the cost of such work will be required.
  - b. Remove Unit 1's side gate from the Design Response Plan.

**South East Water Conditions:**

17. The owner of the subject land must enter into an agreement with South East Water for the provision of potable water supply and fulfil all requirements to its satisfaction.

18. The owner of the subject land must enter into an agreement with South East Water for the provision of sewerage and fulfil all requirements to its satisfaction.

**Expiry:**

This permit for development will expire if:

- a) The development is not started within **two (2) years** of the date of this permit.
- b) The development is not completed within **four (4) years** of the date of this permit.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

**Notes:**

- A 'Vehicle Crossing Permit' must be obtained from Council prior to the commencement of any works associated with the proposed vehicle crossing.
- A Building Permit may be required for this development. To obtain a building permit you will need to contact a registered building surveyor.
- Consent may be required from the relevant authority prior to constructing any buildings or undertaking any works on or within 1 metre of the easement along the southern boundary.

**AusNet Services Notes:**

- It is recommended that, at an early date the applicant commences negotiations with AusNet Services for a supply of electricity in order that supply arrangements can be worked out in detail, so prescribed information can be issued without delay (the release to the municipality enabling a Statement of Compliance with the conditions to be issued).
- Arrangements for the supply will be subject to obtaining the agreement of other Authorities and any landowners affected by routes of the electric power lines required to supply the lots and for any tree clearing.
- Prospective purchasers of lots on this plan should contact this office to determine the availability of a supply of electricity. Financial contributions may be required.
- For all enquiries please email [subdivisions@ausnetservices.com.au](mailto:subdivisions@ausnetservices.com.au).

**South East Water Notes:**

- The owner of the subject land is required to obtain a 'Notice of Agreement' from South East Water.  
All requirements must be fulfilled to its satisfaction prior to South East Water consenting to the issuing of a Statement of Compliance.
- The following South East Water agreement options are available:

- Application to enter into a Development Agreement-Works – If South East Water reticulated sewer/water/recycled water (as applicable) is required to be extended to service lots within the development
  - Application For Notice of Agreement Subdivision-Non Works – If South East Water reticulated sewer/water/recycled water (as applicable) is available to the development and the owner only requires Statement of Compliance to release the titles (i.e. subdivision prior to building)
  - Plumbing Industrial, Commercial, Units & Private Water application – If South East Water reticulated sewer/water/recycled water (as applicable) is available to the development and the owner wishes to commence construction of the building/s (i.e. building prior to subdivision)
- To lodge an application please visit our website: [www.southeastwater.com.au](http://www.southeastwater.com.au).

**Melbourne Water Notes:**

- Information available at Melbourne Water indicates that this property is not subject to flooding from Melbourne Water’s drainage system, based on a flood level that has a probability of occurrence of 1% in any one year. It is advised to assess the impacts of flooding associated with the local drainage system (council).
- If Council have determined an applicable flood level for the property, Melbourne Water recommends that the finished floor levels of the new development are constructed to a minimum of 300mm above the applicable council flood level.
- For general development enquiries contact our Customer Service Centre on 131722.

# **1 CONSTRUCTION OF TWELVE (12) DWELLINGS AND ASSOCIATED WORKS, 36-40 GALLERY WAY, PAKENHAM**

Moved Cr G Moore Seconded Cr C Ryan

That a Notice of Decision to Grant Planning Permit T170606 be issued for the construction of twelve (12) dwellings and associated works at 36-40 Gallery Way, Pakenham VIC 3810 subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale and fully dimensioned. The plans must be generally in accordance with the plans submitted with the application but modified to show:

Development Plans:

- a. Correctly label the elevations of Units 1 and 2 on Drawings TPU02 and TPU04.
- b. Deletion of Unit 1's side gate as per Condition 16b.

Landscape Plan:

- c. A landscape plan prepared by a person suitably qualified and experienced in landscape design. The plan must be drawn to scale with dimensions and show the following:
  - i. Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary.
  - ii. Details of surface finishes of pathways and driveways.
  - iii. A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
  - iv. Landscaping and planting within all open areas of the subject land.

All species selected must be to the satisfaction of the Responsible Authority.

2. At least 14 days before any works start, a site specific Construction Environmental Management Plan (CEMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the CEMP will be endorsed and will then form part of the permit. All works must be undertaken in accordance with the approved CEMP.

The CEMP must address all environmental risks and include:

- a. Temporary stormwater management including sedimentation control.
- b. Provision of pollution and contamination controls including noise and dust.
- c. Location of stockpiles and stockpile management.

- d. Location of site office and facilities.
  - e. Traffic, equipment, materials and goods management.
3. Before the development starts, drainage plans must be submitted to and approved by the Responsible Authority. The plans must show the provision of a stormwater detention system. The stormwater detention system will become the responsibility of the property owner or body corporate to maintain to the satisfaction of the Responsible Authority.

*Note: As the development has an impervious ratio greater than 35%, the developer shall engage the services of a suitably experienced Engineer to design a stormwater detention system that will reduce the intensity of the storm water discharge entering Council's drainage system, i.e.: a detention system. The storm water detention system shall provide for the same five (5) year ARI peak discharge as that for a standard house lot with no storm water detention. A standard house lot is assumed to have a fraction impervious area of 35%. Calculations and a plan shall be submitted to Council for approval prior to construction. The storm water detention system must be constructed prior to the occupation of the proposed development.*

4. Prior to a building permit being issued under the *Building Act 1993*, a cash contribution to the satisfaction of the Responsible Authority must be provided for the provision or augmentation of public infrastructure in accordance with the relevant approved Development Contribution Plan.
5. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
6. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
7. The development must not be occupied until the following works have been completed to the satisfaction of the Responsible Authority:
  - a. The premises are connected to a reticulated water supply, sewerage, drainage and underground electricity to the requirements of the relevant servicing authority.
  - b. Power and telephone lines to all new dwellings must be placed underground from the main point of service supplied by the relevant authority outside the boundaries of the subject land.
  - c. A bin storage area must be provided for each dwelling and must be located so as not to be detrimental to the visual amenity of the neighbourhood.
  - d. A mail box must be provided to the satisfaction of the Responsible Authority and Australia Post.
  - e. A clothesline must be provided for each dwelling and must be located so as not to be detrimental to the visual amenity of the neighbourhood.
  - f. Lighting must be provided near the front entrance of each dwelling.
  - g. The landscaping works shown on the endorsed plans must be carried out and completed.
  - h. A commercial/industrial standard concrete vehicle crossing as shown on the approved plans must be constructed to the approval and satisfaction of the Responsible

Authority.

- i. All proposed areas set aside on the approved plan/s for access, circulation and car parking must be constructed with concrete, asphalt or other approved hard surfacing material, drained and the parking areas delineated to the satisfaction of the Responsible Authority. Once constructed, these areas must be maintained to the satisfaction of the Responsible Authority.
8. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.
  9. Earthworks must be undertaken in a manner that minimises soil erosion. Exposed areas of soil must be stabilised to prevent soil erosion. The time for which soil remains exposed and unestablished must be minimised to the satisfaction of the Responsible Authority.
  10. Sediment control measures must be undertaken during construction to the satisfaction of the Responsible Authority to ensure that the development subject land is adequately managed in such a way that no mud, dirt, sand, soil, clay or stones are washed into or allowed to enter the stormwater drainage system.
  11. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority and used for no other purpose. Any dead, diseased or damaged plants are to be replaced.
  12. The exterior colour and cladding of the development must not result in any adverse visual impact on the environment of the area and all external cladding and trim of the building, including the roof, must be of a non-reflective nature.
  13. The dimensions and layout of the proposed access and parking areas must be in accordance with the requirements of Clause 52.06 of the Cardinia Planning Scheme.
  14. All residential waste must be stored within the specified bin storage area for each dwelling. Garbage bins are to be placed on the street for collection in a tidy manner on the appropriate waste collection day for the area.
  15. Any external lighting must be designed, baffled and located so as to not detrimentally affect the adjoining land to the satisfaction of the Responsible Authority.

**AusNet Services Conditions:**

16. The applicant must –
  - a. Enter into an agreement with AusNet Electricity Services Pty Ltd for the extension, upgrading or rearrangement of the electricity supply to lots on the Design Response Plan. A payment to cover the cost of such work will be required.
  - b. Remove Unit 1's side gate from the Design Response Plan.

**South East Water Conditions:**

17. The owner of the subject land must enter into an agreement with South East Water for the provision of potable water supply and fulfil all requirements to its satisfaction.
18. The owner of the subject land must enter into an agreement with South East Water for the provision of sewerage and fulfil all requirements to its satisfaction.

**Expiry:**

This permit for development will expire if:

- a) The development is not started within **two (2) years** of the date of this permit.
- b) The development is not completed within **four (4) years** of the date of this permit.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

**Notes:**

- A 'Vehicle Crossing Permit' must be obtained from Council prior to the commencement of any works associated with the proposed vehicle crossing.
- A Building Permit may be required for this development. To obtain a building permit you will need to contact a registered building surveyor.
- Consent may be required from the relevant authority prior to constructing any buildings or undertaking any works on or within 1 metre of the easement along the southern boundary.

**AusNet Services Notes:**

- It is recommended that, at an early date the applicant commences negotiations with AusNet Services for a supply of electricity in order that supply arrangements can be worked out in detail, so prescribed information can be issued without delay (the release to the municipality enabling a Statement of Compliance with the conditions to be issued).
- Arrangements for the supply will be subject to obtaining the agreement of other Authorities and any landowners affected by routes of the electric power lines required to supply the lots and for any tree clearing.
- Prospective purchasers of lots on this plan should contact this office to determine the availability of a supply of electricity. Financial contributions may be required.
- For all enquiries please email [subdivisions@ausnetservices.com.au](mailto:subdivisions@ausnetservices.com.au).

**South East Water Notes:**

- The owner of the subject land is required to obtain a 'Notice of Agreement' from South East Water.  
All requirements must be fulfilled to its satisfaction prior to South East Water consenting to the issuing of a Statement of Compliance.
- The following South East Water agreement options are available:
  - Application to enter into a Development Agreement-Works – If South East Water reticulated sewer/water/recycled water (as applicable) is required to be extended to service lots within the development
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**Melbourne Water Notes:**

- Information available at Melbourne Water indicates that this property is not subject to flooding from Melbourne Water’s drainage system, based on a flood level that has a probability of occurrence of 1% in any one year. It is advised to assess the impacts of flooding associated with the local drainage system (council).
- If Council have determined an applicable flood level for the property, Melbourne Water recommends that the finished floor levels of the new development are constructed to a minimum of 300mm above the applicable council flood level.
- For general development enquiries contact our Customer Service Centre on 131722.

Cd.



## **2 CARDINIA PLANNING SCHEME AMENDMENT C237 AUTHORISATION**

FILE REFERENCE INT1823029

RESPONSIBLE GENERAL MANAGER Andrew Paxton

AUTHOR Celeste Grossi

### **RECOMMENDATION**

That authorisation be sought from the Minister for Planning under Section 9(2) of the *Planning and Environment Act 1987* to prepare Amendment C237 which proposes to introduce a number of minor administrative changes to the Cardinia Planning Scheme

### **Attachments**

- 1 Amendment C237 documents 65 Pages

### **EXECUTIVE SUMMARY**

In order to ensure the ongoing effectiveness of the Cardinia Planning Scheme, a planning scheme amendment is required to correct minor zoning and overlay errors and correct grammatical mistakes. This report recommends that authorisation be sought from the Minister for Planning in order to prepare Amendment C237 to the Cardinia Planning Scheme.

The amendment proposes to achieve the following:

- Rezoning a number of properties to a zone that more appropriately reflects the current and future land use of that property.
- Remove reference to Heritage Overlays on properties that no longer contain any significant heritage elements.
- Amend the mapping of several Heritage Overlay references to more accurately reflect the location of significant properties.
- Amend the incorporated document "Maryknoll Township Heritage Precinct Incorporated Plan" to ensure clarity when assessing planning permit applications.

It is recommended that authorisation be sought from the Minister for Planning for Council to prepare Amendment C237 to the Cardinia Planning Scheme.

### **BACKGROUND**

Council regularly carries out 'fix-up' amendments where identified anomalies and errors in the Cardinia Planning Scheme are corrected; Amendment C237 is one such amendment. These errors have either been identified by Council officers in their day-to-day work, or have been brought to Council's attention by landowners or 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 that the provisions and mapping in the Planning Scheme are correct.

By ensuring that land is in the most appropriate zone, Council, land owners and the community are well informed of what land uses are occurring in their area and across the Shire. This will also ensure that planning permit applications are being assessed against the most relevant controls.

By amending Heritage Overlay mapping errors, Council is ensuring that heritage sites within the Shire are properly recognised and protected.

The attached explanatory report provides further detail on the affected landowners and the changes that are proposed in Amendment C237.

**Next steps**

We are at **Stage 1** of the Planning Scheme Amendment Process as detailed below in Figure 1:



Figure 1. Steps in the Planning Scheme Amendment process

If Council resolves to seek Authorisation from the Minister for Planning, the sub stages within Stage 1 will be undertaken and public exhibition of the Amendment will commence.

**POLICY IMPLICATIONS**

**Plan Melbourne Metropolitan Planning Strategy 2017-2050**

Plan Melbourne is the Metropolitan Planning Strategy for Melbourne and sets the vision for and guides Melbourne's growth through the year 2050. Key directions of the Metropolitan Strategy relevant to this amendment are those relating to location, design and built form outcomes.

The relevant directions and initiatives of Plan Melbourne are as follows:

**Direction 4.4** - Respect Melbourne's heritage as we build for the future.

**Policy 4.4.2** - Recognise the value of heritage when managing growth and change.

**Policy 4.4.4** - Protect Melbourne's heritage through telling its stories.

**State Planning Policy Framework (SPPF)**

The amendment is consistent with Clause 15.03 - Heritage. The main objective of Clause 15.03 is:

*"To ensure the conservation of places of heritage significance"*

By correcting mapping errors in the Heritage Overlay, Amendment C237 is ensuring places of heritage significance within Cardinia Shire Council are appropriately recognised and protected.

**Local Planning Policy Framework (LPPF)**

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

The Amendment supports the following objectives of Clause 21.02-6 - Post-Contact Heritage by ensuring the mapping of the significant heritage places is accurate:

*"Protect sites of State, regional and local heritage significance"*

*"Recognise and protect the cultural significance of war memorials"*

*"Recognise the significance of heritage buildings and sites in contributing to the character of townships within the municipality"*

## RELEVANCE TO COUNCIL PLAN

Amendment C230 is consistent with the Cardinia Shire Council - Council Plan 2017-2021. The following key actions are relevant to the Amendment:

**Section 3 Our environment** is relevant; *the objective is we will continue to plan and manage the natural and built environment for present and future generations.*

Action 3.5.1 of the Council plan seeks to *review the Municipal Strategic Statement and the Cardinia Planning Scheme regularly to ensure it continues to meet Council objectives.*

## CONSULTATION/COMMUNICATION

Land owners who have incorrect land use zonings or have had the Heritage Overlay applied incorrectly have received written correspondence from Council as part of the exhibition process. Other land owners have received correspondence from Council in order to ascertain what the land is currently being used for and what the intended use of the land is moving forward. This allows Council officers to determine what the most appropriate planning zone for the property is.

Planning Scheme Amendment C237 documents will be exhibited to the public for a period of 6 weeks due to the school holiday period, from Thursday 7 June 2018 until Thursday 19 July 2018. This will ensure that all landowners are afforded a sufficient amount of time to consider the amendment.

## FINANCIAL AND RESOURCE IMPLICATIONS

The Amendment has been funded under the operating budget for the Strategic Planning department. Amendment C237 has no significant financial or resource implications for Council.

## CONCLUSION

In order to ensure the ongoing effectiveness of the Cardinia Planning Scheme, a planning scheme amendment is required to correct minor zoning and overlay errors and correct grammatical mistakes. 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 exhibit Amendment C237 to the Cardinia Planning Scheme.

## 2 CARDINIA PLANNING SCHEME AMENDMENT C237 AUTHORISATION

Moved Cr G Moore Seconded Cr C Ryan

That authorisation be sought from the Minister for Planning under Section 9(2) of the *Planning and Environment Act 1987* to prepare Amendment C237 which proposes to introduce a number of minor administrative changes to the Cardinia Planning Scheme

Cd.

## GENERAL REPORTS

### **3 CHRISTMAS DECORATIONS IN TOWNSHIPS**

FILE REFERENCE INT1823786

RESPONSIBLE GENERAL MANAGER Jenny Scicluna

AUTHOR Tim Cooper

#### RECOMMENDATION

That:

1. Council invites applications for the provision of Christmas decorations under the existing Community Wellbeing Support Grants program under the Small Change Grants category to the maximum value of \$2,000.
2. The successful community applicant must comply with all relevant risk assessments, insurance requirements, traffic management plans if applicable, and where appropriate seek permission from relevant authorities to undertake the installation of Christmas decorations.
3. the successful applicant is encouraged to work with their respective Traders Associations and Men's Shed where applicable.
4. a once only grant round open for the month of October in 2018 to enable applicants to apply for decorations for the 2018 Christmas period. The total value of the funding pool available to applicants would be \$10,000.

#### Attachments

- 1 Community Wellbeing Support Grants Policy 4 Pages

#### EXECUTIVE SUMMARY

Notice of Motion 1036, was adopted by the Council at its meeting held in January 2018.

The Motion reads:

That a report regarding the provision of a grants program to assist community groups in decorating Townships for Christmas be prepared for Council consideration at the March Council meeting.

This matter was deferred at the March meeting for further consideration at the April Council Meeting

Further consultation has occurred with Cr. Brown and Cr. Wilmot and has informed this Council report.

The report proposes that the small change grants allocation of the Community Wellbeing and Support Grants be made available for applications for Christmas decorations up to the value of \$2000. Furthermore that in 2018, a once off grant round be opened in October 2018 to allow applications for the 2018 Christmas season. This once off grant round to be funded from a carry forward of unallocated 2017/18 funding and a quarantined amount from the 2018/19 budget to a total of \$10,000.

#### BACKGROUND

The Community Wellbeing and Support Grants Program is available to assist with the establishment of new organisations, projects and services; as well as the enhancement of existing projects and programs, for the benefit of our diverse community.

The key objective of the grants program is to equitably support sustainable initiatives that address an identified and unmet community need, with an aim to:

- improving resident health and wellbeing
- supporting opportunities for volunteerism
- building capacity of community groups, projects and programs to be sustainable.

Applicants must be:

- not-for-profit; and
- locally based and/or servicing Cardinia Shire residents; and
- a section 86 committee of Council; or
- incorporated (or be auspiced by an incorporated organisation).

If a licence, lease or funding agreement exists between Council and the community organisation, then the agreements need to be signed and current in order for applications to be considered. Community groups with incomplete or outstanding projects are not eligible to apply for further projects and applications will not be considered.

We recommend that applications for Christmas decorations be considered only under the Small Change Grant category to a maximum value of \$2,000.

Applicants for Small Change Grants may apply for funding to assist with a range of ad hoc costs that cannot be met through other funding sources. Examples include:

- purchase of small items of equipment
- uniforms
- website redevelopment
- short term projects

Funding will not be allocated to support the running of events.

In addition to the other terms and conditions of the Community Wellbeing grants, applicants will be advised of the following:

- A traffic management plan may be required
- A risk assessment will need to be provided by each community group and be approved by relevant Council officers
- Vicroads may need to be notified if placing signs or decorations on a Vic Roads reserve
- Permission may be required from a relevant authority such as a utility company depending on the proposed location of Christmas decorations.

It is proposed that a once only grant round open for the month of October in 2018 to enable applicants to apply for decorations for the 2018 Christmas period. The total value of the funding pool available to applicants would be \$10,000. This would enable five townships or more to receive funding. In future years, applications will be considered under the small change grants category of the Community Wellbeing and Support Grants program.

## **POLICY IMPLICATIONS**

Future applications for Christmas decorations will be considered as part of the normal Community Wellbeing Support Grant funding rounds. No preference will be given to Christmas decoration applications, excluding the special one off round proposed for October 2018, and they will be

assessed with all applications under the Community Wellbeing Support Grants program from 2019 forward.

## **RELEVANCE TO COUNCIL PLAN**

- 2.2 Engaged communities
- 2.3 Increased levels of community participation

## **CONSULTATION/COMMUNICATION**

Consultation has occurred with Council's Risk Management Officer, Development & Compliance Services team, Passive Reserves team and Council's Traffic engineers

## **FINANCIAL AND RESOURCE IMPLICATIONS**

It is recommended that \$3,442 be carried forward from the 2017/18 Community Wellbeing Support Grant budget and \$6,558 be set aside from the 2018/19 Community Wellbeing Support Grant budget to enable a one off grant round open for the month of October in 2018 to enable applicants to apply for decorations for the 2018 Christmas period. The total value of the funding pool available to applicants would be \$10,000. This would enable five or more townships to receive funding. This would leave \$83442 remaining for the 2018/19 Community Wellbeing Support Grant budget. For comparison, \$87,358 was awarded to successful applicants from the 2017/18 Community Wellbeing Support grants program.

## **CONCLUSION**

That Council invites applications for the provision of Christmas decorations under the existing Community Wellbeing Support Grants program. A one off grant round open for the month of October in 2018 to enable applicants to apply for decorations for the 2018 Christmas period. The total value available to applicants would be \$10,000. Future applications for Christmas decorations will be considered as part of the normal Community Wellbeing Support Grant funding rounds.

### 3 CHRISTMAS DECORATIONS IN TOWNSHIPS

Moved Cr R Brown Seconded Cr G Moore

That:

1. Council invites applications for the provision of Christmas decorations under the existing Community Wellbeing Support Grants program under the Small Change Grants category to the maximum value of \$2,000.
2. The successful community applicant must comply with all relevant risk assessments, insurance requirements, traffic management plans if applicable, and where appropriate seek permission from relevant authorities to undertake the installation of Christmas decorations.
3. the successful applicant is encouraged to work with their respective Traders Associations and Men's Shed where applicable.
4. a once only grant round open for the month of October in 2018 to enable applicants to apply for decorations for the 2018 Christmas period. The total value of the funding pool available to applicants would be \$10,000.

Cd.



## **4 PROPOSED DISCONTINUANCE AND SALE OF UNUSED ROAD ABUTTING 45 JEFFERSON ROAD GARFIELD**

FILE REFERENCE INT1823099

RESPONSIBLE GENERAL MANAGER Derek Madden

AUTHOR Fiona Shadforth

### **RECOMMENDATION**

1. Council commence the statutory procedures in accordance with clause 3 schedule 10 of the Local Government Act, 1989, (the Act) to discontinue a portion of road abutting 45 Jefferson Road Garfield as shown on the attached locality plan.
2. Council publish a notice in the local paper for Garfield under Sections 207A and 223 of the Act advising of the proposed road discontinuance and such notice state that if discontinued, that the land will be transferred to the abutting owner.
3. In the event of no submissions being received, the Chief Executive Officer be authorised on behalf of Council to effect the proposed discontinuance and publish a notice in the Victorian Government Gazette and sign and seal all documentation associated with the sale of land.
4. In the event of submissions being received, a committee comprising of the ward Councillors be appointed and the Chief Executive Officer be authorised to set the day, time and place for the hearing of such submission.

S.

### **Attachments**

- 1 Locality plan 1 Page

### **EXECUTIVE SUMMARY**

This report recommends that Council, acting under clause 3 of schedule 10 of the Local Government Act 1989 (the Act) and also in accordance with sections 207A and 223 of the Act, commence the statutory procedures to discontinue the portion of road abutting 45 Jefferson Road Garfield, shown hatched on the attached plan (Road).

### **BACKGROUND**

Council has been approached by Nobelius Land Surveyors, on behalf of the owner 45 Jefferson Road Garfield to discontinue the Road shown on the attached plan.

There are no other abutting properties that could share in this parcel and therefore consultation has not been required, however, the owner of the property north of this section of unused road will be notified when advertising is commenced. This section of Road currently forms part of the nature strip and is not required for future road widening. The owner of 45 Jefferson Road has indicated interest to purchase this land if the road is discontinued.

### **POLICY IMPLICATIONS**

The proposal to discontinue and sell the Road has been carried out in accordance with the 'Discontinuance and sale of Roads and Right of Ways Policy' (Policy) in particular the land will be sold at market value and all costs passed on to the purchaser of the land.

### **RELEVANCE TO COUNCIL PLAN**

The relevant Council Plan objective is that ‘We continue to plan and manage the natural and built environment for future generations’. The objective is to be achieved through balancing the needs of development, the community and the environment.

### **CONSULTATION/COMMUNICATION**

Council departments and Service Authorities have been consulted concerning the existence of any assets and requirements with regards to easements. There are presently no services in the road reserve and no objections or requirements have been received.

Council is required to carry out the statutory procedures in relation to the proposal to discontinue and transfer the unused roads under the Act, including giving public notice of the intention to discontinue and transfer the roads, and hear any submissions received in this regard.

### **FINANCIAL AND RESOURCE IMPLICATIONS**

If the Road is discontinued the abutting owner has agreed to purchase the land at the market value of the land and they have also agreed to pay all costs associated with the proposal.

### **CONCLUSION**

As the proposal to discontinue the portion of road has no apparent detrimental effect in relation to access requirements within this area, the subject portion of road is considered to be suitable for discontinuance and transfer.

**4 PROPOSED DISCONTINUANCE AND SALE OF UNUSED ROAD  
ABUTTING 45 JEFFERSON ROAD GARFIELD**

Moved Cr G Moore Seconded Cr C Ryan

1. Council commence the statutory procedures in accordance with clause 3 schedule 10 of the Local Government Act, 1989, (the Act) to discontinue a portion of road abutting 45 Jefferson Road Garfield as shown on the attached locality plan.
2. Council publish a notice in the local paper for Garfield under Sections 207A and 223 of the Act advising of the proposed road discontinuance and such notice state that if discontinued, that the land will be transferred to the abutting owner.
3. In the event of no submissions being received, the Chief Executive Officer be authorised on behalf of Council to effect the proposed discontinuance and publish a notice in the Victorian Government Gazette and sign and seal all documentation associated with the sale of land.
4. In the event of submissions being received, a committee comprising of the ward Councillors be appointed and the Chief Executive Officer be authorised to set the day, time and place for the hearing of such submission.
- s.

Cd.

## **5 APPOINTMENT OF MEMBER TO CARDINIA ACCESS AND INCLUSION ADVISORY COMMITTEE**

FILE REFERENCE INT1823102

RESPONSIBLE GENERAL MANAGER Jenny Scicluna

AUTHOR Marcia Cadoret

### **RECOMMENDATION**

That Dr David Edwards be appointed as a member of the Cardinia Access and Inclusion Advisory Committee and Bev Linnell be removed as a member.

### **Attachments**

*Nil.*

### **EXECUTIVE SUMMARY**

This report advises Council of membership to the Cardinia Access and Inclusion Advisory Committee.

Dr Edwards has been nominated to fill a vacancy that has resulted following the resignation of Bev Linnell at the Meeting held on Wednesday 21 March 2018.

### **BACKGROUND**

Members of Special Committees require appointment by Council resolution pursuant to Section 86 of the Local Government Act. The election of Special Committees of Management is organised by Council and takes place annually or at other specified times

### **POLICY IMPLICATIONS**

Nil

### **RELEVANCE TO COUNCIL PLAN**

Establishing and maintaining Committees is directly relevant to the Council Plan goals of actively engaging with communities and increasing levels of community participation

### **CONSULTATION/COMMUNICATION**

Dr Edwards was nominated by Cr Michael Schilling to fill the vacancy caused by the resignation of Bev Linnell at the Meeting held on Wednesday 21 March 2018.

### **FINANCIAL AND RESOURCE IMPLICATIONS**

Nil

### **CONCLUSION**

Council to endorse the appointment of this member to the Committee.

**5 APPOINTMENT OF MEMBER TO CARDINIA ACCESS AND INCLUSION  
ADVISORY COMMITTEE**

Moved Cr M Schilling Seconded Cr J Owen

That Dr David Edwards be appointed as a member of the Cardinia Access and Inclusion Advisory Committee and Bev Linnell be removed as a member.

Cd.

## **6 APPOINTMENT OF COMMITTEE MEMBERS TO: THE EMERALD VILLAGE COMMITTEE**

FILE REFERENCE INT1823492

RESPONSIBLE GENERAL MANAGER Jenny Scicluna

AUTHOR Kym Ockerby

### **RECOMMENDATION**

That the following amendments and appointments be made to the Committee for Emerald Village under Section 86 of the Local Government Act (1989).

New Members appointed:

- Peter Maloney                      Committee member
- Ian Wakefield                      Committee member

Member resigned and need to be removed

- Judith Davies

### **Attachments**

*Nil.*

### **EXECUTIVE SUMMARY**

This report advises Council of the membership of the Committees of Management that have been appointed as the result of public meetings.

### **BACKGROUND**

Members of Special Committees require appointment by Council resolution pursuant to Section 86 of the Local Government Act. The election of Special Committees of Management is organised by Council and takes place annually or at other specified times.

The Act requires that Council approves the membership of Special Committees. It also notes those who are no longer members.

At a meeting held on Tuesday 23rd January 2018 the members detailed above were elected to be appointed by Council to the Emerald Village Committee to fill current vacancies for the current term as specified in the Instrument of Delegation.

### **POLICY IMPLICATIONS**

*Nil*

### **RELEVANCE TO COUNCIL PLAN**

Establishing and maintaining Committees of Management is directly relevant to the Council Plan goals of actively engaging with communities and increasing levels of community participation.

**CONSULTATION/COMMUNICATION**

Nil

**FINANCIAL AND RESOURCE IMPLICATIONS**

Nil

**CONCLUSION**

It is appropriate for the Council to confirm the appointment of these new members to the Emerald Village Committee.

**6 APPOINTMENT OF COMMITTEE MEMBERS TO: THE EMERALD VILLAGE COMMITTEE**

Moved Cr G Moore Seconded Cr C Ryan

That the following amendments and appointments be made to the Committee for Emerald Village under Section 86 of the Local Government Act (1989).

New Members appointed:

- Peter Maloney                      Committee member
- Ian Wakefield                      Committee member

Member resigned and need to be removed

- Judith Davies

Cd.



## **7 REQUEST FOR THE PROVISION OF A FOOTPATH ALONG WALFORD, YACKATOON AND BERGLUND ROADS, BEACONSFIELD UPPER**

FILE REFERENCE INT1823472

RESPONSIBLE GENERAL MANAGER Ben Wood

AUTHOR Andrew Barr

### **RECOMMENDATION**

That Council advise the petitions:

1. That the footpath is listed on Council's footpath priority list, however is ranked as a low priority and would not be constructed in the foreseeable future
2. To bring construction forward, affected residents would need to contribute to the construction of the footpath

### **Attachments**

- 1 Copy of petition 2 Pages

### **EXECUTIVE SUMMARY**

A petition was submitted at the March 2018 Council meeting requesting Council to install a footpath along Walford, Yackatoon and Berglund Roads, Beaconsfield Upper.

These footpaths have been rated as a low priority path on Council's footpath priority list, with construction unlikely in the foreseeable future without resident contributions.

A connecting path of 2.4km would also need to be constructed to connect the Walford, Yackatoon and Berglund Road path into the existing footpath network increasing the overall estimated cost of the total works to over \$1million

### **BACKGROUND**

A petition was submitted at the March 2018 Council meeting requesting Council to install a footpath along Walford, Yackatoon and Berglund Roads, Beaconsfield Upper.

The requested paths form a link along these local rural roads approx. 3.4km in length, but do not connect with any existing footpath in the Upper Beaconsfield network. To do so, an additional 2.4km of footpath would need to be constructed to connect to the existing network.

These footpaths have not previously been requested, and have now been prioritised under Council's Footpath Priority List to determine their priority for construction. This priority listing looks at strategic importance (connectivity), safety, usage and community importance.

Given these various factors (isolated location, existence of a "goat trail" along the length requested, lower speed/lower volume roads and this petition) this path has been rated in Council's Footpath Priority List as a low priority path. The paths are also outside of the identified paths in the pedestrian and cycle strategy. Currently there are over 300 paths prioritised on this list against these set criteria, and this path currently ranks outside the top 100 and as such is unlikely to be constructed in the foreseeable future.

One of the key criteria with the footpath program is connectivity and this path would require a path to be constructed along Split Rock Road to connect with the existing footpath network in Upper Beaconsfield.

Based on similar type paths recently constructed in the Emerald area, the approximate cost of the 3.2km long gravel path along Walford, Yackatoon and Berglund Roads as well as construction of 2.4km of gravel path along Split Rock Road has been estimated at over \$1million. Both these paths would require extensive tree removal to provide a DDA compliant path and would need to consider the environmental aspect of the path provision.

Due to the high construction cost and the need to provide a connecting path, affected property owners could contribute to the cost of the infrastructure to prioritise these works. The residents have expressed their support of having the path constructed by means of the petition.

## **POLICY IMPLICATIONS**

Nil

## **RELEVANCE TO COUNCIL PLAN**

The construction of this proposed path is in line with Council Plan action 3.1 Provision and maintenance of assets on a life-cycle basis.

## **CONSULTATION/COMMUNICATION**

The request to construct the path along Walford, Yackatoon and Berglund Roads, Beaconsfield Upper was made by residents of Beaconsfield Upper via a petition. No consultation has taken place since receiving this petition. Given that the petition supports the delivery of the paths and doesn't make any mention about making a financial contribution, for this path to proceed, further consultation would be required to understand the residents willingness to contribute to the works.

## **FINANCIAL AND RESOURCE IMPLICATIONS**

Based on similar type paths recently constructed in the Emerald area, the approximate cost of the 3.2km long gravel path along Walford, Yackatoon and Berglund Roads as well as construction of 2.4km of gravel path along Split Rock Road has been estimated at over \$1million. These works would not align with existing funding identified in the draft forward capital works program and would require either additional rate funding or resident contributions.

## **CONCLUSION**

The construction cost of the footpath along Walford, Yackatoon and Berglund Roads is high due to the long length (3.4km) and the need to also construct a connecting path along Split Rock Road (an additional 2.4km) to join the existing footpath network. The requested paths have been rated at low priority and would only be constructed in the short term with affected property owner financial contributions

**7 REQUEST FOR THE PROVISION OF A FOOTPATH ALONG WALFORD,  
YACKATOON AND BERGLUND ROADS, BEACONSFIELD UPPER**

Moved Cr B Owen Seconded Cr M Schilling

That Council advise the petitioners:

1. That the footpath is listed on Council's footpath priority list, however is ranked as a low priority and would not be constructed in the foreseeable future, and
2. To bring construction forward, affected residents would need to contribute to the construction of the footpath

Cd.

## **8 TRANSITIONING THE CASEY CARDINIA TOURISM ADVISORY COMMITTEE TO A REGIONAL TOURISM BOARD**

FILE REFERENCE INT1824693

RESPONSIBLE GENERAL MANAGER Andrew Paxton

AUTHOR Frances Grigoriou

### **RECOMMENDATION**

That Council endorse the model and process for transitioning the Casey Cardinia Tourism Advisory Committee (TAC) to an independent Regional Tourism Board (RTB)

### **Attachments**

- |   |          |
|---|----------|
| 1 Casey Cardinia Visitation Strategy 2017-2020                | 81 Pages |
| 2 Recommendations and final report from Influence consultants | 6 Pages  |
| 3 Casey Cardinia Regional Tourism Borad Skills Matrix         | 1 Page   |

### **EXECUTIVE SUMMARY**

In 2018, the Casey Cardinia Tourism Advisory Committee (TAC) continues its transition to an independent board. This is a direct outcome of the Casey Cardinia Visitation Strategy 2017-2020 (Attachment 1) and Recommendation 19.

The Recommendation's objective is to "establish a governance structure for tourism in the Casey Cardinia region that is viable, resilient and 'fit for purpose" (Casey Cardinia Visitation Strategy 2017-2020).

Following legal advice, it is recommended that the new Casey Cardinia Regional Tourism Board RTB (name to be confirmed) will be structured as an Incorporated Association, registered with Consumer Affairs Victoria and operating under the standard or modified Model Rules. Work is underway to establish the constitution and governance of the Board. An external consultant (Michelle Carson from Influence) has been engaged to inform and advise the TAC and Council. Refer to Attachment 2 for Influence's final report and recommendations.

Once Council has endorsed the incorporated association model and transition process, the new entity will be established, with nominations invited for Directors of the RTB.

It is envisioned that the new Board will be in place by the beginning of the next financial year, 1 July 2018.

### **BACKGROUND**

Research undertaken in the development of the Casey Cardinia Visitation Strategy 2017-2020 indicated that the terms of reference of the TAC were too limited to allow it to effectively lead the implementation of the Strategy. To address this the TAC is keen to transition to a regional tourism organisation. This evolution would move the body from an advisory capacity to a 'doing' capacity, critical in implementing the strategy and building visitation and jobs in the region.

Moreover, the original Cardinia Shire Tourism Strategy recognised that a key success factor for regional tourism was leadership and a tourist industry led by strong and visionary organisations and individuals.

The current TAC comprises nine industry representatives and two Councillor Representatives; one Councillor from Cardinia (Councillor Leticia Wilmot) and one Councillor from Casey (Councillor Amanda Stapleton). Administrative support is provided by Council Officers.

The proposed transition is to an Incorporated Association.

The new entity will comprise a skills-based board of up to nine directors, including industry experts, tourism operators, industry service providers and two Council representatives, one Councillor from the Cardinia Shire and one Councillor from the City of Casey. All directors will have equal voting rights. Council Officers from the City of Casey and Cardinia Shire Council will offer administrative support to the Board.

The inaugural board will be appointed by a Selection Panel convened by the City of Casey and Cardinia Shire. Future directors will be elected by members at the AGM. Initially each Director will be appointed for a term of approximately 12 months to establish the board. The inaugural board will then determine the future tenure of directors.

The RTB will be a skills-based Board. The TAC was consulted in the development of a Board Skills Matrix (Attachment 3) to ensure a range of appropriate skills and core capabilities are present in the make-up of the board. A Director's Position Description will identify the duties, responsibilities and expectations of the RTB Directors and a call for nominations process, for directors of the RTB will be conducted.

To ensure the retention of knowledge encapsulated in the TAC, current members of the TAC will be invited directly to nominate.

Applicants will be asked to identify their suitability against the Board Skills Matrix and The Director's Position Description.

A selection panel comprising a representative from Cardinia Shire Council, a representative from the City of Casey and Chris Buckingham, the current Interim Chair of the TAC will assess applications against the Board Skills Matrix and the Director's Position Description.

The Selection Panel will submit a summary and profile of their preferred candidates to the City of Casey and Cardinia Shire Council for approval before appointing the Directors of the new board.

On approval by Council of the Directors and Chair, the City of Casey and Cardinia Shire Council will hold a recognition ceremony to acknowledge the work of the TAC and welcome the RTB.

The RTB will then undertake a series of workshops to:

- ensure governance best practice and accountability is understood and implemented
  - create a whole of organisation strategic action plan that aligns with the marketing strategy outlined in the Casey Cardinia Visitation Strategy 2017 – 2020
- and
- to clarify the organisation's purpose, membership structure and amendments to its Model Rules of Incorporation.

## **POLICY IMPLICATIONS**

This project aligns with Council's Liveability Health Plan domain "Employment. Cardinia Shire residents are skilled to access local jobs in a resilient, innovative and thriving local economy. Workplaces are inclusive and promote the health, wellbeing and safety of workers".

The project is also aligned to:

- Casey Cardinia Visitation Strategy 2017 - 2020
- Cardinia Shire Tourism Policy 2015
- Casey Cardinia Economic Development Strategy
- Casey Cardinia Investment Attraction Strategy

## **RELEVANCE TO COUNCIL PLAN**

Our Economy.

We will create and support local employment and business opportunities for our community and the wider region.

## **CONSULTATION/COMMUNICATION**

Council Officers and the external consultant (Influence) worked extensively with the TAC to develop the proposed model and process.

A call for nominations for directors of the RTB will be advertised through Council's normal channels as well as through relevant tourism bodies and regional tourism and business associations. Councillors and Council representatives may also identify suitable individuals within their communities, notify them of the formation of the board and invite them to nominate.

## **FINANCIAL AND RESOURCE IMPLICATIONS**

\$50,000 has been allocated for Tourism in the 2017/2018 Economic Development Business Unit budget.

## **CONCLUSION**

In 2018, the Casey Cardinia Tourism Advisory Committee (TAC) continues its transition to an independent board. This is in line with Council's policy and approach to tourism; industry leading with Council supporting their endeavours.

It is likely the new Casey Cardinia Tourism Board (name to be confirmed) will be structured as an Incorporated Association. Work is underway to establish the constitution and governance of the incorporated board. In the spirit of Council's approach to growing visitation, this work is being done in close consultation with industry.

Council is now being asked to endorse the formal incorporation of the new group.

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It is envisioned that the new Board will be in place by the beginning of the next financial year, 1 July 2018.

The Victorian Visitor Economy (tourism) is contributes \$20 billion to Victoria's Gross State Product each year and generates employment for 206,000 people (source: Victorian Visitors Economy Strategy). This represents 7 per cent of the State's employment. Casey Cardinia employs 2,948 people in tourism (.ID Consulting 2015/2016). This project aims to strengthen the region as a visitor destination and increase employment opportunities.

**8 TRANSITIONING THE CASEY CARDINIA TOURISM ADVISORY COMMITTEE  
TO A REGIONAL TOURISM BOARD**

Moved Cr L Wilmot Seconded Cr M Schilling

That Council endorse the model and process for transitioning the Casey Cardinia Tourism Advisory Committee (TAC) to an independent Regional Tourism Board (RTB)

Cd.



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**FINANCIAL REPORTS**

**9 TENDERS CONTRACT NO. 17/26 CARDINIA CULTURAL CENTRE  
STAGE 1 REDEVELOPMENT AND ARTS SPACE**

FILE REFERENCE INT1823529

RESPONSIBLE GENERAL MANAGER Ben Wood

AUTHOR Jo Torpey

**RECOMMENDATION**

That Council:

1. Award the tender for Contract no. 17/26 Cardinia Cultural Centre - Stage 1 Redevelopment and Arts Space to Lloyd Group Pty Ltd for the contract sum of \$7,802,000 (excl. GST).
2. Advise all tenderers accordingly, and
3. Affix the common seal to the contract documents.

**Attachments**

- 1 Confidential memorandum detailing tenders received circulated to Councillors only 4 Pages

**EXECUTIVE SUMMARY**

This report provides consideration for the appointment of a contractor to undertake construction and refurbishment works at the Cardinia Cultural Centre (CCC). The works include a new arts space, dance studios, office and work spaces, light court, stores, change-rooms and amenities, laundry, lobby, as well as loose furniture and the extension of the existing car park.

**BACKGROUND**

The CCC is located at 40 Lakeside Boulevard, Pakenham.

In 2013/14, the Council commissioned an Arts and Cultural Facilities Feasibility Study that quantified the need to redevelop the CCC to meet the needs of the community and expected population growth.

Access to a dedicated public art gallery/exhibition space and visual arts programming is limited in Cardinia and surrounding Shires. Access to a quality exhibition currently requires access to Melbourne. The CCC has a "Gallery Room" that despite the name, is a multi-purpose meeting room that is not fit for purpose nor meets industry standards for exhibition. It is currently used for other functions and there is no curator or annual exhibition program. The current facility also lacks rehearsal space for performing arts and has inadequate access and storage space.

The redevelopment of the CCC will therefore deliver dedicated arts and cultural spaces that will allow for quality visual art exhibitions, art making, performing arts infrastructure, and meet significant demand that is not being fulfilled by planned facilities in neighbouring areas.

The redevelopment of the CCC has been phased over 3 stages, with the first stage of works proposed for implementation in the 17/18 financial year.

Tenders for the redevelopment of the CCC were issued on 27 January 2018, closing on 27 February 2018 and six tenders were received.

The Evaluation Panel consisting of Council Officers evaluated the tenders received and interviewed for further details and clarification.

The tender submitted by Lloyd Group Pty Ltd is recommended by the Evaluation Panel for acceptance.

## **POLICY IMPLICATIONS**

Nil

## **RELEVANCE TO COUNCIL PLAN**

The redevelopment of the CCC will address the following Council Plan areas:

### **1 Our people**

- 1.1 Access to a variety of services for all
- 1.2 Access to support services and programs for your people
- 1.3 Learning opportunities for all ages and abilities
- 1.5 Variety of recreation and leisure opportunities

### **2 Our community**

- 2.1 Our diverse community requirements met

### **3 Our Environment**

- 3.1 Provision and maintenance of assets on a lifecycle basis

## **CONSULTATION/COMMUNICATION**

A number of community consultation processes were implemented in relation to the redevelopment of the CCC, in seeking community engagement, including letter-box drop to local residents within the Centre's vicinity, opportunity for residents to drop into the Centre as convenient to provide feedback, plans of the redevelopment project being displayed at the Civic Centre in Officer, and as part of the Arts and Culture feasibility study, a broader consultation with the Cardinia Shire community (and beyond).

## **FINANCIAL AND RESOURCE IMPLICATIONS**

Funding for this project is made available from:

- \$5,487,341.45 (Council)
- \$3,000,000.00 (Growing Suburbs Funding).

In total \$8,487,341.45 has been provided for the first stage redevelopment of CCC of which there is sufficient funding in awarding the tender to Lloyd Group Pty Ltd.

## **CONCLUSION**

It is the Evaluation Panel's recommendation that Council accept the tender submitted by Lloyd Group Pty Ltd for Contract no. 17/26 Cardinia Cultural Centre Stage 1 Redevelopment and Art Space, for the contract sum of \$7,802,000 (excl. GST).

**9 TENDERS CONTRACT NO. 17/26 CARDINIA CULTURAL CENTRE  
STAGE 1 REDEVELOPMENT AND ARTS SPACE**

Moved Cr M Schilling Seconded Cr L Wilmot

That Council:

1. Award the tender for Contract no. 17/26 Cardinia Cultural Centre - Stage 1 Redevelopment and Arts Space to Lloyd Group Pty Ltd for the contract sum of \$7,802,000 (excl. GST).
2. Advise all tenderers accordingly, and
3. Affix the common seal to the contract documents.

Cd.

## ACTIVITY REPORTS

### **10 MAJOR PROJECT AND STRATEGIES ACTIVITY REPORT**

FILE REFERENCE INT1823096

RESPONSIBLE GENERAL MANAGER Ben Wood

AUTHOR Andrew Barr; Ben Wood; Miranda Long; Desiree Lovell; Walter Carmignani

#### RECOMMENDATION

That the report be noted

#### Attachments

Nil.

#### EXECUTIVE SUMMARY

As part of the reporting process to Council, this monthly report provides an update of the current status of major projects and strategies in progress. It includes an update on major projects, capital works, special charge schemes, asset management and strategies current at the time of this report.

#### *Capital works*

##### Reserves

##### Deep Creek Reserve

Deep Creek Reserve is a 48-hectare Council 'greenfield' site, bounded by the Pakenham Golf Course to the North and the railway line to the south.

The development of this site will include new paths and car park, development of infrastructure (including a sustainable environment complex, including new golf club rooms, all abilities playground, indigenous plant nursery, wetland and education facilities, kick about area, car park and associated drainage) and Melbourne Water wetlands.

##### Deep Creek Reserve – civil works package

Project description	The civil works package includes the construction of a 200 plus car space car park and drainage, demonstration wetland, the kick-a-bout area, footpaths, solar lighting and associated works. A1 Civil Pty Ltd have been appointed to undertake the civil works.
Funding	This part of the Deep Creek Reserve project is funded by Council
Timelines	Works are expected to be completed in the second half of the year.
Update	The contractor returned to site in late March/April to continue the bulk of the works following the installation of the building services. The contractor is currently working on the wetland and drainage.

##### Deep Creek Reserve – regional all abilities playspace

Project description	The installation of play structures and equipment, shelters and barbeques including a community meeting space, landscaping and sensory gardens, sand and water play and associated works. Red
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Centre Nominees Pty Ltd have been appointed to undertake the playspace works.

The play items will be withheld until the overall site works are complete (early 2019) to assist in preventing unauthorised access to the site

Funding	This part of the Deep Creek Reserve project is jointly funded by Council and the Victorian Government's Growing Suburbs Fund.
Timelines	The playspace is due to be completed early 2019 along with the other components of the site.
Update	All services have been installed and a number of foundations for play equipment and structures have been completed. The shaping of the playground area and earthworks have been completed with paving works underway. The fabrication of many of the larger items is taking place off site.

### **Deep Creek Reserve – Cardinia Community and Education Centre**

Project description	The Cardinia Community and Education Centre is a multi-user shared facility, combining sports, ecological values and education. The building will combine the requirements of the Pakenham and District Golf Club and Cardinia Environment Coalition (CEC). The building will incorporate separate and shared spaces for the golf club and CEC users, including a multi-function room, lounge/dining/bar area, café, pro shop, environmental training areas, administration areas, and a commercial kitchen. Kirchner Constructions Pty Ltd has been appointed to undertake the building works.
Funding	This part of the Deep Creek Reserve project is funded by Council.
Timelines	Works expected to be complete in early 2019.
Update	Works are progressing well, with the focus currently on installing major services through the car park to enable civil works to be completed.

### **Deep Creek Reserve – landscape package**

Project description	The landscape works will complement the civil and building works and includes planting, furniture installation, hydro seeding, and other associated works.  The landscape component of the project was tendered separately to ensure high environmental outcomes are achieved, with a focus on the use of indigenous plants of local providence. Australian Ecosystems Pty Ltd have been appointed to undertake the landscape works.
Funding	This part of the Deep Creek Reserve project is jointly funded by Council and the Victorian Government's Growing Suburbs Fund.
Timelines	Works will commence following completion of the civil works package – estimated spring 2018.

Update                    The contractor is propagating plants in preparation for planting in spring.

### **Deep Creek Reserve – construction of new holes at Pakenham Golf Course**

Project description    The construction of two new holes, practise areas, irrigation and associated works at the Pakenham Golf Course. The proposed works involve drainage, earthworks, landscaping, footpath and buggy path construction, irrigation, shaping and other associated works. SJM Turf & Civil Pty Ltd have been appointed to undertake the golf course expansion works.

Funding                 This part of the Deep Creek Reserve project is funded by Council

Timelines              Works are expected to be completed mid 2018, followed by a turf establishment period

Update                 Works are progressing well and are being undertaken in close contact with the golf club to minimise any impact during construction and ensure quality greens are delivered. Much of the shaping works are now complete, and irrigation installation is underway, together with the construction of greens.

### **Emerald Netball Facility**

Project description    Construction of new Emerald Netball Facility and associated infrastructure at Pepi's Land. The works will be undertaken in the following three stages:

- Stage 1b - Internal works including carpark, retaining walls, site services, stormwater drainage, netball courts, lighting and building platform for future pavilion
- Stage 1a - External works including road widening in Beaconsfield Emerald Road adjacent to the site.
- Stage 2 – Construction of new pavilion

Funding                 The project is funded by Council

Timelines              Construction of Stage 1b works are underway and practical completion is expected by in May.

Update                 Works are progressing well with earthworks (shaping, cut and fill), drainage, service installation and the retaining walls complete. Kerb has been completed and civil works are progressing on the remainder of the courts and car park.

VicRoads has approved the design of Stage 1a; however, approval from service authorities is still outstanding. The construction contract is currently being prepared.

The construction of the pavilion (stage 2) will be tendered later in the year.

### Lang Lang Community and Recreation Precinct

Project description	<p>The construction of a major recreation and community precinct being undertaken in partnership with the Lang Lang Community Bank. It will include sporting facilities, multipurpose community spaces, parks and other open spaces for recreational activities.</p> <p>Stage 1 includes the construction of:</p> <ul style="list-style-type: none"> <li>• 2 x ovals including cricket wickets, subsurface drainage, irrigation and flood lighting</li> <li>• 4 x netball court and flood lighting</li> <li>• 1 x practice cricket facility</li> <li>• sedimentation basin, wetlands and water re-use pond (for irrigation purposes)</li> <li>• internal access roads, carparks, footpaths and associated drainage</li> <li>• earthworks for the future pavilion, car parking and associated drainage</li> <li>• landscaping</li> </ul>
Funding	<p>Lang Lang Community Bank purchased the 36-hectare parcel of land upon which the precinct will be constructed and have committed \$3.2 million including land purchase to the project. \$1.5 million has been received from the Australian Government's Building Better Regions Fund.</p> <p>Council and our partners have committed in excess of \$10 million to the project between 2015-16 and 2020-21</p>
Timelines	<p>Stage 1 works are scheduled to be complete by April 2018, with the ovals being ready for the 2018-19 cricket season (weather dependent).</p>
Update	<p>Works are almost complete with both ovals now sprigged and the grass starting to establish. The following works have been completed::</p> <ul style="list-style-type: none"> <li>• construction of the access roads and associated car parking including wearing course asphalt and line marking landscaping works</li> <li>• provision of permanent power supply</li> </ul> <p>Tender submissions for design consultancy services, for the pavilion, have been received and appropriate appointment of consultant is being made..</p>

### **James Bathe Recreation Reserve civil works**

Project description	<p>Construction of two football/cricket ovals, netball courts and playspace.</p>
Funding	<p>The project is funded by Council and a contribution through Sport and Recreation Victoria.</p>
Timelines	<p>The works are expected to be complete by February 2019.</p>
Update	<p>The civil works construction commenced in late January with earthworks underway. Drainage works commenced in late March.</p>



**James Bathe Recreation Reserve pavilion**

Project description	Construction of new pavilion servicing netball, football, cricket activities and includes provision for community use.
Funding	Council and the Victorian Government's Growing Suburbs Fund are jointly funding this project.
Timelines	Construction is expected to be complete by December 2019.
Update	The schematic design is complete and now progressing with detailed design stage.

**Officer Recreation Reserve no. 2 (western) oval reconstruction**

Project description	Reconstruction of western oval at the Officer Recreation Reserve, Starling Road Officer.  The works include but are not necessarily limited to reorientation, reshaping and resurfacing of the oval and the installation of subsurface drainage and irrigation. The existing floodlighting will also be upgraded.
Funding	The project is funded by Council
Timelines	Works scheduled to commence in the 2018–19 financial year.
Update	The designs are currently being reviewed.

**Worrell Recreation Reserve pavilion**

Project description	Redevelopment of the football and cricket pavilion, which will now include an appropriate space for gym.
Funding	The project is fully funded by Council.
Timelines	Construction is expected to be complete by end of June 2019.
Update	Quotations are currently being assessed.

**Bunyip Recreation Reserve - temporary portables for soccer club**

Project description	Provision of temporary change room facilities for the Bunyip Soccer Club, while the new facilities are constructed.
Funding	The project is fully funded by Council.
Timelines	Installation complete by April 2018, for the start of the soccer season.
Update	The installation of the temporary portables is 50% complete with service connections being scheduled to ensure portables are installed by the required date. Site location of the new proposed facility is being sorted together with a review of the related service connections.

**Koo Wee Rup Primary and Secondary School oval upgrades**

Project	Reconstruction of the Koo Wee Rup Primary School oval and the
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description	<p>adjacent Koo Wee Rup Secondary School oval.</p> <p>The primary school oval upgrade includes new sub-surface drainage, two new cricket nets and some portable barrier netting to protect school infrastructure.</p> <p>The secondary school oval upgrade includes new sub-surface drainage and irrigation and flood lighting, installation of a bore, power upgrade, construction of a new pavilion and extension of the synthetic hockey pitch to meet Australian standards.</p>
Funding	<p>The primary school upgrade is funded by Sport and Recreation Victoria (\$100,000) and Council (\$50,000)</p> <p>The secondary college is funded by the Victorian Government's Department of Education (\$1.6 million), of which \$500,000 is allocated for the oval upgrade works.</p>
Timelines	Works are scheduled to commence in the 2018–19 financial year.
Update	The scope of works regarding the synthetic hockey pitch has now been amended to include the resurfacing of the pitch and the provision of floodlighting. Reviews are being undertaken on the designs that have been prepared by the consultant.

#### **Holm Park Recreation Reserve Skate Park**

Project description	Construction of a concrete skate park at Holm Park Recreation Reserve, Beaconsfield.
Funding	The project is funded by the Australian Government's Department of Infrastructure and Regional Development and Council
Timelines	Works scheduled to commence mid-March and completed by end of April.
Update	Works are nearing completion with completion.

#### **IYU Recreation Reserve carpark resurfacing**

Project description	Construction and sealing of the entrance road, carpark and associated access roads. The works include pavement and drainage works.
Funding	The project is funded by Council
Timelines	The works are expected to be complete by late May 2018.
Update	The contractors are due to commence works mid-April.

#### **Cochrane Park Tennis Courts**

Project description	The construction of two new tennis courts and the refurbishment of the existing tennis courts. The works include synthetic surfacing, improved lighting and shelters.
Funding	The project is fully funded by Council

Timelines Detailed design is due to be complete by the end of March.

Update Designs have been received and are currently under review.

### **Emerald Community Hub**

**Project description** The Hills Hub project has been in development since late 2014. The Hills Hub will enhance existing community activities delivered by the Emerald Mechanics Institute, establishing a long term base for Emerald U3A, Emerald Men's Shed, 3MDR Community Radio station and other existing stakeholders. It will also provide opportunity to respond to emerging local needs, including skill development, training and employment creation. An Advisory Group of community stakeholders across a wide range of community organisations was established. Council has undertaken extensive consultation and negotiations to design a multi-purpose facility.

**Funding** The project is funded by Council (\$4.88 million), the Australian Government's National Stronger Regions Fund (\$1.5 million), Victorian Government Growing Suburbs Fund (\$1.5 million) and the Eastern Dandenong Ranges Group/Dandenong Ranges Community Bank Group (\$250,000)

Timelines Construction is due to be complete by May 2019.

Update Electrical services disconnections are pending this month to make a start with demolition works.

### **Arcadia Park, Officer**

**Project description** The design and construction of a neighbourhood park and playground at Arcadia Estate Neighbourhood 1 (east of Gum Scrub Creek). The park includes:

- large climbing forest
- swings
- existing large trees
- additional tree and garden bed planting
- park features that relate to well-known children's stories
- free Wi-Fi
- a large deck and sand pit
- feature paving

The theme of the park is based on well-known children's stories including 'Mother Goose', 'The 100 Storey Treehouse' and 'The Very Hungry Caterpillar' and ties in with the estate street names of famous authors.

**Funding** This project is funded by Satterley (the developer of the estate) and is valued over \$1million

Timelines The playground is anticipated to be opened by April

Update Works are mostly complete with minor works and audit sign offs still to be done. The park is expected to be available for the community in April.

**Roads, paths, drains and bridges**  
**Eastern Dandenong Ranges Trail**

Project description	<p>The Eastern Dandenong Ranges Trail is a multipurpose trail linking Emerald to Gembrook. The Emerald-Cockatoo component through Emerald Lake Park and Wrights State Forest providing a link between the two towns was completed some time ago.</p> <p>Council has been successful in securing funds to construct the final 6.5km length from McBride Street, Cockatoo to Gembrook Station. The trail follows existing road reserves and the Puffing Billy train line between the towns to create a unique and scenic trail.</p>
Funding	<p>Council (\$900,000), the Australian Government's Department of Infrastructure (\$1 million election commitment) and the Victorian Government's Growing Suburbs Fund (\$545,000) jointly fund the project.</p>
Timelines	<p>The Cockatoo to Gembrook section is expected to be complete early 2018.</p>
Update	<p>The majority of the project is now complete. One small section in front of the school is awaiting power authorities to relocate a pole and allow the path to be upgraded at this location and approval for the pedestrian crossing on Pakenham Road is still awaiting approval from VicRoads.</p> <p>Council will consult with the Eastern Dandenong Ranges Association in the development of signage along the trail.</p>

**Shared trail and pedestrian crossing of Puffing Billy Railway**

Project description	<p>Construction of a shared trail from Como Street to Pinnocks Road and a pedestrian crossing of Puffing Billy railway at Pinnocks Road Emerald. The works include the construction of rail crossing point and associated fencing, asphalt and crushed rock pathways.</p>
Funding	<p>The project is jointly funded by Council and the Transport Accident Commission local government small scale infrastructure grant</p>
Timelines	<p>Works scheduled to be complete by early May.</p>
Update	<p>Designs for the path around the difficult section near Pinnocks Drive and the Puffing Billy have been resolved. The contractor has commenced the works and should be completed next month pending weather conditions.</p>

**Thirteen Mile Road/Bunyip River Road Blackspot Project**

Project description	<p>This intersection has been identified as a high risk intersection. The offsetting of the western leg of the Bunyip River Road to the north at this intersection will improve safety at this location.</p>
Funding	<p>The project is being funded through VicRoads Blackspot Program</p>

Timelines	Works are due to be complete by May.
Update	A licence agreement between Council and the Victorian Government for the purchase of the former Iona State School site has been finalised. Construction is expected to commence within the coming weeks.

### Kenilworth Avenue construction

Project description	Construction of the first stage of Kenilworth Avenue, extending from Brunt Road to the Princes Highway underpass. The works include a sealed road pavement, kerb and channel on both sides, underground drainage, a concrete path on the south side and a shared concrete pathway on north side.
Funding	This project is funded through the Officer Developer Contributions Plan and is being delivered by an active developer in the immediate area as works in kind against payment of their developer contributions.
Timelines	<p>Stage 1 (Brunt Road to Princess Highway underpass) expected to be completed mid year.</p> <p>Stage 2 (extending to Coach House Lane) will proceed following the completion of stage one and will be undertaken by Council.</p>
Update	<p>Stage 1 works on Kenilworth Avenue are underway with the drainage and pavement works continuing. Works are expected to be complete by mid year pending weather conditions.</p> <p>Stage 2 design works are progressing well.</p>

### 2017-18 new footpath program

Project description	Council's footpath program looks to extend the footpath network in and around townships. The following footpaths have been selected to be constructed in the 2017-18 new footpath program:
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Footpath location	Status	Timing (estimate)
Carnarvon Street, Lang Lang	Complete	
Railway Avenue, Bunyip	Complete	
Bald Hill Road, Pakenham	Complete	
Macclesfield Road, Avonsleigh	Complete	
Fourteen Mile Road/Beswick Street Garfield	Complete	
Pinnocks Road, Emerald	Complete	
Rossiter Road, Kooweerup	Complete	
Fairbridge Lane, Cockatoo	Complete	

	Belgrave Gembrook Road, Gembrook	Complete	
	Belgrave Gembrook Road/Puffing Billy Rail	Works have commenced	April/May
Funding	The \$850,000 program is fully funded by Council through the footpath and pedestrian and bicycle strategy programs		
Update	The Belgrave Gembrook Road path is completed. The Puffing Billy rail line path is currently under construction.		

### **2017-18 Footpath maintenance program**

Project description	The maintenance of Council's existing footpath network, as set out in Council's Road Management Plan (RMP).		
Timelines	This is an ongoing program. Regular inspections are carried out on Council's footpath networks and defects outside the intervention levels as set out in the RMP are rectified. Customer notifications of footpath issues are also covered as part of this program.		
Funding	The \$563,000 program is fully funded by Council		
Update	Any defects outside the intervention levels that were highlighted as part of the regular inspections on Council's footpath network are currently being repaired.		

### **2017-18 Road renewal and resurfacing program**

Project description	The significant proactive maintenance and upgrade of Council's road network as per Council's asset management system.		
Funding	The \$4.8 million program is jointly funded by Council and the Australian Government's Roads To Recovery Program.		
Timelines	It is anticipated that the program will be completed by the end of May		
Update	<p>Works on Seven Mile Road, Nar Nar Goon are now complete, with works on Hall Road in Pakenham South underway.</p> <p>The rehabilitation works on the Beaconsfield—Emerald Road service road (at Upper Beaconsfield) have recently been completed</p> <p>Works on the asphalt overlay program are well progressed with 75% of overlay works complete to date and the remaining works are expected to be complete during April/May.</p> <p>Works on the spray seal program are also now complete.</p>		

### **2017-18 Unsealed road re-sheeting program**

Project description	The unsealed roads re-sheeting program is aimed to replenish approximately 45 kilometres of unsealed roads throughout the shire		
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with new crushed rock that has been lost due to storms and general wear and tear.

Funding	The \$960,000 program is fully funded by Council
Timelines	It is anticipated that the program will be completed by April 2018
Update	The 2017-18 program is progressing well with approximately 38 kilometres of roads complete to date.

### **2017-18 Unsealed footpath re-sheeting program**

Project description	This program aims to replenish approximately 8 kilometres of unsealed gravel footpaths with new crushed rock material that has been lost due to varied weather conditions and general wear and tear, resulting in an improved and safer surface for users of these footpaths.
Funding	The \$92,000 program is fully funded by Council
Timelines	It is anticipated that the program will be completed by April 2018
Update	Works for the 2017-18 unsealed gravel footpath re-sheeting program commenced in March.

### **2017-18 Drainage program**

Project description	The maintenance and upgrading of Council's drainage network.
Funding	The \$400,000 program is fully funded by Council
Timelines	It is anticipated that the program will be completed by the end of April
Update	Works on drainage upgrade in Beaty Parade, Cockatoo were complete in early March.
	Major culvert replacement on Ingram Road, Nar Nar Goon North has received approval from Melbourne Water and works have been scheduled for spring.
	Drainage works in Sutherland Road, Upper Beaconsfield and Poplar Crescent, Emerald have recently commenced on site.

### **Jolley Road Bridge Replacement**

Project description	Replacement of existing timber bridge with a contemporary reinforced concrete structure. The existing bridge was constructed in the 1930's and has a 10 tonne load limit which severely restricts the bridge being able to be used by large agricultural machinery and CFA fire fighting vehicles.
Funding	The project is funded by Council and the Australian Government's Bridges Renewal Programme.
Timelines	Works to be completed by mid-2018



**Update** The contract for the replacement of this bridge was awarded to Victorian Green Work and they have commenced on site with works expected to be complete by the mid-2018.

### **Other capital projects**

#### **Cardinia Cultural Centre (CCC), Stage 1 upgrade incorporating arts space**

**Project description** The Upgrade of the CCC is Stage 1 of a proposed 3-stage upgrade. Stage 1 includes the provision of an Arts Space, significant improvements to the Foyer/Crush Space and the provision of flexible dance of flexible dance/rehearsal rooms.

**Funding** The project is funded by Council and a contribution through the Growing Suburbs Fund

**Timelines** Tenders will open on the 27 January and close on the 27 February 2018.

**Update** Tenders have been assessed and a separate report with contractor recommendation will be presented to this meeting.

#### **Pakenham Depot construction of stages 3 and 4 for the administrative building**

**Project description** Stages 3 and 4 include:

- completion of the lower and upper level of the concrete portion of the redeveloped building
- refurbishment of the metal shed portion providing full occupancy of the lower level and with opportunity for upper level as need may arise
- formal toolbox and meeting space for over 100 staff
- lift adjacent to reception and stair access to both buildings
- lunchroom incorporating kitchen, amenities including toilets for the disabled and showers
- multi-purpose room and sick bay, and
- formal meeting rooms and informal spaces

**Funding** The project is funded by Council.

**Timelines** Completion end of May 2018.

**Update** Works are progressing well with cabinetry and kitchen fit out complete. The project is on track to meet the May timeline,

#### **Pakenham Kindergarten redevelopment**

**Project description** The redevelopment includes

- new 100m<sup>2</sup> extension accommodating a new multipurpose area, storage room, staff room, amenities and covered outdoor storage space
- renovations throughout the remainder of the building
- replacement of weatherboards, timber fascia and gutters
- replacement of evaporative cooler with two new multi-head air conditioning units



Funding	The project is funded by Victorian Government Department of Education and Training grant (\$350,000) and Council.
Timelines	Works are due to commence late January 2018 and are due to be finished in June, with students and teachers to commence classes in Term 3. Students and teachers will be accommodated in another facility during construction
Update	The contractor has completed the site set out, walls are framed, restumping has been completed and in general, works are on track.

## ***Strategies***

### **Biodiversity Conservation Strategy**

Project description	The development of a Biodiversity Conservation Strategy (BCS) that will provide clear long term strategic direction within the Shire to conserve biodiversity on both private and public land while working in partnership with the community.
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A detailed community consultation process will be undertaken prior to drafting of the strategy, to understand how land managers and the community value biodiversity. The community consultation will assist Council to develop conservation programs and projects that will make our natural biodiversity healthier, diverse and more resilient. This means the land can be managed for environmental, economic and social outcomes.

The BCS consultation process will also be used in the Pest Plant Strategy review.

Funding	The project is fully funded by Council
Timelines	The finalised strategy is due to be adopted by Council in June 2019.
Update	<p>Consultation commenced at the Pakenham Show conducting a survey with an indigenous plant giveaway. Great feedback was received on the day with 125 surveys completed. The results will provide valuable information on community knowledge of assets and threats in relation to the natural environment</p> <p>Internal and community stakeholder workshops are planned for mid year to help inform the strategy objectives.</p>

### **Pest plant management strategy**

Project description	The Pest plant management strategy 2012-2017 is currently undergoing review. The strategy aims to reduce pest plant infestations across Cardinia Shire through the identification and implementation of an action plan targeting community education and engagement, planning controls and enforcement, and on ground works and monitoring
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The strategy highlights the combined role of all land managers including Council, private landholders, and state and federal agencies to control weeds collaboratively. There is an emphasis on community education and extension programs to ensure private landholder participation.

Funding	The project is fully funded by Council
Timelines	The finalised strategy is due to be adopted by Council in June 2019.
Update	The community consultation phase of this review is running concurrently with the development of the new Biodiversity conservation strategy to capture the communities' values and priorities on the shires natural values. Internal and community stakeholder workshops are planned for mid year to help inform the strategy objectives.

## CONCLUSION

This regular activity report is provided for Councillor's information

**10 MAJOR PROJECT AND STRATEGIES ACTIVITY REPORT**

Moved Cr B Owen Seconded Cr R Brown

That the report be noted

Cd.

## REPORTS OR MINUTES OF COMMITTEES

The Mayor advised of minutes that had been received from various Committees and Councillor Briefing Sessions that were available for any interested Councillors

## REPORTS BY DELEGATES

### U3A

Cr Ryan reported on her attendance at the Cardinia U3A Annual General Meeting with Cr Schilling talk,

### National Ride to School Day

Cr Ryan reported on her participation in the Ride to School Day at Pakenham Hills Primary School

### Yakkerboo Festival

Cr Ryan reminded Councillors that the Yakkerboo Festival was being held this coming weekend and advised that she will be a judge of the talent quest.

### Pave Festival and Fun Fest

Cr Springfield advised of the last week in Emerald that involved the Emerald Fun Fest and the Pave Festival that was a fantastic community run event.

### Gaming Harm research

Cr Schilling advised of the research work being undertaken by Deakin University Associate Professor Samantha Thomas in regard to the harm that gaming was causing and that she had offered and was working with Council staff to gain data locally in regard to the topic.

### Yakkerboo Festival

Cr Moore reinforce Cr Ryan comments in regard to the upcoming Yakkerboo Festival and thanked Council staff for their support and assistance.

### Ride to School Day

Cr Moore advised of his participation in the Garfield Primary School, Ride to School Day.

### Harmony Day

Cr Wilmot advised of the recent Harmony Day held in March which was a great event that attracted more participants and a larger crowd and thanked all those involved in particular Council staff

### Emerald Fun Fest.

Cr Brett Owen congratulate the Pave Committee on the recent Fun Fest and Pave Festival held in Emerald

### Kurth Kiln Heritage Festival.

Cr Brett Owen advised of his attendance at the Heritage Festival conducted by the Friends of Kurth Kiln event and congratulated the organisers.

### Officer Recreation Reserve

Cr Brett Owen advised that the long serving Secretary/Treasurer of the Officer Recreation Reserve Committee Fay McCoubrie had retired as Secretary/Treasurer 1970, but had agreed to stay on as a Committee member, Cr Owen noted that she had been on the Committee since 1970

### Upper Beaconsfield Community Centre

Cr Brett Owen advised that the long serving President of the Upper Beaconsfield Community Centre

Sally Randall had retired as President and thanked her for her contribution to the Centre, Cr Owen noted that Adrian Hall was the new President

#### VCGLR Hearing

Cr Brett Owen advised of his attendance at part of the VCGLR Hearing regarding the application for 1 Station Street Officer and noted and congratulated the Officer Community Association representatives and speakers from Officer that took part in the proceedings.

#### Anzac Day

Cr Brett Owen reminded all councillors of the forthcoming Anzac Day services across the Shire. services coming up

#### Mobile March.

Cr Brett Owen also commented on the Mobile March activities occurring at various schools around the Shire.

### **PRESENTATION OF PETITIONS**

Nil

### **NOTICES OF MOTION**

Nil

### **COMMUNITY QUESTION TIME**

The Mayor advised that a question had been received from Karen and referred the question to GMPD to answer

#### Question

Why are puppy farms/ kennels allowed in residential areas

#### Answer

With changes to the legislation in 2017, puppy farms and breeders are more heavily regulated than ever before to better regulate the industry. The changes to the law still enable domestic / home breeders although the number of litters and animals is capped. Councils compliance team does follow up on any complaints received to ensure compliance with the State Laws.

The Mayor asked Karen if she wished to ask a supplementary question.

Karen advised of problems she was having with her neighbours and asked for Council assistance.

The Mayor advised that he would have Council staff further investigate her complaint, and suggested that she discussed the matter with Council staff at the end of the Council Meeting.

The Mayor advised of series of questions received from Mrs Gloria O'Connor and referred the first question to the Acting General Manager Assets and Services to respond.

#### Question 1

When is it intended to carry out some necessary maintenance work on the historical council building on the corner of Main Street and Princes Highway, Pakenham, which is now occupied by the Berwick-Pakenham Historical Society and contains valuable historical records and museum items for public viewing? The exterior of the building is in need of attention in order to continue to preserve its condition and appearance for the future.

Answer

A/GMAS advised that he will arrange for the property to be inspected and ascertain what works are required.

Mrs O'Connor asked if she could be advised of the works to be undertaken

A/GMAS advised that he will provide a further response once he understood what works might be required and when they are expected to be actioned.

The Mayor referred Mrs O'Connor's next question to general Manager Corporate Services to respond.

Question 2

The Council budget report mentions community consultation being available. Is there information available regarding the location and time of these important opportunities?

Answer

GMCS advised that presentations would be held on Monday 23<sup>rd</sup> April in Koo Wee Rup and 22<sup>nd</sup> April in Gembrook and Pakenham Library and will be advertised

The Mayor referred Mrs O'Connor's next question to General Manager Planning and Development to respond

Question 3

The Victorian Planning Authority acknowledged fifty-three submissions received concerning the Pakenham East Precinct Structure Plan, and has now advised a Panel hearing commencing 28<sup>th</sup> May for eight days in Melbourne. Is it possible for Council to request the hearing take place in Cardinia Shire to allow appropriate opportunity for residents and ratepayers to attend the hearing? The inevitable traffic congestion, travel cost and time is likely to prevent many interested residents who are entitled to attend? A Directions Hearing is to be held Monday 30<sup>th</sup> April in Melbourne at which the hearing venue and timetable will be considered.

Answer

Council Officers have already requested both the VPA and Planning Panels Victoria for the Panel hearing be held in Cardinia to improve accessibility for our Community. To date we have not had a response. Council will also raise this request at the directions hearing.

Mrs O'Connor asked what chance there was in having the Panel held locally rather than in Melbourne. GMPD advised that this was a slim chance.

Mrs O'Connor asked several more questions which were answered.

## COUNCILLOR QUESTION TIME

Question from Cr Brett Owen to CEO Garry McQuillan

Question

Can the C.E.O update council on the status of council finally obtaining long awaited permanent accommodation for our two local motor sports clubs – The Pakenham Auto Club and the Koo Wee Rup Motorsports Club?

Answer

CEO prefaced his comments by saying that the use of green wedge land for recreational vehicle

activities was prohibited but that Council was attempting to seek a planning scheme amendment to have a suitable site in Cardinia rezoned land to public park and recreation to facilitate use by the Pakenham and Koo wee Rup Clubs, but the clubs can still operate from their current temporary site under the powerlines at 335 McGregor Road.

Cr Owen advised Council that the Clubs are frustrated in not having a permanent home so that they can provide permanent structures rather than a temporary venue.

Meeting closed at 8.45pm

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Minutes Confirmed  
Chairman