



**GLEN EIRA CITY COUNCIL**

**ORDINARY COUNCIL MEETING**

**TUESDAY 19 MARCH 2019**

**AGENDA**

**Meeting to be held in the Council Chambers,  
Corner Hawthorn & Glen Eira Roads, Caulfield  
at 7.30pm**

*"The primary object of a Council  
is to endeavour to achieve  
the best outcomes for the local community  
having regard to the  
long term and cumulative effects of decisions."*

- s3c(1) Local Government Act

**Councillors:**

The Mayor, Councillor Jamie Hyams  
Councillor Tony Athanasopoulos  
Councillor Anne-Marie Cade  
Councillor Clare Davey  
Councillor Mary Delahunty  
Councillor Margaret Esakoff  
Councillor Jim Magee  
Councillor Joel Silver  
Councillor Dan Sztrajt

**Chief Executive Officer:** Rebecca McKenzie





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**1. ACKNOWLEDGEMENT**

Glen Eira City Council respectfully acknowledges that the Boon Wurrung people of the Kulin nation are the traditional owners of the land now known as Glen Eira. We pay our respects to their Elders past, present and emerging and acknowledge and uphold their continuing relationship to and responsibility for this land.

**2. APOLOGIES**

**3. OATH OF OFFICE AND DISCLOSURE OF INTERESTS**

Councillors are reminded that we remain bound by our Oath of Office to undertake the duties of the office of Councillor in the best interests of the people of the municipal district of Glen Eira and to faithfully and impartially carry out the functions, powers, authorities and discretions vested in us under the Local Government Act or any other Act, to the best of our skill and judgement.

Councillors are also reminded of the requirement for disclosure of conflicts of interest in relation to items listed for consideration on the Agenda, or which are considered at this meeting, in accordance with Sections 77 to 79 of the Local Government Act.

**4. CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETINGS**

Copies of Minutes previously circulated.

**RECOMMENDATION**

That the minutes of the Ordinary Council Meeting held on 26 February 2019 and the Special Council Meeting held on 12 March 2019 be confirmed.

**5. RECEPTION AND READING OF PETITIONS AND JOINT LETTERS**

**5.1 PETITION: OBJECTION TO THE PLANNING APPLICATION FOR 371-377 HAWTHORN ROAD AND 3 OLIVE STREET CAULFIELD SOUTH**

A petition containing 276 signatures was submitted to the Council Meeting.

The petition read as follows:

‘This petition draws to the attention of the Council the application to develop the site at 371-377 Hawthorn Road & 3 Olive Street Caulfield South – GE/DP-32447/2018

We the undersigned residents request that Council:

Reject the application as:

- It has the potential to shadow neighbouring properties and any solar panels
- Car parking in local streets will be impacted
- Local schools are at capacity
- Proposed retail may impact badly on local stores eg supermarket in Glenhuntly Rd
- Increased trucks and other traffic are hazardous in terms of safety & increased pollution
- It is an inappropriate development for the area and not in keeping with local architecture & street scapes
- The development will overlook local residences and ruin privacy.'

### **RECOMMENDATION**

That Council:

1. receives and notes the petition; and
2. considers the petition in conjunction with planning application GE/DP-32447/2018, 371-377 Hawthorn Road and 3 Olive Street Caulfield South.

## **5.2 PETITION: DEVELOPMENT AT 7-15 HORNE STREET ELSTERNWICK**

A petition containing 250 signatures was submitted to the Council Meeting.

The petition read as follows:

This petition draws to the attention of the Council our Objection to the Development of the

14 storey Tower at 5-17 Horne St., Elsternwick, 3185.

We the undersigned residents request that Council refuse the Application with reasons being:

- The height and bulk of the proposed 14 storey tower is excessive and inappropriate. It will set a dangerous precedent.
- Horne St and its junction with Glen Huntly Rd are already congested with cars, buses and trams. This development will severely exacerbate it. Peak hour will be impossible.
- Parking is already a serious problem particularly for Horne St and Ross St residents. Further, the developer's request for dispensation for 24 car spaces is unacceptable. This proposed development will exaggerate the situation. Also, the public transport is already at full capacity in peak times.
- The severe overshadowing and loss of privacy are completely unacceptable to residents. This would seriously diminish the amenity and lifestyle.
- We oppose the developer's trade off of extra height for widening the part of the adjoining laneway. Vehicular movement would be chaotic.
- This proposal contradicts the Glen Eira Council's vision of a "safe, accessible and liveable centre that embraces its historic character and ...village feel."

A covering letter was provided clarifying that the objection relates to 7-15 Horne Street, not 5-17 Horne Street, Elsternwick.

#### **RECOMMENDATION**

That Council receives and notes the petition and considers it in conjunction with application GE/PP-32409/2018, 7-15 Horne Street, Elsternwick, item 9.1 of this agenda.

### **5.3 PETITION: GLEN EIRA RESIDENTIAL AGED CARE**

A petition containing 139 signatures was submitted to the Council Meeting.

The petition read as follows:

'This petition draws to the attention of the Council to community concerns about the inadequate consultation time to consider the sell off of the Glen Eira Residential Aged Care Services, Warrawee, Spurway and Rosstown particularly as the findings of the Aged Care Royal Commission, are unlikely before April, 2020.

We the undersigned residents request that the Council conduct a transparent consultation and evaluation process that engages residents to review the Glen Eira City Council's Residential Aged Services and their future.'

#### **RECOMMENDATION**

That Council:

1. receives and notes the petition: and
2. considers it in conjunction with the item – Notice of Intention to Sell Land
  - (a) 6-8 Ames Avenue, Carnegie;
  - (b) 89-93 Murrumbeena Road, Murrumbeena; and
  - (c) 854A Centre Road, Bentleigh Eastat the Special Council Meeting to be held on 2 April 2019.

### **5.4 PETITION: PROPOSED SALE OF ROSSTOWN COMMUNITY, SPURWAY COMMUNITY AND WARRWAE NURSING HOMES**

A petition containing 100 signatures was submitted to the Council Meeting.

The petition read as follows:

'This petition draws to the attention of the Council:

The Proposed Sale of "Rosstown Community" 6-8 Ames Avenue, Carnegie Vic 3163, "Spurway Community" 89-93 Murrumbeena Road, Murrumbeena Vic 3163 and "Warrawee Nursing Home" 854A Centre Road, Bentleigh East Vic 3165.

We the undersigned residents request that Council:

Does not proceed with the sale of the above-mentioned nursing homes as any updating or developing of the properties will cause great distress to the current, elderly residents along with major stress for their family members especially when their loved ones will be required to move. It will also have an impact on future residents that were relying on moving into a facility which offered great staff. Any updating and developing of the said properties will disrupt and inconvenience the local community surrounding the aged care facilities.

**RECOMMENDATION**

That Council:

1. receives and notes the petition; and
2. considers it in conjunction with the item – Notice of Intention to Sell Land
  - (a) 6-8 Ames Avenue, Carnegie
  - (b) 89-93 Murrumbeena Road, Murrumbeena; and
  - (c) 854A Centre Road, Bentleigh Eastat the Special Council Meeting to be held on 2 April 2019.

**6. DOCUMENTS FOR SEALING****7. REPORTS BY DELEGATES APPOINTED BY COUNCIL TO VARIOUS ORGANISATIONS**

**8. REPORTS FROM COMMITTEES****8.1 Advisory Committees****8.1.1 ADVISORY COMMITTEE MINUTES**

**Author:** Janice Pouw, Coordinator Councillor Business

**Trim No:** 19/149168

**Attachments:** 1. 6 December 2018 - Strategic Transport Advisory Committee [↓](#)  
2. 19 February 2019 Arts and Culture Advisory Committee [↓](#)  
3. 20 February 2019 Community Grants Advisory Committee [↓](#)  
4. 1 March 2019 Audit and Risk Advisory Committee [↓](#)

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**RECOMMENDATION**

That the minutes of the Advisory Committee meetings as shown below be received and noted and that the recommendations of the Committees be adopted.

- a. 6 December 2018 – Strategic Transport Advisory Committee
- b. 19 February 2019 – Arts and Culture Advisory Committee
- c. 20 February 2019 – Community Grants Advisory Committee
- d. 1 March 2019 – Audit and Risk Advisory Committee



## STRATEGIC TRANSPORT ADVISORY COMMITTEE MINUTES

7:00-8:30 06 December 2018

Labassa Room

<b>Attendees</b>	<b>Councillors</b> Cr Tony Anthanasopoulos, Cr Clare Davey  <b>Council Staff</b> Ron Torres, Tom Haysom, Guillermo Gomez  <b>Community Representatives</b> Joshua Stewart, Marcus Burke, Catherine McNaughton
<b>Apologies</b>	Jenna Fivelman

### 1. Welcome

- Meeting chaired by Cr Davey
- Ron welcomed new staff.

### 2. Integrated Transport Strategy (ITS)

- Guillermo gave an overview of Councils adopted ITS

### 3. Parking Policy

- Tom gave an overview and update on development of the draft Parking Policy

**Action - officers to keep STAC updated on development of draft Parking Policy**

### 4. ITS Pilot Projects

- Guillermo gave an overview of the Inkerman Road Cycling Corridor pilot project and the Safe Walkable Neighbourhood pilot project.



ttachment 1

**Action - officers to keep STAC updated on development of issues and opportunities consultation material.**

**5. Walking and Cycling Strategic Action Plans**

- Guillermo gave an overview of the development of Councils Walking and Cycling Strategic Action Plans.

**Action - officers to keep STAC updated on development of the action plans, engaging the group on draft action items.**

**6. Public Transport Gap Analysis & Advocacy Reference Document**

- Guillermo gave an overview of the development of Councils Public Transport Gap Analysis & Advocacy Reference Document

**Action - officers to keep STAC updated on development of the reference document, engaging the group on draft action items.**

**7. Other Business**

- Discussion on best way to share information

**Action – STAC Slack group to be established**

**Action – Officers to establish and distribute a key date project spreadsheet**

- Cr Anthanasopoulos raised an item about creating a Community Bus Route to service Glen Eira Activity Centres and key hubs (GSAC, Libraries, etc.)

**Action – Officers to meet with Port Phillip officers to discuss collaborating on their Community Bus. To report back at future STAC meeting.**

**8. Meeting Close**

- 8:35pm



## ARTS AND CULTURE ADVISORY COMMITTEE MEETING

### MINUTES

**TUESDAY 19 FEBRUARY 2019**

**OGAKI ROOM**

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#### Purpose:

The role and function of the Advisory Committee is to act as a steering Committee to assist Council by providing recommendations in relation to reviewing and improving arts and culture programs provided by Council to ensure maximum benefit, participation and value to the community.

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#### **Assembly of Councillors Record**

**The meeting commenced at 5.05pm**

#### **1. Present and Apologies**

Present:

Cr Margaret Esakoff (Chair)

Cr Jamie Hyams (Member)

Cr Mary Delahunty (Member) (by phone; Cr Delahunty left the meeting at 5.35pm)

Cr Anne-Marie Cade (Member)

Peter Jones – Director Community Wellbeing

Deidre Pellizzer – Manager Libraries, Arts & Culture

Apologies: Nil

#### **2. Declaration of conflict of interest**

No declarations of conflict of interest under Section 79 of the Local Government Act were received.

#### **3. Matters considered**

1. Updates on actions from past meetings

1.1. Groove and Graze 7 April – final proposal

1.2. Brightening Bentleigh project

1.3. The Umbrella Project

2. Party in the Park 17 March – new location

3. My Brother Jack literary competition – updated 2019 program

4. National Reconciliation Week – 2019 proposal

5. Storytelling Festival – 2019 proposal

6. Springtime Music – post event report

7. Carols in the Park – post event report

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ttachment 2

8. Boyd Pottery - proposed donation to Glen Eira Art Collection
9. Signal Boxes Project – update
10. Other Business
11. Next Meeting

### Agenda Item 3.1

#### Updates on actions from past meetings

##### 3.1.1 Groove and Graze Sunday 7 April – final proposal

The next *Groove and Graze* is scheduled to take place on Sunday 7 April. Officers have been looking at alternative sites to Joyce Park where it has been held in the past as it is a site deemed unsuitable for use by food trucks.

Koornang Park had been identified as a good venue for this event as it is located suitably, it is a new venue on the events calendar and it has a large carpark to accommodate food trucks and fire pits. As the park lends itself to festive lighting, officers recommended changing the times of the April event from 12-8pm to 1-9pm in order to take advantage of the twilight and night atmosphere.

***Recommendation: The Arts and Culture Committee recommends that Council proceeds with the Sunday 7 April Groove and Graze event at Koornang Park, and that the event runs from 1pm to 9pm.***

***Moved: Cr Cade      Seconded: Cr Hyams      Motion passed unanimously.***

##### 3.1.2 Brightening Bentleigh

City Futures staff advise that following input from all stakeholders artists have been selected for each of the *Brightening Bentleigh* projects. Carla Gottgens has been engaged to work with the GirlUp group on the 'empowerment shoe mural' at 440 Centre Road, (Sportsgirl), and Hayden Dewar has been engaged to work with young people on the 'nature mural' at 409 Centre Road, (Bargain Variety Store).

Carla Gottgens and the Girl Up group have extended an invitation to the broader community to become involved in the artwork with a post on Council's Facebook.

***Actions: Officers to present the final artwork designs to the Committee when finalised in March 2019.  
Officers to provide more detail on the community involvement undertaken for the Sportsgirl project.***

##### 3.1.3 The Umbrella Project

*The Umbrella Project* is an art installation project which enlivens spaces such as laneways by a Portuguese arts company, *Sexta Feira*. After discussions with Council's place making officers, several locations and opportunities will be explored. The project would need accurate costings based on the logistical implications of hanging items from above the specific site. If a suitable location is found, the project could be proposed as part of the 2020-2021 planning and budget cycle.

***Action: Officers to present further information on 'The Umbrella Project' for the Councillors' consideration at future meetings.***

### Agenda Item 3.2

#### Party in the Park Sunday 17 March – relocated to Packer Park

The Sunday 17 March *Party in the Park* will now be held at Packer Park due to the reparation work being undertaken at Allnut Park. Packer Park is a proven success for an event of this size and style. Staff from the Arts and Culture, Open Space and Recreation teams are working together to ensure the venue change is a smooth one. All advertising leading up to the event will highlight the new location. Stage announcements were made throughout the day at the recent *Party in the Park* at Princes Park as well as flyers being distributed on the day.

Officers to prepare a detailed running sheet for Party in the Park

### Agenda Item 3.3

#### My Brother Jack – updated program for 2019

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Attachment 2

New dates were suggested to the Committee for the *My Brother Jack Awards* so that the program would engage better with schools and students and be open for the duration of the Glen Eira *Storytelling Festival* during which writing workshops will be run by the Glen Eira libraries. The MJB Awards program will now run from 12 June to 6 October.

***Recommendation: The Arts and Culture Committee recommends that Council proceeds with My Brother Jack 2019 program which will run from 12 June to 6 October.***

***Moved: Cr Esakoff Seconded: Cr Cade Motion passed unanimously.***

### Agenda Item 3.5

#### National Reconciliation Week – May 2019 proposal

Officers proposed two changes to Council's National Reconciliation Week celebrations – to bring the program to an indoor venue at the Town Hall and Gallery and to hold activities over the week beginning 27 May to 3 June, rather than one day. The guided tour of Indigenous flora at Mallanbool Reserve will remain in the program.

The proposed program at the Town Hall includes the *Celebrating Culture: Contemporary Indigenous Art* exhibition, an Indigenous film screening, theatre and musical performances and art and craft workshops.

***Action: Officers to organise inclusion of an Indigenous barbeque to start the botanical tours at Mallanbool Reserve.***

***Recommendation: The Arts and Culture Advisory Committee recommends that Council proceeds a National Reconciliation Week program that is based at the Town Hall, Gallery and Mallanbool Reserve.***

***Moved: Cr Cade Seconded: Cr Hyams Motion passed unanimously.***

### Agenda Item 3.6

#### Glen Eira Storytelling Festival 2019 – proposed program

Officers outlined the proposed program for the 2019 Story Telling Festival. A new and key focus for 2019 will be a celebration of Indigenous culture through a major exhibition including artists Hayley Millar-Baker and Kent Morris and leading photographer, Wayne Quilliam as well as an installation of *Virtual Songlines* by digital artist Brett Leavy. Brett will also hold a *Coding for Culture* workshop targeting young people.

Showcased writers include: Christos Tsiolkas, Clare Wright, Bram Presser, Jamie Marina Lau and Christian White in a Festival that promises to once again bring captivating, provocative and meaningful stories to everyone in our rich, multifaceted community. A variety of venues include Festival first-timers the Caravan Music Club's *Winnebago Lounge*, Duncan Mackinnon Reserve Pavilion.

Cr Hyams asked about plans for any opening of the Festival as the 2018 opening event did not attract the numbers expected.

Cr Delahunty left the meeting at 5.35pm.

***Action: Officers will present updates on the Story Telling Festival and plans for the opening night and other programming at future meetings and a confirmed program by May 2019.***

### Agenda Item 3.7

### **Springtime Music – Post Event Report**

The 2018 Springtime Music Series was held in six locations across Glen Eira on Sundays 3:00pm–5:00pm between 7 October and 25 November.

A total of 890 people attended six events, at different parks around Glen Eira. Feedback and surveys on the day were positive with comments such as, *“it’s so wonderful the Council hosts events like this; the music has been wonderful is a great excuse to hang to with friends;*

*excellent choice today, great to have variety of music; it’s so good to visit the lovely parks in this City of Glen Eira in Spring and Summer for professional musicians”.*

***Action: Officers will present the 2019 proposed program at a future Committee meeting.***

### **Agenda Item 3.8**

#### **Carols in the Park 2018 - Post Event Report**

*Carols in the Park* was held between 5.30pm–8.15pm on Saturday 15 December, 2018, at Bentleigh Hodgson Reserve in Bentleigh with around 4,500 people attending.

The event was successful with community feedback being mostly positive. Children particularly enjoyed the art and craft activities including making wooden reindeer decorations, scratch art reindeer crowns, clear baubles which were filled and decorated along with face painting. The face painting was (as always) hugely popular with an attendant staff member who was able to manage people’s expectations in regards to wait times.

***Action: Officers will present the proposed 2019 Carols in the Park program at a future Committee meeting.***

### **Agenda Item 3.9**

#### **Boyd pottery: proposed donation to Glen Eira Art Collection**

Council has received a proposed donation from Ms Rosemary Rigby of three pieces of pottery by Lucy Boyd Beck (1916-1994). Lucy Boyd Beck was a well-known Australian artist working in Melbourne in the mid-late twentieth century and one of the celebrated Boyd family. The items proposed for donation to the Council’s art collection align with the collecting themes of the Council’s art collection: (c) the Boyd family – works by members of the Boyd family will be collected where possible to commemorate the family’s life in Murrumbeena.

***Recommendation: The Arts and Culture Advisory Committee recommends that Council proceeds with accepting the donation by Rosemary Rigby, of three pieces of pottery by Lucy Boyd Beck and Hatton Beck for inclusion in the Glen Eira City Council Art Collection.***

***Moved: Cr Esakoff Seconded: Cr Cade***

***Motion passed unanimously.***

### **Agenda Item 3.10**

#### **Signal Boxes Project**

The current Signal Box art program being both successfully completed well received, it is proposed that the program continue with \$30k included in the 2019/20 budget for a further 20 sites.

***Recommendation: The Arts and Culture Advisory Committee recommends that Council proceeds with a Signal Box program for 2019/20.***

***Moved: Cr Hyams Seconded: Cr Esakoff***

***Motion passed unanimously.***

**Agenda Item 3.11**  
Other business – Nil

**Agenda Item 3.12**  
Next Meeting - the next meeting will be at 5.30 pm Tuesday 26 March (to be confirmed).

**Meeting closed at 5.45pm**



**COMMUNITY GRANTS ADVISORY COMMITTEE MEETING**  
**Minutes**  
**Wednesday 20 February 2019**

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**Purpose:**

To support and assist not-for-profit community-based groups to meet identified community priorities and strengthen the Glen Eira community.

**Aims:**

- Support community initiatives committed to community strengthening.
- Develop an accessible and inclusive community.
- Encourage community initiatives that promote self-sufficiency and innovation.
- Help strengthen local participation in the planning and implementation of services and programs

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**Assembly of Councillors Record**

Meeting opened at **5.28pm**

**1. Present**

Cr Margaret Esakoff – member (By agreement Cr Esakoff assumed the Chair)  
Cr Joel Silver – member  
Cr Jamie Hyams  
Peter Jones – Director Community Wellbeing  
Sharon Sykes – Coordinator Community Planning and Engagement

**2. Apologies**

Cr Jim Magee - Chair  
Gaye Stewart - Manager Community Development and Care

**3. Declaration of conflict of interest**

No declarations of conflict of interest under Section 79 of the Local Government Act were received in relation to grants discussed.

**4. Matters considered**

- Draft Community Grants Guidelines
- Transition Plan for the implementation of the Community Grants Program review



**i. Draft Community Grants Guidelines**

Following the review of the Community Grants Program that was discussed at the Community Grants Advisory Committee on 31 January 2019, guidelines for the 2019/2020 program have been prepared (see Attachment One).

These guidelines are part of the 'new look' community grants program. The key changes to the program are:

- The new Community Grants Program replaces the previous Community Services Grants and Festivals and Events Grants.
- The guidelines have been re-designed to provide more concise guidance and presentation about the new Community Grants Program.
- Previous categories have been replaced by two streams of grants:
  - Community Strengthening Grants of up to \$3,000, suited to small local community groups with a simple application and acquittal process.
  - Partnership and Events Grants of up to \$10,000, suited to not-for-profit organisations with a broad community emphasis and focussed on outcomes and benefits to the Glen Eira community.
- Aims of the program have been amended to now include:
  - Strengthen community connections and collaborations.
  - Develop and accessible and inclusive community.
  - Encourage community initiatives that promote self-sufficiency, innovation and respond to community needs.
  - Help strengthen community capacity to plan and implement services.
  - Support celebration and participation in community life.
  - Fund projects that deliver meaningful social impact.
- Priorities of the program now reflect the *Council and Community Plan 2017-2021*.
- Information sessions will now be drop-in sessions to provide greater flexibility for community groups to seek specific and tailored information that will assist in preparing grant applications.
- A 'Frequently Asked Questions' document and Fact Sheets will be developed and made available to grants applicants to provide further details that will assist the application process.

**Recommendation: That the Committee recommend that Council approve the Community Grants Program 2019/2020 guidelines as attached.**

**Moved: Councillor Silver**

**Seconded Councillor Esakoff  
Motion Passed Unanimously**

**ii. Transition Plan**

The review of the Community Grants program also recommended other changes that will be implemented over the remainder of 2018/2019 and during 2019/2020. The Committee was presented with a transition plan that outlined how and when key changes would be undertaken and presented to the Community Grants Advisory Committee for consideration and recommendation to Council.

Key actions to be undertaken are:

- Various administrative enhancements will be undertaken immediately by officers to streamline procedures and improve communications, application and acquittal processes for grant applicants.
- A revised grants information and support program and schedule will be prepared and presented to the Grants Committee in April 2019.
- Guidelines for Senior Citizens Centres Allocation Grants and Facility Hire Grants will be reviewed and updated for Committee consideration and Council approval by May 2019.

- New guidelines will be developed for a new ongoing Small Grants Program for Committee consideration and Council approval with the new program being launched in July 2019.
- A new Community Investment Policy will be developed to replace Community Grants Policy by November 2019.
- An Outcomes Framework for the Community Grants Program will be developed by May 2020 that considers the broader public and social value of the program.
- The first of regular summary reports will be published by June 2020 to recognise achievements and community benefits of funded activities.

**Recommendation:** That the Committee recommend that Council approve the Transition Plan for the implementation of the Community Grants Review.

**Moved:** Councillor Esakoff

**Seconded Councillor Silver**  
**Motion Passed Unanimously**

**Next Meeting – to be advised. It was agreed that a schedule of meetings for the remainder of 2019 would be prepared and forwarded to Committee members.**

Meeting closed at 6.05pm

# COMMUNITY GRANTS PROGRAM GUIDELINES 2019–2020



**GLEN EIRA  
CITY COUNCIL**

Bentleigh  
Bentleigh East  
Brighton East  
Carnegie  
Caulfield  
Elsternwick  
Gardenvale  
Glen Huntly  
McKinnon  
Murrumbeena  
Ormond  
St Kilda East

APPLICATIONS OPEN WEDNESDAY 20 MARCH 2019

APPLICATIONS CLOSE 5PM, WEDNESDAY 1 MAY 2019



## 02

## WHAT IS THE COMMUNITY GRANTS PROGRAM?

Council's *Community Grants Program* supports not-for-profit community-based organisations and groups to carry out projects and activities that contribute to the liveability, accessibility, health and safety of Glen Eira.

The *Program* is allocated funding through Council's annual *Budget*.

The *Program* aims to:

- > strengthen community connections and collaborations;
- > develop an accessible and inclusive community;
- > encourage community initiatives that promote self-sufficiency, innovation and respond to community needs;
- > help strengthen community capacity to plan and implement services;
- > support celebration and participation in community life; and
- > fund projects that deliver meaningful social impact.

The *Program* is made up of two funding streams:

1. Community Strengthening Grants (up to \$3,000 per grant).
2. Partnerships and Events Grants (up to \$10,000 per grant).

*Support for Carers Program.* GriefLine received a grant of \$7,500 to provide free and confidential counselling services for carers.

## STRATEGIC FOCUS

Applications must demonstrate consistency with the themes in the *Glen Eira Council and Community Plan 2017–2021*:

- > Liveable and well designed
- > Accessible and well connected
- > Safe, healthy and inclusive
- > Clean and sustainable
- > Informed and engaged

Council's priorities for the 2019/2010 *Program* are:

1. Supporting a strong and safe community that connects people and enhances health and wellbeing.
2. Improving social, economic and environmental sustainability.
3. Promoting diversity, harmony and inclusiveness.
4. Encouraging gender equity and preventing family violence.
5. Enhancing civic participation through engagement, cultural expression and celebration.
6. Events and activities that contribute to diverse, vibrant and prosperous public spaces.

### Drop-in sessions

Drop-in sessions are offered to help groups understand funding priorities and application requirements.

**Tuesday 26 March 2019, 9.30am–12.30pm**  
Caulfield Park Pavilion, Balaclava Road, Caulfield

**Wednesday 3 April 2019, 6pm–9pm**  
Duncan Mackinnon Reserve Pavilion, corner North and Murrumbeena Roads, Murrumbeena

**Friday 5 April 2019, 12pm–3pm**  
Moorleigh Village, 92 Bignell Road, Bentleigh East



## ELIGIBILITY

03

### Who can apply?

Community grants are open to community-based groups and organisations that service the Glen Eira community and are not-for-profit. Applicants must also meet the following criteria:

- > Be incorporated.
- > Have an ABN.
- > Hold public liability insurance in a minimum sum of \$20 million.

You may also be auspiced by an organisation that meets these criteria.

#### KEY DATES

##### APPLICATIONS OPEN

Wednesday 20 March 2019

##### APPLICATIONS CLOSE

5pm on Wednesday 1 May 2019

##### APPLICATIONS ASSESSED

May/June 2019

##### GRANT RECOMMENDATIONS

Council will consider in July 2019

##### NOTIFICATION

Successful and unsuccessful applicants will be notified in July/August 2019

### Who cannot apply?

- > For-profit organisations.
- > Individuals.
- > Organisations that have not met the terms and conditions of previous Council grants.
- > Organisations that are the funding responsibility of other levels of government.\*
- > Organisations whose sole or dominant purpose is of a political nature.
- > Organisations or groups who meet outside of Glen Eira, unless they demonstrate the delivery of a specialised service that benefits the Glen Eira community.

\* Schools are encouraged to partner with community groups in projects that benefit the wider community.

### What will not be funded?

- > Applications that seek to make up a shortfall due to budget cuts by other levels of government.
- > Private exhibitions run by individual artist and/or exhibitions for the sale of artwork.
- > Religious services.
- > Prizes and awards.
- > Ongoing staff salaries.
- > Festivals and events that charge entry fees and/or restrict broad community participation.
- > Capital works projects to Council buildings and properties.
- > Computers and smart personal devices.

### Low priorities

- > Activities that duplicate existing programs.
- > Operational costs that should be covered by member fees.
- > Employment of temporary staff.
- > Purchasing of food and drinks unless they are integral to the delivery of a program or service.

## 04 GRANT STREAMS

There are two funding streams for the *Program* in 2019–20.

Organisations may apply for more than one project across the two streams to the maximum amount of the stream. A separate application form must be submitted for each project.

For more information about Council's other grants programs, visit [www.gleneira.vic.gov.au](http://www.gleneira.vic.gov.au)

### Community Strengthening Grants — up to \$3,000

These grants are suited to small local community groups run by volunteers to:

- > Build capacity of organisations.
- > Enhance current localised services.
- > Provide community-based projects.
- > Increase community participation in local activities.

A simple application and acquittal process makes these grants easy and quick to apply for.

### Partnership and Events Grants — up to \$10,000

These grants are suited to not-for-profit organisations who have a broad community focus to:

- > Support new and existing partnerships to deliver collaborative projects.
- > Support planning and delivery of festivals or events that are accessible to the broader Glen Eira community.
- > Support for services that benefit the Glen Eira community.

A focus of these grants will be the outcomes and benefits to the Glen Eira community.



*Real Employment Success Pathways Program.*  
The Holland Foundation received a grant of \$3,300 to provide a retail/office administration training program for people who are unemployed, disadvantaged or newly arrived to Australia.



## HOW DO I APPLY?

### Need some help?

Book an appointment with one of Council's community grants officers on 9524 3333.

05

Grant applications are made online by completing an application form through SmartyGrants.

Please make sure you read these *Guidelines* carefully before completing your application.

To complete your application you will need access to a computer, the internet and an email address.

All sections of the application must be completed for your application to be accepted.

#### STEP 1: Go online to SmartyGrants

Open the online application form link at <https://gleneira.smartygrants.com.au/>

#### STEP 2: Select the application form

Select *Community Grants Application Form* 2019–20.

#### STEP 3: Preview the form (optional)

Choose 'Preview the form' to view the *Community Grants Application Form*.

#### STEP 4: Start an application

Choose 'Start a submission' then 'Login' to SmartyGrants using an existing account or 'Register' a new account.

A new account set-up requires you to use your organisation's email address as a username and create a password. Please ensure you record your login details. Once registered, you can then 'Login' and start an application.

SmartyGrants allows you to save your progress and return to your application at a later date and to also upload supporting documents.

#### What do I need for my application?

- > Details of your project.
- > Budget for your project.
- > Details of your organisation including incorporation number, GST status and ABN.
- > Bank account details.
- > A copy of your most recent annual financial report.
- > A copy of your Certificate of Currency for your public liability insurance.

If another organisation is auspicing your application you will also need a completed *Auspicings Agreement Form* available at [www.gleneira.vic.gov.au/grants](http://www.gleneira.vic.gov.au/grants)



## 06

**ASSESSMENT  
PROCESS****Submission of applications**

All applications must be submitted by 5pm on Wednesday 1 May 2019.

To successfully submit your grant application, you will need to:

- > acquit all previous Glen Eira City Council grants;
- > complete all relevant sections of the application form;
- > include all required attachments; and
- > ensure the application is endorsed by an authorised person.

**Receipt of applications**

All applicants will receive an acknowledgement shortly after an application is submitted. If you do not receive an acknowledgement, contact Council's community grants officers on 9524 3333.

**Assessment of applications**

All applications will be assessed by the Community Grants Advisory Committee which consists of Councillors that make recommendations to Council.

**Assessment criteria include:**

- > The extent to which the application reflects Council themes and priorities.
- > Evidence of need for the project.
- > Demonstrated commitment to accessibility and inclusiveness for people of all-abilities.
- > The number of Glen Eira residents that will benefit.
- > The capacity of the organisation to undertake the project.
- > The capacity of the organisation to fund the project themselves or raise funds from other sources.

**ACCEPTANCE OF  
YOUR GRANT**

If your application is successful, you will be required to sign a document accepting the grant and conditions of funding prior to the release of funds.

**Conditions**

- > Applicants must submit a completed application form and all documents requested in order for their application to be assessed.
- > Council may require you to validate any of the information provided in your application.
- > Grants will be awarded at the discretion of Council and applicants that meet grant criteria are not guaranteed funding.
- > Not all grants will be funded to the maximum amount and may only be part of the total amount requested.
- > The amount of any grant awarded is at the discretion of Council. This is a maximum of \$10,000 for a Partnerships and Events Grant and \$3,000 for a Community Strengthening Grant per successful applicant.
- > Funding for a specific project in any one year does not guarantee that the same project will receive funding in subsequent years.
- > Funding will not be given for projects started or completed before 30 June 2019.
- > Applicants are responsible for costing their projects accurately. Council is not responsible for costs that have been underestimated.
- > Grants must be spent by the end of the financial year in which they were awarded, in accordance with the purpose specified in the application form and Council's conditions of funding.



## NOTIFICATION OF RESULTS

07

- > A grant may only be used for the specific purpose awarded unless prior approval for a different purpose has been obtained from Council.
- > Equipment or other items purchased with a grant for use in a Council venue is and remains the property of Council and must be shared with other venue users.
- > The disposal of equipment or other items purchased with a grant must be agreed with Council.
- > Organisations that auspice other organisations may apply for funding for multiple projects.
- > Grant recipients must acknowledge Council in any relevant publications, promotional material, web pages or media releases by using the following statement: 'Proudly supported by Glen Eira City Council'.

### Acquittal of grant funds

Following the conclusion of the funded project, a completed *Community Grant Acquittal Form* must be submitted to Council. You will be provided with further details at the appropriate time.

### Audit of grants

Grant recipients acknowledge that as part of its accountability processes, Council may audit any grant recipient for compliance with grant conditions. Organisations selected for an audit will be notified.

The *Community Grants Program* is guided by a Community Grants Advisory Committee that ensures the program adheres to the Victorian Charter of Human Rights and Responsibilities.

All applicants will be advised of the decision regarding their application. Notification is sent to the contact person on the application form.



*Bentleigh Community Festival.* Bentleigh Traders Association received a grant of \$10,000 for the *Bentleigh Community Festival* held in November 2018.

## CONTACT US

For further information, contact one of Council's community grants officers on 9524 3333 or visit Council's website at [www.gleneira.vic.gov.au](http://www.gleneira.vic.gov.au)

### **Glen Eira City Council**

Corner Glen Eira and Hawthorn  
Roads, Caulfield  
Mail address: PO Box 42  
Caulfield South, 3162  
Phone: 9524 3333  
Fax: 9523 0339  
[communitygrants@gleneira.vic.gov.au](mailto:communitygrants@gleneira.vic.gov.au)  
[www.gleneira.vic.gov.au](http://www.gleneira.vic.gov.au)

### **National Relay Service**

If you are deaf, hearing or speech-impaired, we ask that you call us via the National Relay Service and then ask for 9524 3333.

Online: <https://internet-relay.nrscall.gov.au>  
Teletypewriter (TTY): 13 36 77  
Speak and Listen: 1300 555 727

The *Community Grants Program* is guided by a Community Grants Advisory Committee that ensures the program adheres to the *Victorian Charter of Human Rights and Responsibilities*.





GLEN EIRA  
CITY COUNCIL

# GLEN EIRA CITY COUNCIL AUDIT & RISK COMMITTEE

Minutes of Friday, 1 March 2019

## Yarra Yarra Room

8:00am

### Committee Attendees:

#### **Committee Members**

Lisa Woolmer, Chairperson  
Dr Craig Nisbet, Independent Member  
Craig Geddes, Independent Member  
Cr Mary Delahunty, Committee Member

#### **In attendance**

The Mayor, Cr Jamie Hyams

#### **Internal Auditors (Oakton)**

Lisa Tripodi, Partner, Oakton  
Stephen Tillman, IT Audit Principal  
Linda Lim, Internal Audit Manager

#### **External Auditors (Victorian Auditor-General's Office)**

Jonathan Kyvelidis, Director, Financial Reporting Advisory  
Anh Ha, Senior Manager Financial Audit

#### **Council Officers**

Peter Swabey, Director Corporate Services  
John Vastianos, Chief Financial Officer  
Samantha Krull, Director Environment & Infrastructure  
Peter Jones, Director Community Wellbeing  
John Staines, Chief Information Officer  
Amarita Kinnoo, Manager Customer & Communications

#### **Minutes**

John Vastianos, Chief Financial Officer



## AUDIT AND RISK COMMITTEE MEETING MINUTES

1 MARCH 2019

**AUDIT AND RISK COMMITTEE**  
**Friday, 1 March 2019**  
**8:00am (Yarra Yarra Room)**  
**MINUTES**

The Committee met at 8am in-camera in discussion of broad issues facing Council and the risk elements thereof. This discussion was not minuted.

**1. WELCOME AND APOLOGIES**

At 8:35am, the Chairperson opened the meeting and noted the appointment by Council on 5 February 2019 of Cr Magee to the Audit and Risk Committee (Committee) replacing Cr Silver.

The Chairperson welcomed Mr Ha (Senior Manager for Financial Audit from VAGO) and noted apologies from Cr Magee, Ms McKenzie and Ms McCullagh.

**2. DISCLOSURE OF INTERESTS, CONFLICTS, BREACHES OF ANY ACT**

The Chairperson asked whether any person present was aware of any breaches of any Act, or any other irregularity which should be brought before the Committee. No breaches or irregularities were reported.

**3. CONFIRMATION OF AGENDA**

The agenda of the Committee was confirmed subject to some minor rearranging of the agenda to accommodate commitments of presenters. As there were no questions, agenda item 9.1 '2019 Audit and Risk Committee Work Plan' was also confirmed as an Information Item.

**4. MINUTES OF PREVIOUS MEETING 23 NOVEMBER 2018**

The minutes of the previous Committee meeting held on 23 November 2018 were confirmed. It was noted that items referred to in the minutes, but not included on the action list, would be discussed as part of 2019-20 internal audit planning.

**5. ACTION ITEMS ARISING FROM MINUTES**

**5.1 ACTION ITEMS**

It was noted the action items arising from the previous meeting had been attended to as recorded in the papers. Clarification was requested by Cr Hyams in relation to Action Item 3 (regarding the inclusion in scope of the Infringements Review of analysis of available Court data in relation to appeal decisions overturned by the Courts).

It was agreed that the review would consider whether or not, and how, this analysis is being performed by Management to inform the appropriateness of current policies and procedures.

The Committee approved items that have been actioned to be removed from the list and any outstanding issues carried over to the next meeting.

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**AUDIT AND RISK COMMITTEE MEETING MINUTES****1 MARCH 2019**

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**6. INTERNAL AUDIT****6.1 INTERNAL AUDIT ACTIVITY**

Ms Tripodi presented the Internal Audit Activity Report, providing a summary of completed audit activities for the period since the previous meeting and an update on the status of the implementation of the 2018-19 Internal Audit Plan.

The Committee noted the reports presented by Oakton on the status of the 2018-19 Internal Audit Program, and noted the deferral of the scheduled audit for the Transformation Program for the 2018-19 year to align more closely to completion of the applicable project phases.

Ms Tripodi also discussed emerging themes across the Council sector including:

- Inadequate processes and delays in following up orders and notices issued under the Buildings Act 1993
- Key tasks not being performed for processes that span across multiple business units due to responsibilities not clearly defined or assigned.

The Committee agreed that it is important for Management to ensure learnings from individual internal audit projects are applied across the organisation whenever possible.

**6.2 IT GENERAL CONTROLS REVIEW**

Mr Staines was welcomed to the meeting at 8:35am.

Mr Tillman presented the IT General Controls Review.

The objective of the review was to assess the adequacy of IT general system and technical controls in place at Council.

Overall the audit revealed that Council had adequate and effective procedures and controls surrounding IT, with further improvements having been made since the previous review in 2015-16.

The audit has however identified a number of opportunities to further strengthen IT general controls at Council, including two medium-rated control improvements and five low-rated rated improvements.

That Committee noted the IT General Controls Review conducted by Oakton.

Mr Tillman left the meeting at 9:11am.

**8.2 ROLLING PROGRAM****8.2.1 INFORMATION SERVICES RISK REPORT**

Mr Staines was welcomed to his first meeting of the Committee. Mr Staines presented the Risk Report for Information Services including an overview of the services provided by the department which provides the physical and digital information management services for the Council.

Mr Staines reviewed the department's top 10 risks with the Committee including: breach of compliance/legislation, IT security comprised, core network failure, failure to maintain IT infrastructure, failure of document management system, failure to store/protect records in appropriate system environment, maintaining engagement while transitioning to digital records, destruction of outsourced external storage facility, OHS injuries and failure of service delivery by external storage facility.

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**AUDIT AND RISK COMMITTEE MEETING MINUTES****1 MARCH 2019**

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The Committee noted the Risk Report for the Information Services Department.

Mr Staines left the meeting at 9:22am.

**6.3 FOLLOW-UP REVIEW (DRAFT SCOPE)**

Ms Tripodi presented the Follow-up review scope.

The review is in accordance with the approved 2018-19 Internal Audit Plan, to follow up the status of implementation of previous Internal Audit recommendations.

The audit will assess whether the recommendations have been implemented in accordance with the agreed timelines. The overall objective of the review is to provide assurance that the internal audit recommendations have been implemented in a timely manner.

That Committee endorsed the scope of the Follow-up Review (subject to amendments discussed at the meeting) and the report be tabled at the meeting in August 2019.

**ACTION**

The Follow-Up review scope is to be amended for the audit to validate the status of all medium-rated items not just a selected sample.

**6.4 INTERNAL AUDIT REVIEW (DRAFT SCOPE TO BE DISCUSSED)**

The Committee noted the Performance Audit for the Glen Eira Transforming Together Program has been deferred, as the projects within the program have not progressed far enough to assess whether the projects have met the intended objectives and achieved the intended benefits to create value from the audit.

The Committee noted the deferral of the Transformation Audit and it was agreed that the audit will provide greater value to Council when reviewed upon completion. It was agreed that Management should consider scheduling an additional audit in the 2019-20 year and that the Committee would provide input to project selection as part of 2019-20 internal audit planning.

**ACTION**

Oakton will arrange meetings with the Executive Leadership Team and members of the Audit & Risk Committee to discuss the three yearly Strategic Internal Audit Plan and incorporate feedback on the deferral.

**7. EXTERNAL AUDIT****7.1 2018-19 VAGO AUDIT STRATEGY MEMORANDUM**

Mr Kyvelidis presented key updates from the VAGO including:

- upcoming audits in the sector
- dashboard reporting and improvements on datasets
- improvements in sustainability indicators and consistency across the sector



**AUDIT AND RISK COMMITTEE MEETING MINUTES****1 MARCH 2019**

- audit engagement and fee letters would be re-issued
- potential changes to related party disclosures in collaboration with Local Government Victoria
- IT assurance support relating to parking management.

Mr Kyvelidis presented the Victorian Auditor-General's audit strategy for the year ending 30 June 2019. The strategy included the following main areas:

- Purpose of the audit strategy memorandum
- Scope and purpose of the audit
- Key changes to the model financial report
- Planned audit approach
- Key audit matters
- Key risks and areas of audit focus
- Materiality and misstatements
- Audit administration

The CFO also noted additional disclosures required to the 2018-19 Financial Report that may be required relating to the potential sale of Residential Aged Care facilities. Accounting treatment areas to consider include: contingent assets/liabilities, assets held for sale and balance day/subsequent events.

**8. RISK MANAGEMENT****8.1 UPDATE ON KEY RISKS****8.1.1 CLAYTON SOUTH REGIONAL LANDFILL**

Ms Krull was welcomed to the meeting at 9:45am.

Ms Krull presented an update on the governance and risk issues associated with Council's share of the Regional Clayton South Regional Landfill.

The Committee noted information and reports relating to the Clayton South Regional Landfill relating to: Environment Protection Authority notices, landfill gas risk assessment and environmental audit, risk management and governance review. Ms Krull advised that an action plan in relation to recommendations from the governance review was scheduled to be discussed by the Joint Venture Committee at its next meeting.

Ms Krull left the meeting at 10:00am.

**ACTION**

The Committee to receive regular updates on governance and risk issues of the Clayton South Regional Landfill and for the next update to include the status of the gas risk assessment and environmental audit, and outcomes from actions agreed by the Joint Venture Committee in relation to the governance review.

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**AUDIT AND RISK COMMITTEE MEETING MINUTES****1 MARCH 2019**

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**8.1.2 RESIDENTIAL AGED CARE FACILITIES**

Mr Jones and Ms Kinnoo were welcomed to the meeting at 10:03am.

Ms Jones briefed the Committee on information regarding aged care following Council's decision on 5 February 2019 where Council resolved to sell the three Residential Aged Care Facilities at:

- Rosstown Community, Carnegie (53 beds)
- Spurway Community Murrumbidgee (30 beds)
- Warrawee Nursing, Bently East (90 beds).

Mr Jones discussed key activities including: sales process, timeframes for expression of interest and tenders, project status updates, probity plan, assessment approach, communications strategy, project management governance and risk management strategies.

The Committee discussed assurance around the project and recommended Management consider implementing a health check of the sale process at appropriate intervals.

Mr Jones left the meeting at 10:20am.

**ACTION**

The Committee requested to receive regular updates on the work plan relating to Council's intention to sell its Residential Aged Care Facilities, including updates through a consolidated risk register.

**8.1.3 RISK ASSURANCE MAP**

The assurance map was noted which considers the key risks to Council in achieving its objectives and performance expectations, and the assurance activities which have been conducted over the operation of controls that apply to those risks.

**8.1.4 ROLLING RISK PROGRAM**

The Rolling Risk Program was noted covering the schedule of completed and upcoming Risk Business Unit Risk Reviews.

**8.1.5 STRATEGIC ORGANISATIONAL RISK MATRIX**

That Committee noted the Strategic Organisational Matrix.

**8.2 ROLLING PROGRAM****8.2.2 MEDIA & COMMUNICATIONS RISK REPORT**

Cr Delahunty left the meeting at 10:20am.

It was noted at this time that there was no quorum in the meeting and the meeting closed at 10:20am.



**AUDIT AND RISK COMMITTEE MEETING MINUTES****1 MARCH 2019**

It was agreed that discussion could continue and be noted but no formal resolutions would be made. The following outlines the discussion that continued.

Ms Kinnoo presented the Risk Report for Media & Communications including an overview of the services provided by the department which drives the direction, quality, content and execution of Council's internal and external communications, including traditional print media and digital at both the strategic and operational level.

Ms Kinnoo reviewed the department's top 10 risks with the Committee including: inappropriate/offensive content on Council's social media, negative media coverage, breach of privacy/copyright, failure in timely of publications, failure to meet legislative requirements with respect to deadlines, unauthorised/unapproved communications, Council's role not being understood by the community, inappropriate use of Council logo, OHS injuries an IT failure.

**9. COMMITTEE ITEMS FOR DISCUSSION AND APPROVAL**

The following items were confirmed by the Committee at agenda item 3 when a quorum was in place.

**9.1 2019 AUDIT & RISK COMMITTEE WORK PLAN**

The Committee noted the Work Plan for the 2019 calendar year subject to any amendments and noted the regular item relating to Residential Aged Care Facilities.

**10. INFORMATION & UPDATE ON ITEMS (INFORMATION ONLY, NOT ACTION)****10.1 IMMUNISATION REVIEW (FOLLOW-UP ON CLIENT CONSENT)**

The Committee noted the response relating to the Immunisation Review regarding client consent.

**10.2 GESAC CAFE REVIEW (FOLLOW-UP ON BASE RENT & TURNOVER)**

That Committee noted the calculation of the base rental relating to the GESAC Café.

**10.3 INFRINGEMENT MANAGEMENT REVIEW (FOLLOW-UP ON AMENDED SCOPE)**

The Committee noted the amended scope for the Infringement Review to be undertaken by Oakton.

**ACTION**

The Committee requested Oakton to consider as part of their review, the data analytics from the previous audit that would address the audit and include a review of transactions.

**10.4 CIVIC COMPLIANCE RISK REPORT (FOLLOW-UP ON WORKPLACE SAFETY)**

The Committee noted the response relating to the Civic Compliance Risk Report.

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**AUDIT AND RISK COMMITTEE MEETING MINUTES****1 MARCH 2019**

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**10.5 INTEGRITY AGENCIES REPORTS**

The Committee noted the Integrity Agencies Reports prepared by Oakton for the period 1 October to 31 December 2018.

**10.6 IBAC - LOCAL GOVERNMENT INTEGRITY FRAMEWORKS REVIEW 2018**

The Committee noted the IBAC report on Local Government Frameworks.

**10.7 VAGO REPORT ON RESULTS OF 2017-18 AUDITS: LOCAL GOVERNMENT**

The Committee noted the VAGO report of results of 2017-18 Audits for Local Government and Council's financial sustainability performance.

**10.8 LOCAL GOVERNMENT PERFORMANCE REPORTING FRAMEWORK STRATEGIC DIRECTIONS PAPER**

The Committee noted the LGPRF Strategic Directions Paper.

**10.9 STATUS OF INTERNAL AUDIT FOLLOW-UP ITEMS**

The Committee noted the status of Internal Audit Follow-up Items.

**10.10 RATE CAP ANNOUNCEMENT FOR 2019-20**

The Committee noted the Rate Cap announcement relating to the 2019-20 budget year.

**10.11 TRANSFORMATION PROGRAM UPDATE**

The Committee noted the status of Council's Transformation Program.

**10.12 SECTOR BENCHMARKING**

The Committee noted the benchmarking of Council's financial results for the 2017-18 year.

**10.13 COUNCILLORS EXPENSES**

The Committee noted the Councillor Expenses for the period from 1 November 2017 to 31 October 2018.

**10.14 QUARTERLY SERVICE PERFORMANCE REPORT**

The Committee noted the Quarterly Service Performance Report for the period ending 31 December 2018.

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**AUDIT AND RISK COMMITTEE MEETING MINUTES****1 MARCH 2019**

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**10.15 VISION SUPER - VESTED BENEFITS INDEX UPDATE**

The Committee noted the Vested Benefits Index as at 31 December 2018.

**10.16 MEDIA INFORMATION**

The Committee noted key media information relating to: sale of Aged Care facilities, election of new Councillor and refusal of planning permit for Selwyn Street development.

**11. GENERAL BUSINESS****11.1 GENERAL BUSINESS ITEMS FOR DISCUSSION**

The Committee discussed general business agenda items and noted the next meeting scheduled for Friday, 24 May 2019.

**12. AUDIT AND RISK COMMITTEE (MEMBERS ONLY)**

Nil

**13. CLOSURE OF MEETING**

The meeting concluded at 10:20am; however the members continued to discuss information items after the meeting closed. Discussion adjourned at 10:45am.

**8.2 Records of Assembly****8.2.1 RECORDS OF ASSEMBLIES OF COUNCILLORS**

**Author:** Janice Pouw, Coordinator Councillor Business

**Trim No:** 19/150233

**Attachments:** 1. 5 February 2019 Pre meeting [↓](#)  
2. 12 February 2019 Assembly minutes [↓](#)  
3. 19 February 19 Assembly minutes [↓](#)  
4. 26 February 2019 Pre meeting [↓](#)

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**RECOMMENDATION**

That the Records of the Assemblies as shown below be received and noted.

- a. 5 February 2019 (pre-meeting)
- b. 12 February 2019
- c. 19 February 2019
- d. 26 February 2019 (pre-meeting)

**Council Pre-Meeting****5 February 2019****Record under S 80 A (2)****Meeting Commenced at 6.45pm****A. Present**

Cr Jamie Hyams, Mayor  
Cr Tony Athanasopoulos  
Cr Anne-Marie Cade  
Cr Clare Davey  
Cr Mary Delahunty  
Cr Margaret Esakoff  
Cr Jim Magee  
Cr Joel Silver  
Cr Dan Sztrajt

**Apologies – Nil****Officers**

Rebecca McKenzie  
Samantha Krull  
Ron Torres  
Peter Swabey  
Peter Jones  
Paul Wood  
Janice Pouw

**B. Matters considered**

1. Item 9.2 – 10-16 Selwyn Street, Elsternwick

6.47pm Cr Silver declared a Conflict of Interest and left the Assembly

2. Item 9.3 – 168 Hotham Street, Elsternwick

6.50pm Cr Silver entered the Assembly

6.50pm Cr Hyams declared a Conflict of Interest and left the Assembly

3. Item 9.4 – 260 Booran Road, Ormond

6.55pm Cr Hyams entered the Assembly

4. Item 9.7 – Caulfield Park Masterplan

5. Item 9.11 – Anzac Day 2019

6. Item 11.1 - Request for Reports

Cr Silver – Digitisation of Council's historical records

7. Item 11.4 – Public questions to Council

6. General Business

Cr Davey – GE News

**Pre-meeting finished at 7.06pm**

**Assembly of Councillors****12 February 2019****Record under S 80 A (2)****Meeting commenced at 6.45PM.****A. Present**

Cr Jamie Hyams (Mayor)  
Cr Anne-Marie Cade  
Cr Clare Davey  
Cr Mary Delahunty  
Cr Margaret Esakoff  
Cr Jim Magee  
Cr Joel Silver

**Council Officers**

Rebecca McKenzie, CEO  
Peter Jones  
Samantha Krull  
Peter Swabey  
Ron Torres  
Alexandra Fry  
Shweta Babbar

**B. Matters considered.**

- (i) Apologies – Cr Athanasopoulos
- (ii) Innovation and Continuous Improvement Quarterly Update
- (iii) Parking Infringements
- (iv) Memorial Structure for Holocaust Survivors Advisory Committee Review / Update
- (v) Citizen of the Year and Volunteer Recognition Program
- (vi) Social and Affordable Housing
- (vii) General Business
  - Cr Esakoff
  - i. Carnegie Pool
  - CEO
  - ii. Patterson station car park.
  - Director Infrastructure and Environment
  - i. Party in the Park
  - CEO
  - i. Caulfield Racecourse Reserve Lease

Cr Hyams

- i. Confidential item meeting procedures
- ii. Residential aged care meetings
- iii. 8 Gordon Street, Elsternwick - Interim heritage protection update.
- iv. Upcoming meetings with community members
- v. MAV board elections

Councillor Business Officer

- i. Dinner RSVPs

Cr Davey

- i. Elsternwick Park North project

Cr Magee

- i. Responsible dog ownership concerns at Princes Park, EE Gunn, Lord Reserve.

9.07pm Cr Sztrajt entered the Assembly

Director Infrastructure and Environment

- i. Party in the Park

**Assembly finished at 9.16pm**

**Assembly of Councillors****19 February 2019****Record under S 80 A (2)****Meeting commenced at 6.48pm.****A. Present**

Cr Jamie Hyams (Mayor)  
Cr Tony Athanasopoulos  
Cr Anne-Marie Cade  
Cr Margaret Esakoff  
Cr Joel Silver  
Cr Dan Sztrajt

**Council Officers**

Rebecca McKenzie (CEO)  
Ron Torres  
Peter Swabey  
Sam Krull  
Peter Jones  
Alexandra Fry  
Paul Wood  
Aidan Mullen  
Tom Haysom

**B. Matters considered.**

1. Apologies – Cr Mary Delahunty, Cr Jim Magee and Cr Clare Davey
2. Nature Strip Planting Guidelines
3. Draft Parking Policy
4. Community Safety Committee 23 January 2019 Minutes
5. General Business
  - i. Cr Magee (via telephone) – MAV presidential election.

8.53pm Assembly adjourned

9.10pm Assembly resumed

**Present**

Cr Jamie Hyams (Mayor)  
Cr Tony Athanasopoulos  
Cr Anne-Marie Cade  
Cr Margaret Esakoff  
Cr Joel Silver  
Cr Dan Sztrajt



5. General Business continued.

- i. Cr Silver - Works at the intersection of Kambrook Road and Station Street
- ii. Cr Silver – Former Kittens nightclub site.
- iii. Cr Silver – Inkerman Road Cycling Corridor Consultation.

9.19pm Cr Athanasopoulos left the assembly and returned at 9.20pm

- iv. Cr Esakoff – 14 Judith Street, Carnegie
- v. CEO – Recycling update
- vi. Cr Hyams – Graffiti Education programs
- vii. Cr Hyams – Meeting with Dr Dvir Abramovich
- viii. Cr Hyams – 8 Gordon Street, Elsternwick
- ix. Director Planning and Place – Social and Affordable Housing

6. Draft Council Meeting Agenda items – 26 February 2019

9.31pm Cr Esakoff declared a conflict on 47 Almond St Caulfield South and left the Assembly

- 9.1 47 Almond St, Caulfield South

9.43pm Cr Esakoff returned to the Assembly

- 9.2 20 Bent Street, Bentleigh
- 9.3 37 Eumeralla Road Caulfield South Vic 3162
- 9.4 653-655 Glen Huntly Road Caulfield
- 9.5 79-87 Hawthorn Road, Caulfield North

10.08pm Cr Sztrajt left the Assembly

- 9.6 33-35 Nicholson Street, Bentleigh
- 9.7 Planning Scheme Amendment C182glen ABC TV Studios, 8 Gordon Street, Elsternwick
- 9.8 Shelford Girls' Grammar School Combined Planning Scheme Amendment and Planning Permit Application
- 9.10 Social and Affordable Housing Strategy Discussion Paper
- 9.12 Accessibility of Centre Road Bentleigh
- 9.13 Community Development and Care Policy Review
- 9.14 Neighbourhood Character Overlay

10.30pm Cr Sztrajt returned to the Assembly

- 9.15 Memorial Structure for Holocaust Survivors Advisory Committee Review/Update
- 9.17 Quarterly Service Performance Report December 2018
- 12.1 Tender 2019.26 Provision of pavement marking services

**Assembly finished at 10.39pm**

**Council Pre-Meeting****26 February 2019****Record under S 80 A (2)****Meeting Commenced at 6.45pm****A. Present**

Cr Jamie Hyams, Mayor  
Cr Anne-Marie Cade  
Cr Clare Davey  
Cr Margaret Esakoff  
Cr Joel Silver  
Cr Dan Sztrajt

**Apologies** – Cr Tony Athanasopoulos, Cr Mary Delahunty

**Conflict of Interest** – Cr Esakoff – Item 9.1 47 Almond St, Caulfield South

**Officers**

Rebecca McKenzie  
Samantha Krull  
Ron Torres  
Peter Swabey  
Peter Jones  
Paul Wood  
Janice Pouw

**B. Matters considered**

6.47pm Cr Esakoff declared a Conflict of Interest and left the Assembly

1. Item 9.1 – 47 Almond Street, Caulfield South

6.50pm Cr Esakoff entered the Assembly

2. Item 9.3 – 37 Eumeralla Street, Caulfield
3. Item 9.11 – Rehabilitation Services
4. Item 9.17 – Quarterly Service Performance Report December 2018
5. Item 11.1 – Request for Report
  - Cr Davey – Sustainability Education in Schools
6. Item 11.4 – Public Questions to Council
7. General Business
  - CEO – East Village
  - Cr Davey – Parking Policy

**Pre-meeting finished at 7.05pm**

## 9. PRESENTATION OF OFFICER REPORTS

### 9.1 7-15 HORNE STREET, ELSTERNWICK

**Author:** Anthony Adams, Principal Urban Planner

**Trim No:** 19/125915

**Attachments:** 1. [Advertised Plans](#)   
2. [Clause 58 Assessment](#) 

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### PURPOSE AND SUMMARY

The purpose of this report is to provide an assessment and recommendation for a planning permit application for the construction of a 14 storey building comprising 44 apartments, offices, shops, a food and drink premises and reduction of the car parking requirements for the offices, shops and food and drink premises.

The application was advertised and 52 objections were received and one petition with 250 signatures with concerns including excessive height, overshadowing, overlooking, visual bulk, increased traffic, inadequate parking and unattractive building design.

Subject to conditions to reduce the height to 12 storeys, increase front setback and enter into a Section 173 Agreement for the upgrading of the side laneway to create a shared pedestrian/vehicle space, the provision of a passing area for vehicles using the rear laneway, a Green Travel Plan and management plans, the proposal is considered to be generally in accordance with the Glen Eira Planning Scheme and it is recommended that a Notice of Decision to Grant a Planning Permit be issued.



**RECOMMENDATION**

That Council issue a Notice of Decision to Grant a Planning Permit for Application No. GE/PP-32409/2018 for the Construction of a multi storey mixed use building comprising dwellings, food and drink premises, offices and shops, use of the land for the purpose of dwellings and reduction of the car parking requirements for food and drink premises, offices and shops at 7-15 Horne Street, Elsternwick in accordance with the following conditions:

Amended Plans

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must generally accord with the plans submitted with the application (identified as Drawing No's. TP097A - TP114A and TP097A-TP114A, TP200A, TP201A, TP210A, TP211A, TP220A and DR12A), prepared by CBG Architects & Interior Designers and dated 3 December 2018 but modified to show:
  - (a) A landscape plan in accordance with Condition 5.
  - (b) The building height to be reduced to not more than 46.30m above natural ground level comprising not more than 12 storeys, with no architectural features, services, stairs, lift overruns or masts higher than 50.30m above natural ground level.
  - (c) The front (north-eastern) setback of the tower element (third floor and above) to Horne Street increased to a minimum of 4.0m.
  - (d) The ground floor setbacks at the side (north) and rear of the building (shown with red hatching on the plans) to provide an effective combined total width (clear of all parts of the building) with the laneways of at least 5.5m (having regard to the trafficable width of the laneways) so that they will allow for 2 way traffic flows with a height clearance of at least 4.0m and the addition of a note to state that the setbacks within the site will be set aside as carriageway easements.
  - (e) The car parking allocation reconfigured to include no less than 97 spaces including:
    - i. Not less than one car space for each one or two bedroom apartment;
    - ii. Not less than two car spaces for each three or more bedroom apartment;
    - iii. Not less than four car spaces for the shops and food and drink premises; and
    - iv. The balance of car parking spaces provided for the office.
  - (f) All sides of all balconies at the front of the building from the fourth to the eighth floors to be open with the deletion of wintergarden louvres and side walls.
  - (g) The first and second floor office windows facing the rear laneway to be screened so that they will have not more than 25% clear openings to a height of at least 1.7m above floor level to limit views toward the Ross Street properties.
  - (h) The services area on the third floor to be relocated so that it is internal to the building.
  - (i) The planter box along the rear section of the residents' lounge terrace on the third floor will be required to be extended to adjoin the services area to limit views toward the Ross Street properties.

- (j) The bicycle parking room on the ground floor to show the provision of 31 spaces.
- (k) The provision of at least 6 staff bicycle parking spaces for the shops and food and drink premises on the ground floor (within the building) to the satisfaction of Council.
- (l) The provision of change rooms and showers for cyclists within each of the first and second floor office areas.
- (m) The ramp to the bin rooms to be of a sufficient width to ensure that bin collection will not interfere with the shared area of the accessible car space.
- (n) The addition of a note to state that street trees and bicycle hoops at the front of the site will be located to the satisfaction of the Responsible Authority.
- (o) Notes to demonstrate the achievement of the required cooling load as prescribed in Standard D6 of Apartment Developments (Clause 58.03-1 of the Glen Eira Planning Scheme).
- (p) Notes to demonstrate rainwater collection for non-drinking purposes and the provision of a stormwater management system as prescribed in Standard D13 of Apartment Developments (Clause 58.03-8 of the Glen Eira Planning Scheme).
- (q) Detailed notes and information describing accessibility features to demonstrate compliance with Standard D17 of Apartment Developments (Clause 58.05-1 of the Glen Eira Planning Scheme).
- (r) Notes stating that heating and cooling units will not be located on balconies unless the balcony size accords with Standard D19 of Apartment Developments (Clause 58.05-3 of the Glen Eira Planning Scheme).
- (s) Detailed notes and information showing the location and dimensions of storage spaces to demonstrate compliance with Standard D20 of Apartment Developments (Clause 58.05-4 of the Glen Eira Planning Scheme).
- (t) Any changes required by the Sustainability Management Plan.
- (u) Laneway widths to be correctly dimensioned.

When approved, the plans will be endorsed and will then form part of this Permit.

#### Layout not to be altered

2. The layout of the site and size, design and location of buildings and works as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority. Note: This does not obviate the need for a permit where one is required.

#### Section 173 Agreement

3. Before the development starts, the owner must enter into an agreement with the Responsible Authority under section 173 of the *Planning and Environment Act 1987* to provide for the following:
  - (a) The owner will construct the shared space side laneway in accordance with plans and specifications to the satisfaction of Glen Eira City Council and complete the works before the occupation of the building.
  - (b) The owner will maintain the shared space side laneway for not less than 5 years after the date of its completion to the satisfaction of Glen Eira City Council.

- (c) The owner will set aside the land adjacent to the side and rear laneways (shown with red hatching on the plans with a height clearance of 4.0m) as a carriageway easement in favour of the Glen Eira City Council.

The land owner must pay the reasonable costs of the preparation, execution and registration of the Section 173 Agreement.

#### Urban Design and Landscaping

4. Before the development starts, a plan detailing the urban design streetscape treatment of the public realm must be submitted to and approved by the Responsible Authority. The plan must show the proposed urban design treatment of public areas within the subject land site and surrounding public realm area to ensure the integration of the site with these areas and consistency in the urban design treatment. The plan must be developed in consultation with the Glen Eira City Council Urban Planning, Urban Design and Engineering Departments and be to the satisfaction of the Responsible Authority. When approved the plan will be endorsed and form part of the permit. The plans must show:
- (a) Detail of all proposed hard surface materials/paving.
  - (b) The inclusion of water sensitive urban design features.
  - (c) The pedestrian path along the northern edge of the development to include safety measures to separate the path from the road/carriageway.
  - (d) Bicycle facilities.
  - (e) Disabled access features where applicable.
  - (f) Any other feature deemed appropriate, to the satisfaction of the Responsible Authority.
5. Before the development starts, a detailed Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When the Landscape Plan is approved, it will be endorsed and form part of the permit. The Landscape Plan must incorporate:
- (a) Buildings and trees (including botanical names) on neighbouring properties within 3 metres of the boundary.
  - (b) A planting schedule of all proposed vegetation including botanical names; common names; pot sizes; sizes at maturity; quantities of each plant; and details of surface finishes of pathways and driveways.
  - (c) Landscaping and planting as shown on the development plans.
6. Before the occupation of the buildings allowed by this permit, landscaping and urban design works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority and then maintained to the satisfaction of the Responsible Authority.

#### Management Plans

7. Concurrent with the endorsement of any plans pursuant to Condition 1, a Sustainability Management Plan (SMP) must be submitted to the Responsible Authority for approval. The report must address Environmentally Sustainable Development (ESD) principles proposed for the site including, but not limited to, energy efficiency, stormwater collection (including the provision of water tanks) and reuse on the site for toilet

flushing within the commercial toilets and for garden irrigation (note that Stormwater management must satisfy the requirements of Clause 53.18 of the Glen Eira Planning Scheme), and waste management and building materials. Any recommended changes to the building must be incorporated into the plans required by Condition 1.

Once approved, the SMP will be endorsed to form part of this permit and must be implemented to the satisfaction of the Responsible Authority. The SMP must not be varied except with the written approval of the Responsible Authority.

8. Before the development starts, the permit holder must prepare and have approved in writing by the Responsible Authority a Waste Management Plan (WMP) for the site with respect to the collection and disposal of waste and recyclables associated with the proposed uses on the site to the satisfaction of the Responsible Authority. The WMP must provide for the following:
  - (a) The collection of waste associated with the uses on the land, including the provision of bulk waste collection bins or approved alternative, recycling bins, the storage of other refuse and solid wastes in bins or receptacles within suitable screened and accessible areas to the satisfaction of the Responsible Authority. Commercial waste bins being placed or allowed to remain not in view of the public, and receptacles not emitting any adverse odours.
  - (b) Designation of methods of collection including the need to provide for private services. This method must incorporate recycling services and must comply with the relevant EPA noise guideline relating to the time of collection.
  - (c) Appropriate areas of bin storage on site and areas of waste bin storage on collection days.
  - (d) Details for best practice waste management once operating.

Once approved the WMP will be endorsed to form part of this permit and must be complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.

9. Before the development starts including demolition and excavation, the owner must submit a Construction Management Plan to the Responsible Authority for approval. No works including demolition and excavation are permitted to occur until the Plan has been approved in writing by the Responsible Authority. Once approved, the Construction Management Plan will be endorsed to form part of this permit and must be implemented to the satisfaction of the Responsible Authority. The Plan must be to the satisfaction of the Responsible Authority and must provide details of the following:
  - (a) Delivery and unloading points and expected frequency;
  - (b) Truck haulage routes, circulation spaces and queuing lanes;
  - (c) Details of how traffic and safe pedestrian access will be managed. These must be in the form of a Traffic Management Plan designed by a suitably qualified traffic practitioner;
  - (d) A liaison officer for contact by owners / residents and the Responsible Authority in the event of relevant queries or problems experienced;
  - (e) An outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
  - (f) Any requirements outlined within this permit as required by the relevant referral authorities;

- (g) Hours for construction activity in accordance with any other condition of this permit;
- (h) Measures to control noise, dust, water and sediment laden runoff;
- (i) Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan; and
- (j) Any construction lighting to be baffled to minimise intrusion on adjoining lots.

#### Green Travel Plan

10. Before the office use starts, a Green Travel Plan (GTP) must be prepared and submitted to the Responsible Authority for approval. The plan must be prepared by a suitably qualified person and must encourage the use of non-private vehicle transport modes by staff. The plan must include, but not be limited to, the following:
- (a) A description of the location in the context of alternative modes of transport, including walking, cycling and objectives for the Green Travel Plan;
  - (b) Outline Green Travel Plan measures for the development including, but not limited to:
    - i. The distribution of information packs to staff (train, tram and bus timetables relevant to the local area must be included);
    - ii. Car pooling;
    - iii. Bicycle parking and facilities available on the land;
    - iv. Local walking paths and networks to key destinations;
    - v. A plan showing the bicycle parking areas to be provided for use by staff; and
    - vi. Monitoring and review.
  - (c) The Green Travel Plan must not be amended without the written consent of the Responsible Authority.
  - (d) Once approved, the Green Travel Plan will be an endorsed plan under the planning permit to ensure that the Green Travel Plan continues to be implemented by staff to the satisfaction of the Responsible Authority.

#### Car Parking

11. Areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:
- (a) constructed;
  - (b) properly formed to such levels that they can be used in accordance with the plans;
  - (c) surfaced with an all weather sealcoat;
  - (d) drained;
  - (e) line-marked to indicate each car space and all access lanes;
  - (f) clearly marked to show the direction of traffic along the access lanes and driveways;
- to the satisfaction of the Responsible Authority.



Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.

12. External lighting of the areas set aside for car parking, access lanes and driveways must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land.

#### Wind effects Report

13. Before the development starts, a wind modelling assessment undertaken by a suitably qualified person to assess the wind impact of the development at ground level must be submitted to the Responsible Authority. Any recommendations or required modifications to the building must be implemented to the satisfaction of the Responsible Authority.

#### General

14. Before the development is occupied, the provision and design of bicycle parking and associated facilities must comply with Clause 52.34 of the Glen Eira Planning Scheme and AS2890.3-1993 (including the type, location, layout, access paths, signage) or otherwise to the satisfaction of the Responsible Authority.
15. During the construction of the building allowed by this permit, the laneways adjacent to the subject land must be kept free of parked or standing vehicles or any other obstruction, including building materials, equipment and the like, so as to maintain free vehicular passage to abutting benefiting properties at all times, unless otherwise allowed with the written consent of the Responsible Authority.

#### Permit expiry

16. This Permit will expire if:
  - The development does not start within two (2) years from the date of this Permit; or
  - The development is not completed within four (4) years of the date of this Permit.

The Responsible Authority may extend the time referred to if a request is made in writing before this Permit expires or within six (6) months after the expiry date if the use/development has not commenced.

If the development has commenced, the Responsible Authority may extend the time referred to if a request is made in writing within twelve (12) months of the expiry date.

#### **Notes:**

- A. Residents of the apartments allowed under this permit will not be issued Residential Parking Permits (including visitor parking permits).
- B. Before the construction or carrying out of buildings and works, either:
  - A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970, or
  - An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the sensitive use.

- C. The amendments specified in Condition 1 of this Permit and any additional modifications which are “necessary or consequential” are those that will be assessed by Council when plans are lodged to satisfy that condition. Any “necessary or consequential” amendments, in addition to those required by this condition, should be specifically brought to the attention of Council for assessment.

If other modifications are proposed, they must be identified and be of a nature that an application for amendment of permit may be lodged under Section 72 of the Planning and Environment Act 1987. An amendment application is subject to the procedures set out in Section 73 of the Planning and Environment Act 1987.

- D. This Planning Permit represents the Planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of Glen Eira City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria from that adopted for the approval of this Planning Permit.
- E. Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.
- F. Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals.
- G. There must be no net increase in peak stormwater runoff in Council's drainage network. Post development peak stormwater discharge to Council's drainage network must be maintained to the predevelopment level for 10 year ARI. Detailed plans and computations prepared by a registered consulting Civil Engineer should be submitted to Council for approval prior to any construction works.
- H. All stormwater runoff must be connected to Council's drainage network. There must be no uncontrolled stormwater discharge to adjoining properties and footpaths.
- I. There must be no net increase in peak stormwater runoff in Council's drainage network. Post-development peak stormwater discharge to Council's drainage network must be maintained to the predevelopment level for a 10 year ARI. Detailed plans and computations prepared by a registered consulting Civil Engineer should be submitted to Council for approval prior to any construction works.
- J. Engineering Services encourage the use of rainwater tanks for storage and re-use for toilet and irrigation purposes and/or the installation of a stormwater detention system.
- K. Prior to the commencement of any demolition and/or building works, an Asset Protection Permit must be obtained from Council's Engineering Services Department.
- L. Consideration is required when installing domestic services (i.e – air conditioning units, heaters, pool pumps, water tanks and the like). The owner/occupier/permit holder/developer must take all reasonable and practicable measures in locating domestic services in position that reduce any amenity impact on adjoining properties. This includes selecting an appropriate installation position and enclosing the domestic

service. Further information regarding noise from domestic services can be found in the Environmental Protection Act 1970.

<b>Address</b>	7-15 Horne Street, Elsternwick
<b>Title details</b>	Land in CP163463Y Lots 5 and 6 on LP001423
<b>Restrictions on title</b>	None
<b>Proposal</b>	Construction of a 14 storey mixed use building comprising dwellings, food and drink premises, offices and shops, use of the land for the purpose of dwellings and reduction of the car parking requirements for food and drink premises, offices and shops
<b>Zoning and Overlay Controls</b>	<ul style="list-style-type: none"> <li>• Commercial 1 Zone (C1Z)</li> <li>• Design and Development Overlay (Schedule 10)</li> <li>• Parking Overlay (PO2-3)</li> <li>• Environmental Audit Overlay (EAO)</li> <li>• Area of Aboriginal Cultural Heritage Sensitivity</li> </ul> <p>The site is also located within the Principal Public Transport Network</p>
<b>Permit requirements</b>	<ul style="list-style-type: none"> <li>• A permit is required to use the land for the purpose of dwellings under Clause 34.01-1 of the Commercial 1 Zone as the frontage at ground level exceeds 2 metres</li> <li>• A permit is required to construct a building under Clause 34.01-4 of the Commercial 1 Zone</li> <li>• A permit is required to construct a building under Clause 43.02-2 of the Design and Development Overlay</li> <li>• A permit is required to reduce the number of car spaces required for offices, shops and food and drink premises under Clause 52.06-3 of the Car Parking provisions</li> </ul>
<b>Relevant Planning Scheme provisions</b>	<ul style="list-style-type: none"> <li>• Urban Villages Policy</li> <li>• Car Parking</li> <li>• Bicycle Facilities</li> <li>• Stormwater Management in Urban Development</li> <li>• Apartment Developments</li> </ul>
<b>Relevant reference documents</b>	Elsternwick Structure Plan Glen Eira Quality Design Guidelines
<b>Notification</b>	Notice undertaken in accordance with Section 52 of the <i>Planning and Environment Act 1987</i> , including 2 notices on site, a notice mailed to 42 surrounding properties (256 notices) and a notice published in a local newspaper
<b>Submissions</b>	52 objections and one petition containing 250 signatures received that are detailed in the report
<b>Cultural Heritage Management Plan required</b>	None required

## DESCRIPTION OF PROPOSAL

The proposal is for the construction of a 14 storey mixed use building comprising dwellings, food and drink premises, offices and shops, use of the land for the purpose of dwellings and

reduction of the car parking requirements for food and drink premises, offices and shops. More specifically, it includes:

- Demolition of the existing buildings.
- Construction of a 14 storey building comprising 44 apartments, 1,885sqm of offices, 205sqm of shops and a 55sqm food and drink premises.
- There would be 32 x 2 bedroom apartments and 12 x 3 bedroom apartments.
- A total of 97 car spaces would be provided in a 3 level basement, comprising 56 resident car spaces, 37 car spaces for the offices and 4 car spaces for the food and drink premises (including 1 accessible car space).
- Vehicle access would be from the laneways at the side and rear which connect to Horne, Ross and Rusden Streets.
- The laneway at the side of the site would be widened to 5.95m to create a shared vehicle and pedestrian space with new paving.
- Streetscape works, comprising paving and street tree planting, are proposed at the front of the site.
- Maximum overall building height would be 59.85m.

## **LAND DESCRIPTION AND SURROUNDING AREA**

Key features of the site and surrounds include:

- The total area of the 3 lots comprising the site is 1,239sqm.
- The site is occupied by a double storey building used for a drug and alcohol rehabilitation centre at 7-12 Horne Street, a 3 storey office building at 13 Horne Street and a single storey shop at 15 Horne Street.
- The land slopes down from Horne Street with a maximum fall of 2.84m between the south-eastern and north-western corners of the site.
- There are 2 laneways adjoining the site, one at the side (north ) that connects to Horne Street and Ross Street and one to the rear that connects the side laneway to Rusden Street to the south.
- Land to the north at 6 Horne Street is occupied by a single storey building used for a Yoga Studio.
- Land to the south at 16-17 Horne Street is occupied by a single storey building used for a Mortuary.
- Land to the east at 242 Glen Huntly Road is occupied by a 4 storey mixed use building comprising shops, apartments and a commuter car park.
- Land to the south-east at 41 Horne Street is occupied by a 3 storey apartment building.
- Land to the west is occupied by single and double storey dwellings at 14-24 Ross Street and a 2-3 storey building at 26 Ross Street comprising 4 dwellings.

## **RELEVANT HISTORY**

The building at 7-12 Horne Street, which was the former Daily Planet brothel, is currently used for the purpose of a drug and alcohol rehabilitation centre. The Planning Permit for this use was granted on 19 December 2018.

An application for a 9 storey mixed use building at 1-3 Horne Street was refused by Council on 23 June 2017. VCAT upheld the refusal in its Order dated 5 February 2018.

A Planning Permit for a 5 storey mixed use building at 13 Horne Street was issued by Council on 8 December 2010. This permit was extended for 2 years but expired on 8 December 2014.

A Planning Permit for a 7 storey mixed use building at 25-27 Horne Street was refused by Council (under the Manager's delegation) on 13 December 2016. A permit was subsequently issued at the direction of VCAT on 22 January 2018. This permit is valid until 22 January 2020 and works are yet to commence.

Other approved developments in Elsternwick include:

Address	Approved permit
221-229 Glen Huntly Road	11 storey mixed use building (completed)
233-247 Glen Huntly Road and 14 Ripon Grove	12 storey mixed use building
15-19 Gordon Street	7 storey mixed use building (completed)
22-26 Riddell Parade	11 storey mixed use building
28 Riddell Parade	8 storey mixed use building (completed)
411-415 Glen Huntly Road	8 storey mixed use building (under construction)
441-461 Glen Huntly Road, 9 Beavis Street and 72 Orrong Road	8 storey mixed use building (Coles redevelopment, under construction)
483-493 Glen Huntly Road	8 storey mixed used building (completed)
495-501 Glen Huntly Road	7 storey mixed use building

## CONSULTATION AND ENGAGEMENT

Following the two advertising periods, a total of 52 objections and one petition with 250 signatures have been received as part of the notification process.

### Objections to the proposal

- Excessive height and scale (does not comply with DDO10)
- Adverse impacts on precinct and heritage
- Inadequate car parking
- Inadequate bicycle parking
- Increased traffic congestion (lights needed at Glen Huntly Road/Horne Street intersection)
- Overshadowing
- Overlooking and loss of privacy
- Loss of views
- Increased noise and air pollution
- Building design is not in keeping with Elsternwick (will be an eyesore)
- Glare from the glass facade
- No significant community benefits
- Amenity impacts from late trading hours of the food and drink premises
- No mix of housing types
- Inconsistent with the village concept
- Unsuitable for families
- Reduction in property values
- Increased laneway traffic will reduce vehicle and pedestrian safety and increase property damage
- No disabled persons parking for the dwellings or offices

- Impact on solar panels
- Garbage bin problems
- Disruption during construction

The preamble to the petition notes the following:

*This petition draws to the attention of the Council our Objection to the Development of the 14 storey Tower at 5-17 Horne St., Elsternwick, 3185. We the undersigned residents request that Council refuse the Application with reasons being:*

- *The height and bulk of the proposed 14 storey tower is excessive and inappropriate. It will set a dangerous precedent.*
- *Horne St and its junction with Glen Huntly Rd are already congested with cars, buses and trams. This development will severely exacerbate it. Peak hour will be impossible.*
- *Parking is already a serious problem particularly for Horne St and Ross St residents. Further, the developer's request for dispensation for 24 car spaces is unacceptable. The proposed development will exaggerate the situation. Also, the public transport is already at full capacity in peak times.*
- *The severe overshadowing and loss of privacy are completely unacceptable to residents. This would seriously diminish the amenity and lifestyle.*
- *We oppose the developer's trade off of extra height for widening the part of the adjoining laneway, Vehicular movement would be chaotic.*
- *The proposal contradicts the Glen Eira Council's vision of a "safe, accessible and liveable centre that embraces its historic character and ... village feel."*

A Planning Conference was chaired by Cr Silver and attended by 34 objectors and Elsternwick residents and the applicant's representatives. The applicant's representative agreed to review overlooking of Ross Street properties from the office and suggested that a Green Travel Plan could be prepared to encourage the use of sustainable transport modes for workers.

## REFERRALS

There are no statutory referral requirements under the provisions of the Glen Eira Planning Scheme. The following is a summary of comments and requirements from relevant internal referral areas:

Non-statutory referrals	
City Futures (including Urban Design)	<ul style="list-style-type: none"> <li>• The office floor area could be considered a community benefit if secured with a Section 173 agreement.</li> <li>• The shared space (widened side laneway) could be considered a community benefit if the laneway was widened to 6.0m and the pedestrian path was widened to 2.0m.</li> <li>• Vehicle access from the laneway is supported.</li> <li>• Reduce the height of the podium and tower so that they will be consistent with the DDO10.</li> <li>• Increase the front, laneway side and rear setbacks so that they will be consistent with the DDO10.</li> <li>• A 6m wide passing area at the rear is suggested.</li> <li>• Increase articulation and the variety of materials for the tower to reduce its mass and bulk and increase visual</li> </ul>



	<p>interest and interaction with the street.</p> <ul style="list-style-type: none"><li>• A verandah should be provided at the front of the building.</li><li>• Widening of the footpath at the front of the site is suggested.</li></ul>
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Transport Planning	<ul style="list-style-type: none"> <li>• Widening of the laneways is supported</li> <li>• There will be an increase in traffic volumes in the laneways.</li> <li>• An additional electronic vehicle swept path assessment is required to demonstrate that the basement ramps and intersections will allow safe and convenient vehicle movements.</li> <li>• Headroom clearance above the ramps must be shown in accordance with the relevant Australian Standard.</li> <li>• The ramp to the bin storage rooms must provide adequate clearance for the accessible car space.</li> <li>• The bicycle hoops at the front of the site will need to be relocated to ensure that they are clear of on-street car spaces.</li> <li>• A note will be included stating that no resident parking permits will be issued.</li> </ul>
Asset Engineering	No objection <ul style="list-style-type: none"> <li>• Notes on the permit required</li> </ul>
Park Services	No objection

## ISSUES AND DISCUSSION

The assessment of the proposal has regard to the following:

- Zoning and policy context
- Neighbourhood character
- Height, scale and massing
- Amenity impacts
- Landscaping
- Internal amenity
- Car parking and traffic
- Management plan requirements
- Objectors' concerns

### Zoning and policy context

*Is there strategic justification for the proposal?*

Yes, *Plan Melbourne 2017-2050* identifies Elsternwick as a Major Activity Centre where appropriate transit orientated development for commercial, residential, retail and entertainment and leisure related land uses are encouraged. To establish a preferred pattern of land use and development for Elsternwick, Council has adopted the Elsternwick Structure Plan. The Design and Development Overlay (DDO10) in the planning scheme gives specific direction for the preferred height, setbacks and design of new buildings. Site consolidation, as proposed, is supported in the DDO10. Over time, the character of Elsternwick will change as buildings, consistent with the planning controls are constructed.

Under the Urban Villages Policy, the site is located in Precinct 10 (Elsternwick Railway Station & Environs). This policy can be seen as the precursor to the Elsternwick Structure Plan and has a similar purpose in that it recognises Elsternwick is a location suitable for higher residential densities and further commercial and community development, particularly given its tram and railway infrastructure.

The Elsternwick Structure Plan was adopted by Council on 27 February 2018. The key objectives of the Elsternwick Structure Plan, as they relate to this site, can be summarised as:

- To concentrate on employment, housing and infrastructure.
- To create a connection between the activity centre and the urban renewal precinct.
- To channel development taller than 8 storeys to selected urban renewal locations west of the railway line.
- To encourage transport oriented development.
- To locate retail development along Glen Huntly Road.
- To minimise the off-site amenity impacts of development.

Under the Elsternwick Structure Plan the subject site is situated in the *Urban Renewal North Precinct*. The clearest strategic support for the proposal (albeit in a modified 12 storey form) is from the Urban Renewal section of the Elsternwick Structure Plan which states:

*'Urban renewal north is anchored by Glenhuntly Road, between Nepean Highway and the railway line. It provides an opportunity to create a 'gateway' to Elsternwick that is complementary to the heritage character and scale to the east of the railway line. Although a distinct precinct that can accommodate change, the form and scale of this area will have regard for the prevailing scale of the Elsternwick activity centre.*

*The precinct will be an integrated medium to higher density neighbourhood with a mix of mixed-use and residential buildings. Development on Glen Huntly Road and Horne Street will continue to provide a significant commercial presence and contribute to an activated pedestrian network. These sites will generate significant employment opportunities, and will contribute to commercial (non-retail) activity in Elsternwick.*

*Urban apartment areas within urban renewal north acknowledge a fine-grain subdivision pattern and residential setting. These sites will provide a mid-rise residential form in a transforming urban context. Pedestrian connections between Horne Street, Nepean Highway and Glen Huntly Road will support the integration of this changing precinct.'*



**Figure 1: Elsternwick Structure Plan**

Are the uses appropriate and contribute to the area?

Yes, as the land uses within the proposal are considered to be consistent with the following purposes of the Commercial 1 Zone:

- *To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses; and*
- *To provide for residential uses at densities complementary to the role and scale of the commercial centre.*

Furthermore, Accommodation (i.e. dwelling, which includes apartment) is a permitted land use in the Commercial 1 Zone but this proposal requires a permit because the frontage at ground level is greater than 2.0m. Shops and Food and Drink Premises are types of Retail

use that are permitted in the Commercial 1 Zone without a planning permit. The Office use is also permitted in the Commercial 1 Zone without a planning permit.

Given the above, it is considered that the redevelopment of the site will be consistent with the Elsternwick Structure Plan as the mixture of uses will activate the street frontages and stimulate employment opportunities that will suit this part of the activity centre.

#### *Decision guidelines*

Decision guidelines for use and development are included in the Commercial 1 Zone. Important considerations include the interface with adjoining zones, especially the relationship with residential areas, the movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport, the provision of car parking, the streetscape, consideration of overlooking and overshadowing and the impact of overshadowing on existing rooftop solar energy facilities on dwellings on adjoining lots.

The above matters and other relevant matters related to car parking, bicycle facilities and stormwater management are discussed in the following sections of this report.

#### Neighbourhood character

The Elsternwick Urban Village has been undergoing a significant level of change for the past 5 years with new buildings of 7-12 storeys being approved (several by VCAT). The area surrounding the site contains a variety of building types that include mid-late 20<sup>th</sup> Century 3 and 4 storey mixed-use and apartment buildings at 242 Glen Huntly Road and 30 and 41 Horne Street. There is also a 5 storey office building at 22-24 Horne Street. The remainder of Horne Street comprises low-rise commercial buildings.

Land to the rear of the site comprises single and double storey early-mid 20<sup>th</sup> Century dwellings fronting Ross Street. There is also a late 20<sup>th</sup> Century 3 storey building comprising 4 dwellings at 26 Ross Street.

The heights of the recently-approved and constructed taller mixed use buildings throughout the activity centre are generally consistent with the built form and planning policy context of Elsternwick and the adopted Structure Plan. It is noted that the residential land in Ross Street is included in the Residential Growth Zone which has a preferred height of 13.5 metre (generally 4 storey buildings).

The proposed building would adopt a podium-tower typology with a 3 storey street wall (podium) with a further 11 storeys in the tower. The tower would have a recessed appearance with a 3m setback from Horne Street and setbacks of 5.5m and 6.0m from the side boundaries and 5.0m from the rear boundary. The separation from the rear of the Ross Street properties provided by the 3.0 metre wide laneway will assist in minimising the visual bulk impact of the building.

The building would be of a contemporary architectural style with design detail comprising vertical bands of bronze tinted glazing and charcoal coloured textured concrete separated by dark bronze vertical fins. Whilst this architectural style is distinctly modern, it is considered that it would complement both the character of Horne Street and the wider area where there is a variety of building styles, including traditional low-rise shopfronts and modern multi-storey buildings.

#### Height, massing and appearance

*Is the height and massing of the proposed building acceptable?*

Following the adoption of the Structure Plan, Council submitted a request to the Minister for Planning for interim planning controls for the Elsternwick Activity Centre in the form of a Design and Development Overlay (DDO). The request included a preferred height of 8 storeys for the precinct containing the site, with a maximum mandatory height of 12 storeys, consistent with the Elsternwick Structure Plan. However, on 16 August 2018 the interim controls approved by the Minister for Planning (DDO10) were gazetted and now include only a discretionary height limit with no maximum mandatory height limit.

The site is situated in Precinct 6 (Urban Renewal) under DDO10. In Precinct 6 a discretionary height limit of 43m, comprising up to 12 storeys applies. Whilst the proposal has a maximum overall height of 59.85m, comprising 14 storeys, the maximum height to the top of the roof is 52.30m which is at the north-western corner of the site. The DDO allows architectural features, masts, building services or enclosed stairs to exceed the height limit by 4.00m. In this case, the highest part of the architectural features exceeds the building height by 7.55m.

Whilst the tower and podium form is satisfactory, its height of 52.30m (excluding architectural features, masts, building services or enclosed stairs) exceeds the DDO height limit of 43.00m by 9.30 m (or approximately 3 storeys) at the building's highest point. It is considered that a reduction in height is required to ensure that impacts on nearby residential properties and the public realm would not be unreasonable and to ensure that the future streetscape character is not dominated by the proposal.

A 14 storey building height was never envisaged at this location by either the Elsternwick Structure Plan or the DDO10 controls and is simply too high.

*Is there justification for exceeding the discretionary height limit?*

The DDO10 (Section 5 Decision Guidelines) states that exceedance of the discretionary 43m, 12 storey maximum preferred building height may be considered where the proposal:

- Demonstrates that the development includes the provision of significant community benefit; and
- Does not create unreasonable impacts on the amenity of sensitive interfaces as a result of additional height; and
- Demonstrates architectural design excellence.

The Elsternwick Structure Plan states that community benefit items may include, but are not limited to:

- A diverse housing mix that responds to an identified community need (affordable, aged care, student, short-stay accommodation - not just a variety of apartment layouts and sizes);
- Additional public parking;
- New street or laneway connections; and
- Needed community uses and facilities.

This list does not identify every type of community benefit, but rather notes emerging high priority items across the municipality.

The applicant submits that the community benefit criteria, outlined in the DDO, would be met because the following would be provided:

- The creation of a shared space by widening the existing laneway adjacent to the side (northern) boundary. The applicant contends that this accords with the Structure Plan and is aimed at providing improved pedestrian accessibility and connectivity around the site and to neighbouring streets, and would provide the desired linkage to the Nepean Highway.
- Activated street frontages to the shared space as a result of new food and drink and office uses.
- A significant amount of commercial floor space to create employment opportunities. This includes a total of 1,885sqm of office space and 260sqm of retail uses.

Council's City Futures Department has advised that it considers that the above community benefits would not be sufficient to justify the height exceedance. It suggests the following measures would assist in increasing the level of community benefit:

- The laneway widening should be at least 3.0m and include a corner splay at the north-western corner of the building to improve vehicle movement and sight lines (the applicant is proposing a 2.5m widening, which is considered to be adequate to allow for 2 way traffic flows and has offered to include a 2m x 2m corner splay);
- A Section 173 Agreement should be entered into for the permit holder to provide and maintain the shared space side laneway for the life of the building and to secure the office floor space for the life of the building.

Taking into consideration the community benefits of the creation of the shared space widened laneway and the employment opportunities embodied in the large office floor area, it is considered that a height exceedance of approximately 3.30m, resulting in building height to the top of the roof of 46.30m and 12 storeys (52.30m and 14 storeys proposed) can be justified. A condition requiring a Section 173 Agreement to be entered into requiring the construction and maintenance of the shared space side laneway is included in the recommendation.

It is accepted that the applicant has demonstrated that the second and third height exceedance criteria would be adequately satisfied. In this regard, it is acknowledged that the proposal would not create unreasonable impacts on the amenity of sensitive interfaces as a result of the additional height (refer to the discussion in the amenity impacts section below) and as the architectural design of the proposal is considered to be of a very high standard (refer to the discussion in the design detail section below).

*Are the setbacks and podium height of the proposed building acceptable?*

In Precinct 6 of the DDO10, the prescribed street setback is 0m up to a height of 3 storeys (13m including parapet/balustrade) to form a street wall (podium) and 5m for upper levels.

The podium at the front of the site has a height of 13.40m-13.95m and is considered to be satisfactory given that there is some slope across the front of the site and having regard to the street walls of the existing 3 and 5 storey buildings to the south and the 4 storey building to the east. However, it is considered that the 3.0m front setback of the tower should be increased by at least 1.0m to provide greater visual differentiation from the podium when viewed from the public realm.



The DDO10 prescribes a 3m side and rear setback to a height of 3 storeys where the proposed building adjoins a commercial or mixed use site to allow for a 6m wide future laneway connection. In this case, there is already a side and rear laneway and no side setback is needed adjacent to 16-17 Horne Street. The upper level side setbacks of 5.5m and 6.0m exceed the prescribed 3.0m side setback from an adjoining commercial or mixed use site and are considered satisfactory.

It is noted that the DDO10 does not prescribe rear setbacks from a residential interface in this precinct. There are no designated sensitive interfaces such as those that apply in other parts of Elsternwick for sites adjacent to heritage and residential areas that are outside of the urban renewal precinct. Notwithstanding the above, it is considered that the 4.05m rear laneway will provide a suitable separation from the rear boundaries of the Ross Street properties to moderate the visual bulk of the podium.

Having regard to the relevant DDO10 setback criteria, it is considered that the side and rear setbacks of the tower and the height of the podium would adequately accord with the considerations of the DDO10 for the following reasons:

- The visual impact of the upper floors from the sides and rear will be reduced by the recessed tower form and the street wall;
- No future public open spaces will be affected;
- The ground floor facing the side laneway will include active frontages for an Office and Food and Drink Premises and the widening of the side laneway to form a shared space for pedestrians and vehicles is consistent with the Structure Plan;
- The side setbacks of the tower will provide adequate separation between any future towers to achieve good internal amenity for existing and future occupants and will minimise the appearance of a continuous built form when viewed from the public realm; and
- The rear setback would provide an adequate separation from the interfaces of the dwellings fronting Ross Street.

*Is the design detail of the proposed building acceptable?*

The applicant's submission includes the following statement about architectural design excellence:

*'Design excellence is achieved in the form of a highly architectural building that is both elegant and understated in design. High levels of design interest are provided in the three storey podium form, which will integrate with Horne Street and create a public element to the frontage through the use of two level void space. The tower element is appropriately stepped back and will rise 14 storeys with an appealing curved building top and an attractive tinted bronze glazing.'*

It is suggested that architectural design excellence may be assessed having regard to a combination of the following:

- Originality;
- Innovation;
- Respect for cultural heritage;
- Creating or reinforcing a strong sense of place;
- Ecologically sustainable design;

- High quality interface with the public realm;
- High internal amenity; and
- Landmark building.

The applicant has submitted additional material on the subject of architectural design excellence in support of its argument for exceedance of the discretionary height limit. This material highlights the positive features of the building such as its distinctive architectural features, the inclusion of a public plaza (atrium), 6 star energy rating and the high internal amenity of the apartments. Given the above, it is considered that architectural design excellence has been achieved.

The appearance of the proposed building is considered to be visually interesting with a distinctive 3 storey podium featuring clear glass active commercial frontages and upper floors comprising a combination of bronze tinted glazing separated by closely spaced dark bronze vertical fins. The appearance of the tower is different to the podium with an emphasis on vertical detailing comprising a combination of bronze tinted glazing and charcoal coloured textured concrete separated by dark bronze vertical fins. The top of the building includes a curved asymmetrical architectural feature that will conceal the services on the roof. It is recommended that the tower's interaction with the street and the surrounding area could be improved to assist in reducing its mass and bulk. To achieve this outcome, a condition will be included requiring all sides of all balconies across the front of the building from the fourth to eighth floors to be open with the deletion of wintergarden louvres and side walls.

The DDO includes detailed building design assessment criteria and decision guidelines. It is considered that the proposal adequately accords with the general building design criteria that apply to all precincts within the Elsternwick activity centre as follows:

- The proposed building incorporates high quality materials, textures and colours that respond to the residential and commercial characteristics of the streetscape.
- The proposed building has been designed to address front, oblique and side views.
- The proposed building provides wide entries that are clearly visible, legible and welcoming.
- Subject to the relocation of the service area on the third floor, building services including utilities and waste management facilities would be well-placed, concealed and integrated into the building design.
- The proposed building would minimise overshadowing impacts on existing residential sites and would not affect any existing or future open spaces or commercial footpath-trading areas.



**Figure 2: Photomontages of the proposed building as viewed from the public realm**

Additionally, specific building design criteria apply to the commercial and mixed use precincts of Elsternwick. It is considered that the proposal adequately accords with these building design criteria as follows:

- The proposal incorporates a podium and tower form with detailing emphasised at ground floor to achieve a human scale with an active street level experience.
- A front setback of 4m for the tower, compared with the proposed 3m, is recommended to provide separation between the podium and upper levels to assist in integration with the traditional low-scale streetscape and to assist in mitigating building bulk.
- Active edges at ground floor are provided, including a publicly accessible atrium for weather protection, openings and architectural detailing providing activity and interest for people.
- An active frontage is proposed to the shared space side laneway.
- Upper floor setbacks are consolidated to avoid a visible tiered form.
- Primarily vertical and, to a lesser extent, horizontal architectural elements would integrate with the development pattern of the street and complement the fine-grained character of surrounding buildings.

Having regard to all of the above considerations for building height, setbacks and detailed design, it is considered that, subject to the deletion of 2 floors from the tower, an increase in the front setback of the tower and increased openings for the fourth to eighth floor balconies, the proposed building would be suitable for the site's urban renewal precinct context.

#### Amenity impacts

*Will the proposed building cause unreasonable amenity impacts on nearby residential properties from overshadowing, overlooking and visual bulk?*

- Overshadowing

It is acknowledged that overshadowing is a major concern for residents in Ross and Horne Streets. The most affected properties would be those in Ross Street adjoining the laneway at the rear of the site. The applicant has provided hourly overshadowing diagrams for the Equinox (September 22) from 9am to 3pm showing the effects of the proposed building on adjoining properties and the surrounding area. A review of this information has been undertaken and it is considered that the overshadowing impact of the proposal would not be unreasonable as nearby properties, whilst experiencing new overshadowing, would still have an acceptable level of solar access. This conclusion has been reached having regard to the extent of shadows that are cast from existing fences and buildings compared with the shadows cast by the proposal.

Whilst the extent of overshadowing appears to be significant, the shadow cast by the proposal will move across the surrounding area during the 9am to 3pm period. Overshadowing of the apartments facing Horne Street and on the public realm (ie, Horne Street) would be experienced after 3pm at the Equinox and is not considered to be unreasonable.

- Overlooking

The 5m setback of the tower from the rear boundary and the additional 3m separation provided by the laneway coupled with the location of the proposed apartments at third floor level and above ensures that there would be limited overlooking within a 9m arc toward the rear of properties in Ross Street adjoining the laneway at the rear of the site. Having regard to the above features and the location of habitable room windows, walls and high fences associated with the Ross Street properties, it is considered that the proposal would not cause an unreasonable reduction of privacy.

Notwithstanding the above, it is considered that views from the office windows on the first and second floors at the rear of the building should be screened as they would be 3m from the nearest Ross Street properties. A condition will be included requiring the windows to be screened so that they will have not more than 25% clear openings to a height of at least 1.7m above floor level. This could be achieved with either external screens, patterned or obscure glass or in another manner to the satisfaction of the Responsible Authority. Additionally, the planter box along the rear section of the residents' lounge terrace on the third floor will be required to be extended to adjoin the services area to limit views toward the Ross Street properties.

- Visual mass

Whilst the tower section of the building would be quite visible in outlooks from the residential properties in Ross and Horne Streets and the surrounding area, its façades would be visually interesting with mass and bulk moderated by vertical articulation and the recommended provision of additional openings for several balconies. At the recommended reduced height of 46.30m comprising 12 storeys, the tower height would be generally consistent with the DDO10 preferred height for this location within the Activity Centre. The level of change envisaged by these existing planning scheme provisions have resulted from broader strategic and urban design studies, and the subsequent formulation of policy and design guidelines. Furthermore, the visual bulk of the podium would not be excessive having regard to the 3m wide rear laneway, setback of the podium and tower elements, the highly articulated facade facing the rear of the properties at 10-26 Ross Street and the location of walls, fences and the layouts of the nearby dwellings.

In addition to the above matters, it is considered that the proposal would adequately accord with the following DDO10 building design criteria for outlook, overlooking and passive surveillance:

- Ensure active living areas maximise views, outlook, natural daylight and ventilation while managing overlooking and visual privacy for residents without the need for excessive screening.
- Encourage interaction and passive surveillance of the street and public open space, with windows, balustrades, fencing and landscaping that provide a level of permeability.
- Avoid balconies and upper level living areas facing side boundaries.
- Developments should not borrow from the separation, outlook and amenity of developable adjoining land.

Having regard to the above considerations for overshadowing, overlooking and visual bulk, it is also considered that a moderate height exceedance of 3.30m (representing a reduction of 6.0m compared with the proposed 52.30m) can be justified as the amenity impacts associated with this would not create unreasonable impacts on the amenity of sensitive interfaces as a result of the additional height. It is noted that the adjoining properties to the rear of the site are not included in a defined sensitive interface area as shown on the Precinct Plan of the DDO10 but do form a sensitive interface (in the general planning sense) due to their existing low-rise built form character.

#### Car parking and traffic

*Is there sufficient, well designed car parking and bicycle parking?*

The subject site is located within the Principal Public Transport Network (PPTN), therefore requiring car parking to be provided at a lesser rate for both the office and shop/food and drink premises and avoiding the requirement for visitor spaces to be required for the residential component of the proposal.

A total of 97 on-site car spaces are proposed with access from the laneways at the side and rear which connect to Horne, Ross and Rusden Streets. A total of 56 car spaces would be allocated for the apartments, 37 car spaces for the offices and 4 car spaces for the shops and food and drink premises, including 1 accessible car space.

**Figure 3: Car parking provision table**

Use	Number/Floor area	Rate (PPTN)	Required	Provided
2 bedroom apartments	32	1 car space/apartment	32	32
3 bedroom apartments	12	2 car spaces/apartment	24	24
Office	1,885sqm	3.0 car spaces/100sqm of net floor area	56	37
Shop and Food and Drink Premises	260sqm	3.5 car spaces/100sqm of leasable floor area	9	4
<b>Total required</b>			<b>121</b>	
<b>Total provided</b>				<b>97 (A shortfall of 24 car spaces)</b>

The statutory parking requirement for the apartments is 56 car spaces (ie, 32 for the 2 bedroom apartments and 24 for the 3 bedroom apartments). As 56 resident car spaces are shown in the basement, the proposal satisfies the relevant State Government standard.

The statutory parking requirement for an office is 3.0 car spaces/100sqm of net floor area. For 1,885sqm of net floor area, this equates to 56 car spaces. As 37 office car spaces are shown in the basement, the proposal has an under-provision of 19 office car space.

The statutory parking requirement for both shop and food and drink premises is 3.5 car spaces/100sqm of leasable floor area. For 260sqm of leasable floor area, this equates to 9 car spaces, representing an under-provision of 5 car spaces.

In support of the reduced parking provision for the office, shops and food and drink premises, the applicant has provided updated parking survey results (for 2 and 6 February 2019) that demonstrate that there is capacity in on-street parking in the area to accommodate some of the car parking that would not be provided within the proposal. It is acknowledged that the supply of available on-street parking would be limited, with a vacancy rate of 10-12% on weekdays and 17-25% on a Saturday, and suitable for short-term parking. In addition to on-street parking availability, the site has very good public transport options including the Sandringham line train, the Route 67 tram and several bus routes that would provide an alternative sustainable transport option for staff and customers. A Green Travel Plan will be required to be submitted that will encourage office workers to use sustainable modes of transport to reduce reliance on private vehicles for commuter trips. This is an 'ongoing' active plan which continues to motivate staff to avoid car trips and use more sustainable modes of transport.

The applicant has provided sufficient information to address the concerns of Council's Transport Planning Department, demonstrating that vehicle movements on the basement ramps and at the ramp intersections would allow safe and convenient vehicle movements and that headroom clearance above the ramps would be satisfactory. Based on the above and having regard to the detailed information provided on the plans and in the reports submitted with the application, it is considered that the car park layout would adequately satisfy the car parking design standards in the planning scheme.

A note will be included on the permit stating that no parking permits will be issued for residents.

The DDO10 criteria for access and parking for commercial and mixed use areas are considered to be satisfied for the following reasons:

- The location of parking at the rear of the building and within the basement would minimise its visual and physical impacts and allow for active land uses at street level;
- Vehicle access would be provided from side and rear laneways;
- No additional vehicle crossings are proposed;
- Secure and convenient bicycle parking would be provided;
- Separate resident and commercial entries have been provided;
- The location of service areas has been integrated into the building layout; and It is acknowledged that loading and unloading for large vehicles would be undertaken from on-street car paces.

A summary table on the plans indicates the provision of 60 bicycle parking spaces (31 for residents, 17 for the office and 12 for the shops and food and drink premises). However, the plans do not show any on-site bicycle parking spaces for the shops and food and drink

premises but rather a total of 6 spaces located on the footpath at the front of the building. Corrections will be required to show that the number of resident bicycle parking spaces in the bicycle parking room will be 31, not 29 as shown on the ground floor plan and to show at least 6 on-site bicycle parking spaces for the shops and food and drink premises. Notwithstanding this discrepancy, and excluding the 6 footpath spaces, there is an over-provision of 31 bicycle parking spaces. A condition will require showers and change rooms for cyclists (End of Trip facilities) within the first and second floor office tenancies to be shown on the plans.

*Will the proposal affect the operation of the road network?*

It is acknowledged that the proposal would increase the volume of traffic using the laneways and local road network. The applicant estimates that the proposal would generate a total of 48 vehicle trips in the morning peak hour and 57 vehicle trips in the afternoon peak hour. The applicant has submitted an assessment of the traffic conditions in the laneways which demonstrates that the intersection between the side and rear laneways and the intersection of the laneway with Rusden Street will be able to accommodate the increase in traffic volume. It is also considered that the local road network, whilst busy during the morning and afternoon peak hours, will be able to absorb the additional traffic that would be generated by the proposal. Furthermore, the proposal is unlikely to interfere with the movement of buses in Horne Street or diminish safety for vehicles or pedestrians.

Given that the laneway currently carries a low volume of traffic, the additional vehicle trips generated by the proposal will be manageable given the widening of the side laneway and the provision of a ground floor setback that will allow for a 5.5m wide passing area at the rear of the building. Amended plans will be required to be submitted to ensure that the areas at the side and rear of the ground floor of the building will have an effective total carriageway width of 5.5m and a height clearance of at least 4.0m. This will allow for respite areas for vehicles to avoid conflict with other vehicles in the laneway whilst also allowing access for small delivery trucks, rubbish removal trucks with greater height.

It is noted that there will be additional opportunities for passing areas for future developments toward the Rusden Street end of the laneway. This is reinforced in both the Elsternwick Structure Plan and the DDO10.

Internal amenity

*Does the proposal provide acceptable internal amenity for future residents?*

The apartments have been designed to ensure that they will have good internal amenity which is demonstrated by a high level of compliance with Clause 58 Apartment Developments (i.e. the State Government's Better Apartments Design Standards) which apply to apartment buildings in commercial zones. Refer to the Clause 58 Apartment Developments Table attached to this report.

Each apartment would have good access to daylight and well-proportioned living rooms and bedrooms. Each 2 bedroom dwelling would have a balcony at least 2 metres wide with an area of at least 8 square metres and each 3 bedroom dwelling would have a balcony at least 2.4 metres wide with an area of at least 12 square metres. Many of the balconies would have a northerly or westerly orientation affording very good solar access.

Notes and other information will need to be added to the plans to demonstrate compliance with Standards D6, D13, D17 and D20 of Clause 58 for Energy Efficiency, Integrated Water and Stormwater Management, Accessibility and Storage, respectively.



### Landscaping

The submitted landscape plan shows areas for landscaping in planter boxes at the front and laneway side of the building and the planting of street trees. Planter boxes are also proposed for the third floor communal open space and the terraces of the 3 apartments on this level. The landscape plan includes details of paving at the front of the site and for the shared space side laneway which includes land within the site. This will form the basis for construction drawings that will be overseen by Council's City Transport and Place Design Department. A final version of this landscape plan will be required to be submitted for endorsement.

### Management plan requirements

A Sustainability Management Plan (SMP) which will include a requirement for stormwater management to satisfy Clause 53.18 of the planning scheme, Construction Management Plan (CMP) and Waste Management Plan (WMP) are required. Conditions have been included outlining the requirements of these management plans.

Due to concerns from the Environment Protection Authority about potential soil contamination, the site is part of an area affected by an Environmental Audit Overlay. A requirement of this overlay is that the applicant must not commence construction for a residential use until either:

- A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970, or
- An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the sensitive use.

It is accepted practice to include a permit note to remind the applicant of this obligation.

### Objectors' concerns

The concerns of the objectors are respectfully acknowledged. Conditions have been included to address some of these concerns as outlined in the preceding sections of this report, such as the reduction in the height of the building.

Parking provision and traffic management are recognised as contentious issues. The reduced number of car spaces for the office, shops and food and drink premises is considered to be appropriate given the availability of 3 modes of public transport for commuters. The widening of the side laneway and the provision of a passing area in the rear laneway will facilitate convenient vehicle movements. It is considered that the increased volume of traffic will be able to be accommodated in the laneway and on the local road network and will not substantially worsen existing conditions.

The solar panels at 16 Ross Street will be affected for part of the day but will still receive good power generating opportunities in the afternoon. Management plans mentioned above will provide for private waste collection and appropriate measures during the construction of the building. Glare from the glass façades is required to satisfy the relevant standard under the building regulations.

## **FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS**

There may be future financial, resource and asset management implications associated with this report in relation to oversight of the Section 173 agreement and supervision of the construction of the shared space and other streetscape works.

### **POLICY AND LEGISLATIVE IMPLICATIONS**

All matters required at Section 60 of the *Planning and Environment Act 1987* have been taken into consideration as part of the assessment of this application.

### **LINK TO COUNCIL AND COMMUNITY PLAN**

Theme One: Liveable and Well Designed  
A well planned City that is a great place to live.

### **OFFICER DECLARATION OF CONFLICT OF INTEREST**

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

### **CONCLUSION**

The proposal, subject to conditions, is considered to appropriately respond to the planning controls, particularly the Design and Development Overlay, and would provide a well resolved mixed use building. For the reasons set out in the report it is recommended that a Notice of Decision to Grant a Planning Permit be issued.



GENERAL NOTES

- All apartments to have a minimum energy rating of 5 stars
- Overall development to have an average energy rating of 6 stars minimum
- All apartments to have hot water supplied through a central solar boosted gas hot water system
- Windows to have high performance glazing as required to meet energy requirements
- High quality indoor environment to be achieved through the use of better materials, more natural light and the provision of fresh air to occupants

PARKING NOTES

The basement design, including all levels, ramp grades, transitions, headroom clearances, and dimensions of carparks to be in accordance to AS/NZ 2980.1-2004 and to the satisfaction of the responsible authority. Refer to traffic report prepared by 'Ratio Traffic' for further details.

- All mechanical venting of basement required to occur internally within site
- Car spaces to be typically 2800 x 4900 unless otherwise specified
- Columns to be located within a distance of 250 to 1250mm from side end of parking space unless specified otherwise
- "Red Kieby" staggered height wall mounted bike storage (or similar) @ 500mm centers
- CO2 sensors will be installed throughout the two basement carparking areas and connected to mechanical exhaust equipment to lower operational time while maintaining good air quality

PARKING ALLOCATION

refer to parking schedule for parking information

04 TP Apartment Summary

BEDROOMS	APARTMENT COUNT
2	32
3	12
Total Apartments	44

04 TP Bike Parking -...

ALLOCATION	TYPE	BIKE SPACES
B1 Lower		
Commercial	Floor Based Hoop	4
Commercial	Wall Based Hanging	13
		17

Ground Floor		
Residential	Floor Based Hoop	6
Residential	Wall Based Hanging	25
Retail / Shop	Floor Based Hoop	12
		43

Grand total 60

04 TP Car Parking - Allocation

ALLOCATION	CAR SPACES
Commercial	37
Residential	56
Retail	3
Retail Accessible	1
Total	97

REVISIONS

OR IT 2018	ISSUED FOR TOWN PLANNING

MIXED USE PROPOSAL  
TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS  
33 Tape Street, South Melbourne VIC 3205  
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7-15 HORNE STREET ELSTERNWICK, VIC	1702 TP010
PRELIMINARY ISSUE	
GENERAL NOTES & SCHEDULES	

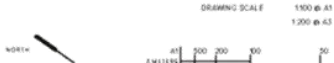




NOT FOR CONSTRUCTION

REVISIONS	
3	18.11.2018
4	05.12.2018
AMENDMENTS FOLLOWING COUNCIL RFR# DATED 29.11.2018	
No Change	

MIXED USE PROPOSAL  
TOWN PLANNING  
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7-15 HORNE STREET ELSTERNWICK, VIC	1702
PRELIMINARY ISSUE	TP097 - A
BASEMENT 3	

CBG



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[illegible]

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PRELIMINARY ISSUE	
BASEMENT 2	

**CBG**



- COLOUR LEGEND
- 2 Bedroom Apartment
  - 3 Bedroom Apartment
  - Commercial Area
  - Residential Area
  - Balcony / Terrace Area



- PARKING NOTES**  
The basement design, including all levels, ramp grades, transitions, headroom clearances, and dimensions of carpark to be in accordance to AS/NZ 2980.1:2004, and to the satisfaction of the responsible authority. Refer to traffic report prepared by 'Ratio Traffic' for further details.
- All mechanical venting of basement required to occur internally within site
  - Car spaces to be typically 2800 x 4900 unless otherwise specified
  - Columns to be located within a distance of 250 to 1250mm from aisle end of parking space unless specified otherwise
  - 'Red Kelly' staggered height wall mounted bike storage (or similar) @ 500mm centers
  - CO2 sensors will be installed throughout the two basement carparking areas and connected to mechanical exhaust equipment to lower operational time while maintaining good air quality
- PARKING ALLOCATION**  
refer to parking schedule for parking information

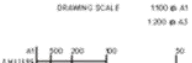
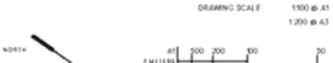
NOT FOR CONSTRUCTION

REVISIONS	
3	18.11.2018 ISSUED FOR TOWN PLANNING
4	20.12.2018 AMENDMENTS FOLLOWING COUNCIL REVIEW DATED 29.11.2018
	No Change

MIXED USE PROPOSAL  
TOWN PLANNING

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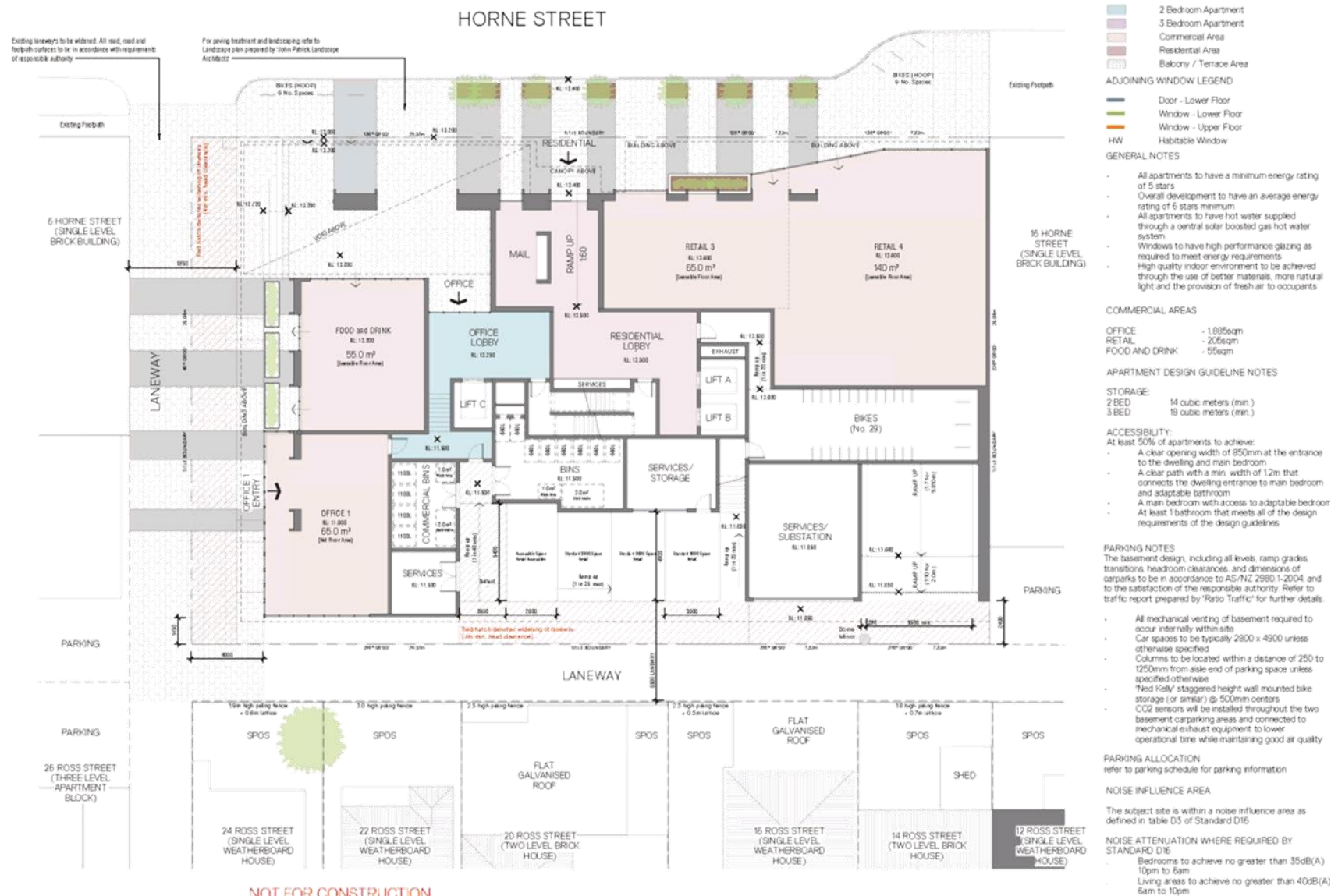
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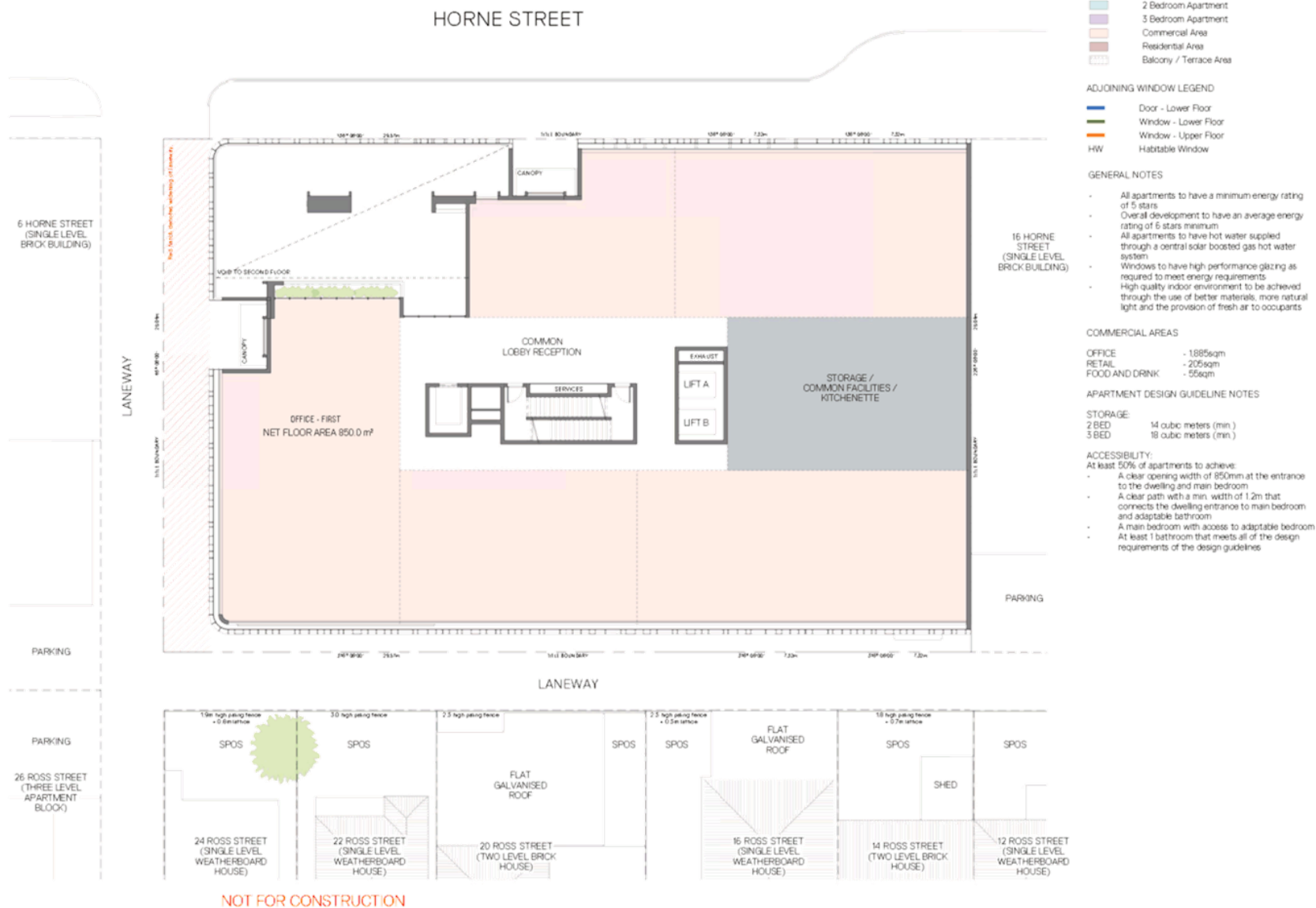
7-15 HORNE STREET ELSTERNWICK, VIC	1702
PRELIMINARY ISSUE	TP099 - A
BASEMENT 1	











REVISIONS	
1	28.11.2018 ISSUED FOR TOWN PLANNING
2	05.12.2018 AMENDMENTS FOLLOWING COUNCIL REFUSAL DATED 29.11.2018
3	Commercial floor areas clarified
4	
5	
6	
7	
8	

#### MIXED USE PROPOSAL TOWN PLANNING

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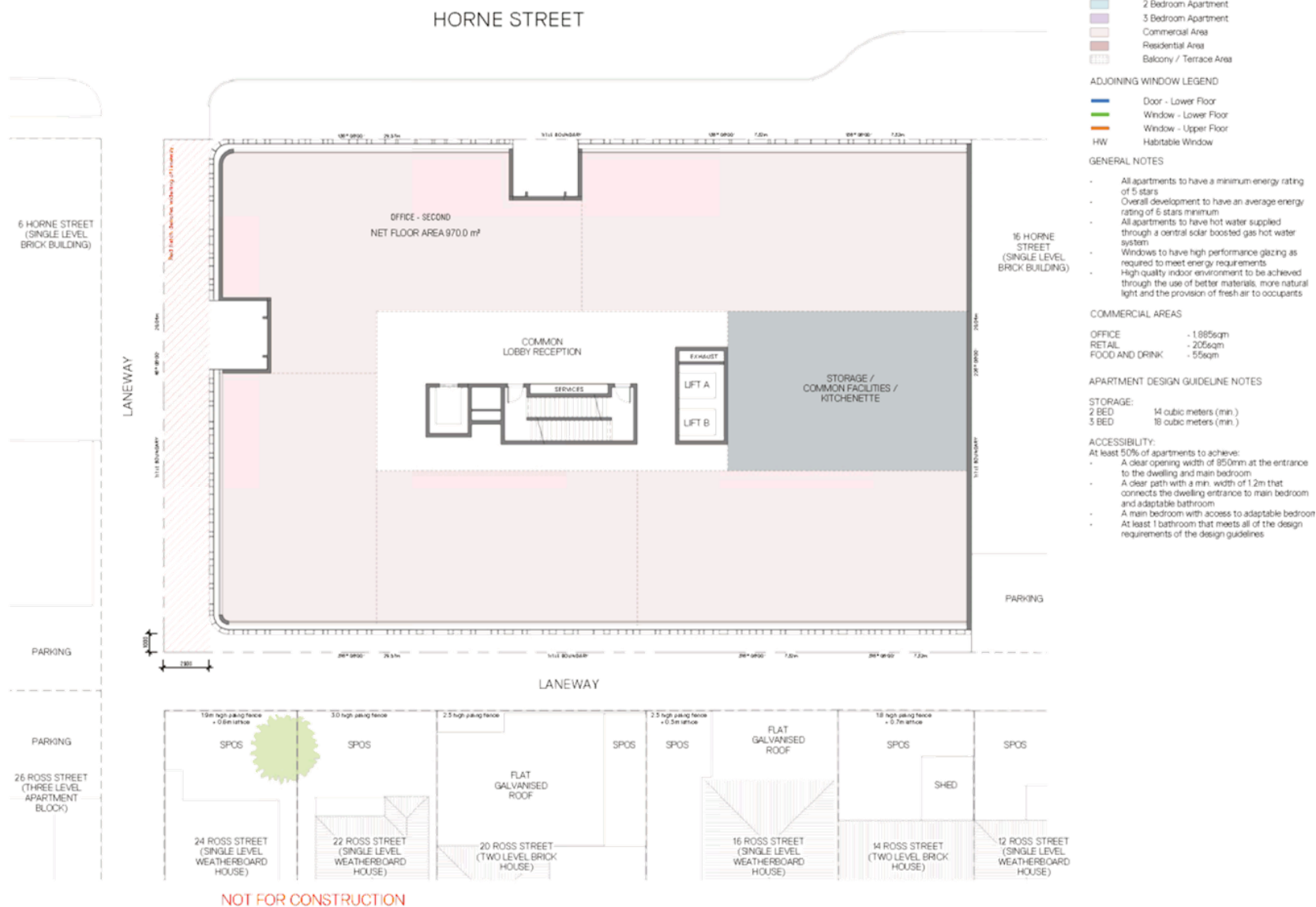
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DRAWING SCALE  
1:100 @ A1  
1:200 @ A3

1:100 @ A1  
1:200 @ A3

7-15 HORNE STREET ELSTERNWICK, VIC	1702
PRELIMINARY ISSUE	TP101 - A
FIRST FLOOR	

**CBG**

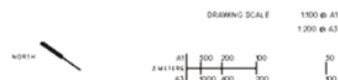


REVISIONS	
1	08.11.2018 ISSUED FOR TOWN PLANNING
2	05.12.2018 AMENDMENTS FOLLOWING COUNCIL REF: DATED 29.11.2018
3	Commercial floor areas clarified
4	
5	
6	

#### MIXED USE PROPOSAL TOWN PLANNING

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PRELIMINARY ISSUE	TP102 - A
SECOND FLOOR	

**CBG**



HORNE STREET

## COLOUR LEGEND

- 2 Bedroom Apartment
- 3 Bedroom Apartment
- Commercial Area
- Residential Area
- Balcony / Terrace Area

## ADJOINING WINDOW LEGEND

- Door - Lower Floor
- Window - Lower Floor
- Window - Upper Floor
- Habitable Window

## GENERAL NOTES

- All apartments to have a minimum energy rating of 5 stars
- Overall development to have an average energy rating of 6 stars minimum
- All apartments to have hot water supplied through a central solar boosted gas hot water system
- Windows to have high performance glazing as required to meet energy requirements
- High quality indoor environment to be achieved through the use of better materials, more natural light and the provision of fresh air to occupants

## APARTMENT DESIGN GUIDELINE NOTES

- STORAGE:
- 2 BED 14 cubic meters (min.)
  - 3 BED 18 cubic meters (min.)

## ACCESSIBILITY:

- At least 50% of apartments to achieve:
- A clear opening width of 850mm at the entrance to the dwelling and main bedroom
  - A clear path with a min. width of 1.2m that connects the dwelling entrance to main bedroom and adaptable bathroom
  - A main bedroom with access to adaptable bedroom
  - At least 1 bathroom that meets all of the design requirements of the design guidelines

## NOISE INFLUENCE AREA

The subject site is within a noise influence area as defined in table D3 of Standard D16

## NOISE ATTENUATION WHERE REQUIRED BY STANDARD D16

- Bedrooms to achieve no greater than 35dB(A) 10pm to 6am
- Living areas to achieve no greater than 40dB(A) 6am to 10pm



REVISION A - BREAKDOWN  
Amendments following council feedback:  
(i) Lowered winter gardens noted on plans

## REVISIONS

30.11.2018	ISSUED FOR TOWN PLANNING
03.12.2018	AMENDMENTS FOLLOWING COUNCIL RFRs DATED 29.11.2018
(i)	Noise Influence Area compliance note added
(ii)	Clarification of balconies and winter gardens

MIXED USE PROPOSAL  
TOWN PLANNING

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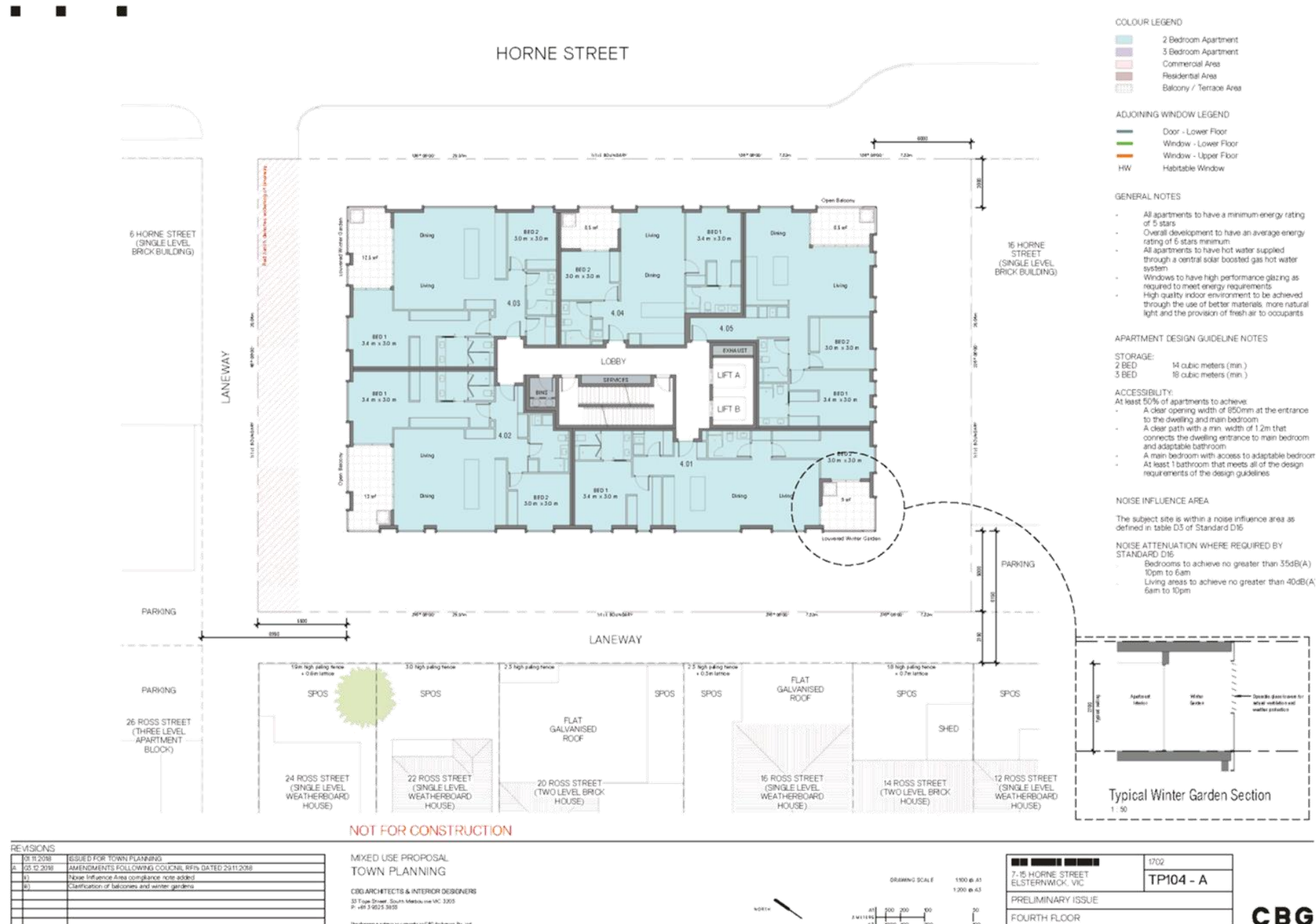
DRAWING SCALE  
1:100 @ A1  
1:200 @ A3

0 100 200 300 400 500  
METRES

NORTH

7-15 HORNE STREET ELSTERNWICK, VIC.	1702
PRELIMINARY ISSUE	TP103 - A
THIRD FLOOR	

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REVISIONS	
1	08.11.2018 ISSUED FOR TOWN PLANNING
2	03.12.2018 AMENDMENTS FOLLOWING COUNCIL REF: DATED 29.11.2018
3	01.01.2019 Noise Influence Area compliance note added
4	01.01.2019 Clarification of balconies and winter gardens
5	
6	
7	
8	

# MIXED USE PROPOSAL TOWN PLANNING

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DRAWING SCALE  
1:100 @ A1  
1:200 @ A3

0 100 200 300 400 500 600 700 800 900 1000 1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000 10100 10200 10300 10400 10500 10600 10700 10800 10900 11000 11100 11200 11300 11400 11500 11600 11700 11800 11900 12000 12100 12200 12300 12400 12500 12600 12700 12800 12900 13000 13100 13200 13300 13400 13500 13600 13700 13800 13900 14000 14100 14200 14300 14400 14500 14600 14700 14800 14900 15000 15100 15200 15300 15400 15500 15600 15700 15800 15900 16000 16100 16200 16300 16400 16500 16600 16700 16800 16900 17000 17100 17200 17300 17400 17500 17600 17700 17800 17900 18000 18100 18200 18300 18400 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REVISIONS	
3	11/11/2018 ISSUED FOR TOWN PLANNING
4	03/12/2018 AMENDMENTS FOLLOWING COUNCIL REF: DATED 29/11/2018
(1)	Noise Influence Area compliance note added
(2)	Clarification of balconies and winter gardens

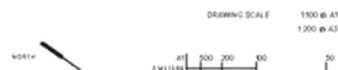


REVISIONS	
30.11.2018	ISSUED FOR TOWN PLANNING
03.12.2018	AMENDMENTS FOLLOWING COUNCIL REF: DATED 29.11.2018
(1)	Noise Influence Area compliance note added
(2)	Clarification of balconies and winter gardens

#### MIXED USE PROPOSAL TOWN PLANNING

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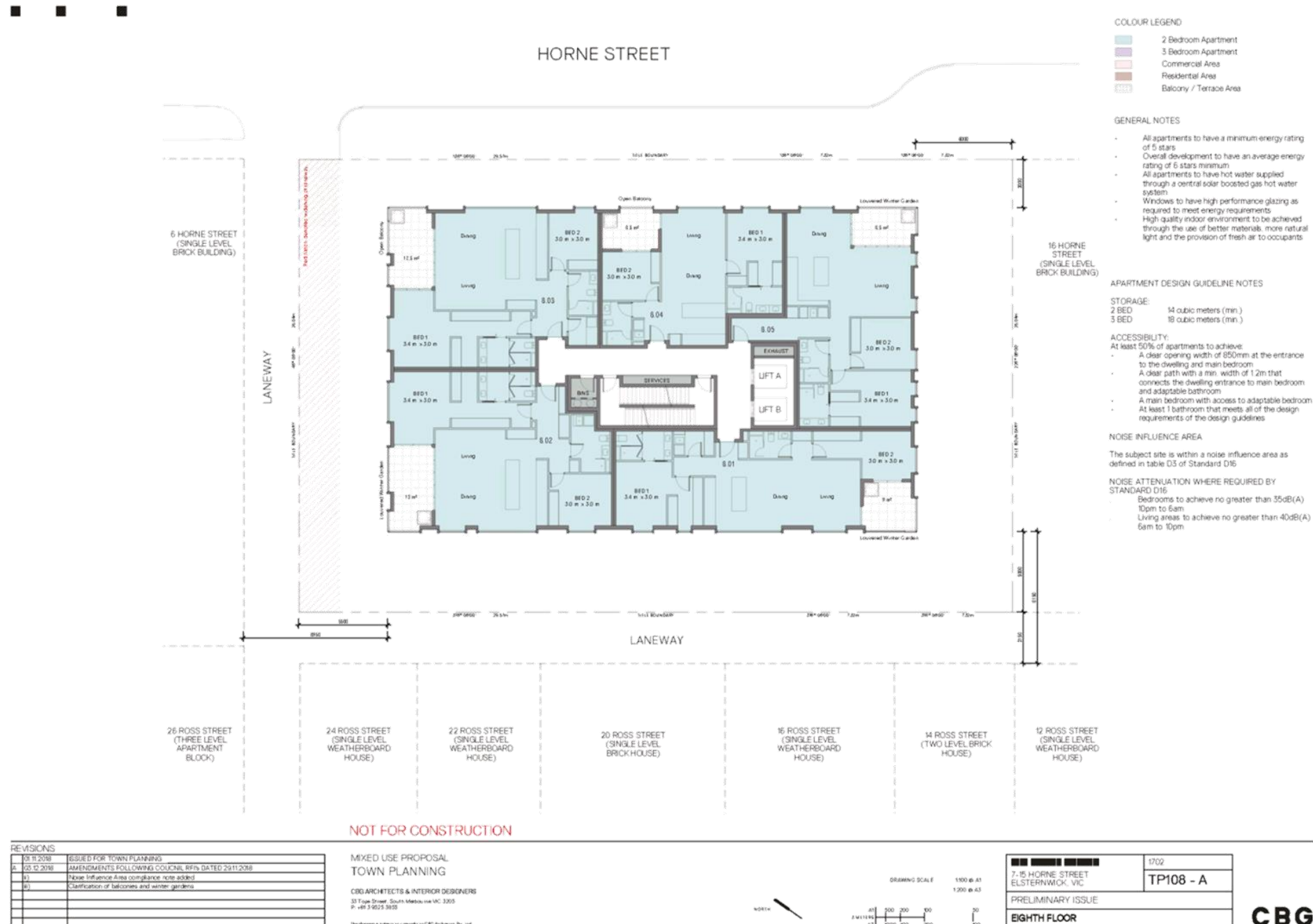
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7-16 HORNE STREET ELSTERNWICK, VIC.	1702
PRELIMINARY ISSUE	TP107 - A
SEVENTH FLOOR	

**CBG**







REVISIONS	
1	ISSUED FOR TOWN PLANNING
2	AMENDMENTS FOLLOWING COUNCIL REF: DATED 29/11/2018
3	Noise Influence Area compliance note added
4	Clarification of balconies and winter gardens
5	
6	
7	
8	
9	
10	

# MIXED USE PROPOSAL TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS  
35 Tope Street, South Melbourne VIC 3205  
P: 03 9523 9839

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7-15 HORNE STREET ELSTERNWICK, VIC.	1702
PRELIMINARY ISSUE	TP109 - A
NINTH FLOOR	

**CBG**



## COLOUR LEGEND

- 2 Bedroom Apartment
- 3 Bedroom Apartment
- Commercial Area
- Residential Area
- Balcony / Terrace Area

## GENERAL NOTES

- All apartments to have a minimum energy rating of 5 stars
- Overall development to have an average energy rating of 5 stars minimum
- All apartments to have hot water supplied through a central solar boosted gas hot water system
- Windows to have high performance glazing as required to meet energy requirements
- High quality indoor environment to be achieved through the use of better materials, more natural light and the provision of fresh air to occupants

## APARTMENT DESIGN GUIDELINE NOTES

- STORAGE:
- 2 BED 14 cubic meters (min.)
  - 3 BED 18 cubic meters (min.)

## ACCESSIBILITY:

- At least 50% of apartments to achieve:
  - A clear opening width of 850mm at the entrance to the dwelling and main bedroom
  - A clear path with a min. width of 1.2m that connects the dwelling entrance to main bedroom and adaptable bathroom
  - A main bedroom with access to adaptable bedroom
  - At least 1 bathroom that meets all of the design requirements of the design guidelines

## NOISE INFLUENCE AREA

The subject site is within a noise influence area as defined in table D5 of Standard D16

## NOISE ATTENUATION WHERE REQUIRED BY STANDARD D16

- Bedrooms to achieve no greater than 35dB(A) 10pm to 6am
- Living areas to achieve no greater than 40dB(A) 6am to 10pm

NOT FOR CONSTRUCTION

## REVISIONS

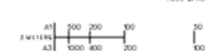
30.11.2018	ISSUED FOR TOWN PLANNING
03.12.2018	AMENDMENTS FOLLOWING COUNCIL REF: DATED 29.11.2018
(1)	Noise Influence Area compliance note added
(2)	Clarification of balconies and winter gardens

MIXED USE PROPOSAL  
TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS  
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P: +61 3 9523 9830

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DRAWING SCALE



7-15 HORNE STREET ELSTERNWICK, VIC.	1702
PRELIMINARY ISSUE	TP110 - A
TENTH FLOOR	

CBG



REVISIONS	
01.11.2018	ISSUED FOR TOWN PLANNING
02.12.2018	AMENDMENTS FOLLOWING COUNCIL RFRs DATED 29/11/2018
(1)	Noise Influence Area compliance note added
(2)	Clarification of balconies and winter gardens

NOT FOR CONSTRUCTION

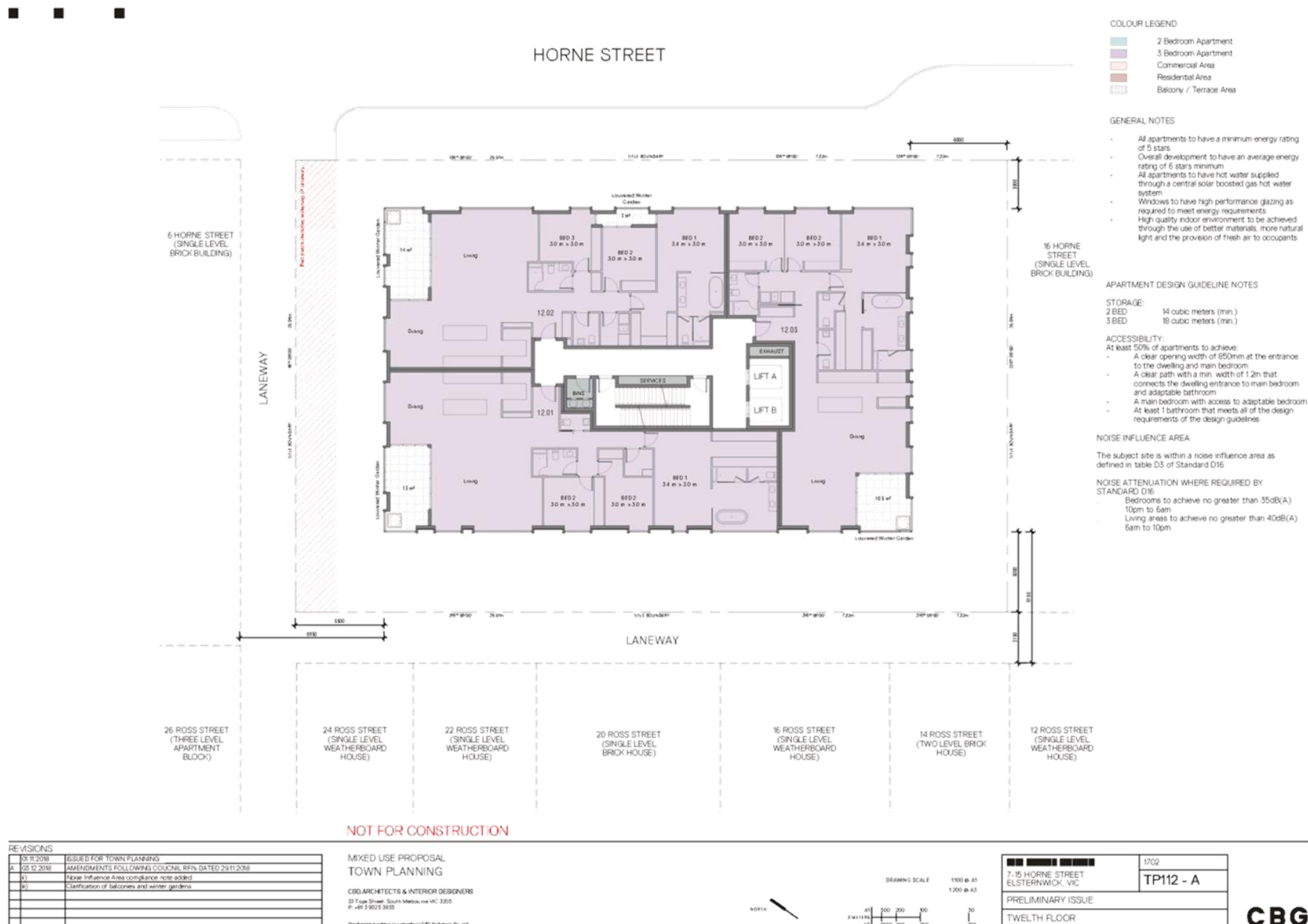
MIXED USE PROPOSAL  
TOWN PLANNINGCBO ARCHITECTS & INTERIOR DESIGNERS  
33 Tope Street, South Melbourne VIC 3205  
P: +61 3 9523 9830

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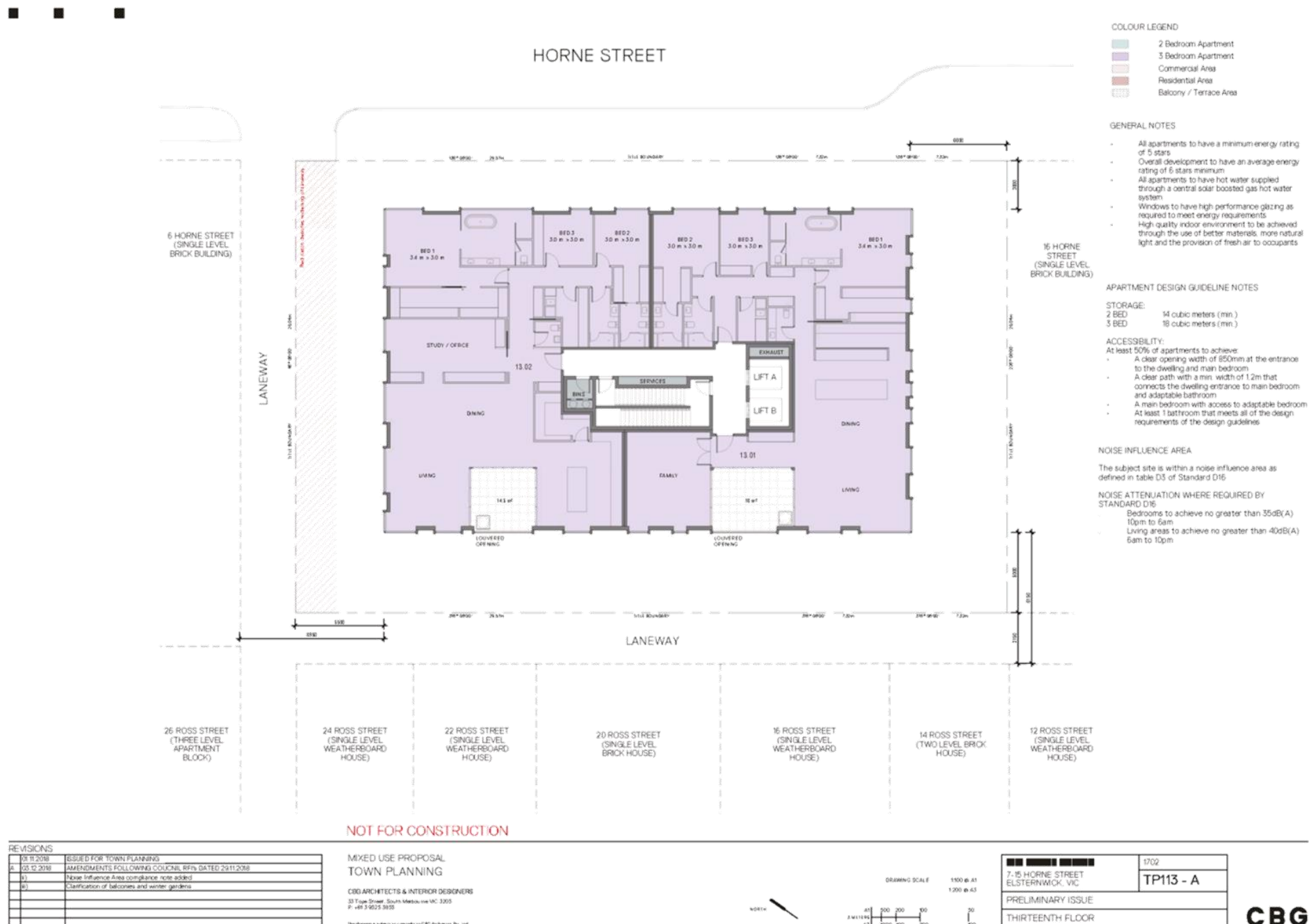
DRAWING SCALE  
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1:200 @ A3A1 1000 500 250  
A3 1000 500 250

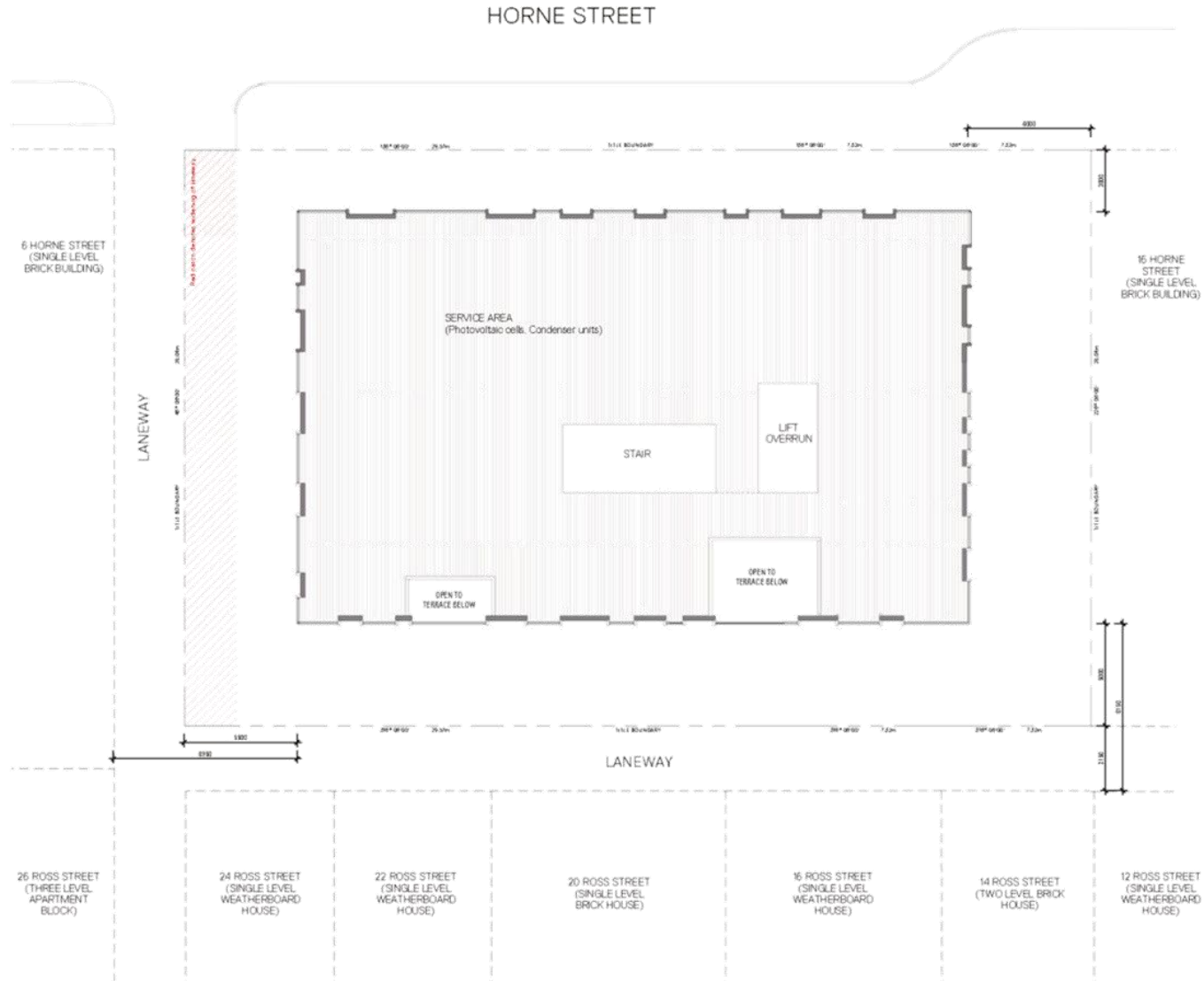
7-15 HORNE STREET ELSTERNWICK, VIC.	1702
PRELIMINARY ISSUE	TP111 - A
ELEVENTH FLOOR	

CBG









- GENERAL NOTES
- All apartments to have a minimum energy rating of 5 stars
  - Overall development to have an average energy rating of 5 stars minimum
  - All apartments to have hot water supplied through a central solar boosted gas hot water system
  - Windows to have high performance glazing as required to meet energy requirements
  - High quality indoor environment to be achieved through the use of better materials, more natural light and the provision of fresh air to occupants

NOT FOR CONSTRUCTION

REVISIONS	
30.11.2018	ISSUED FOR TOWN PLANNING
4.05.2019	AMENDMENTS FOLLOWING COUNCIL RFRs DATED 29.11.2018
	No Change

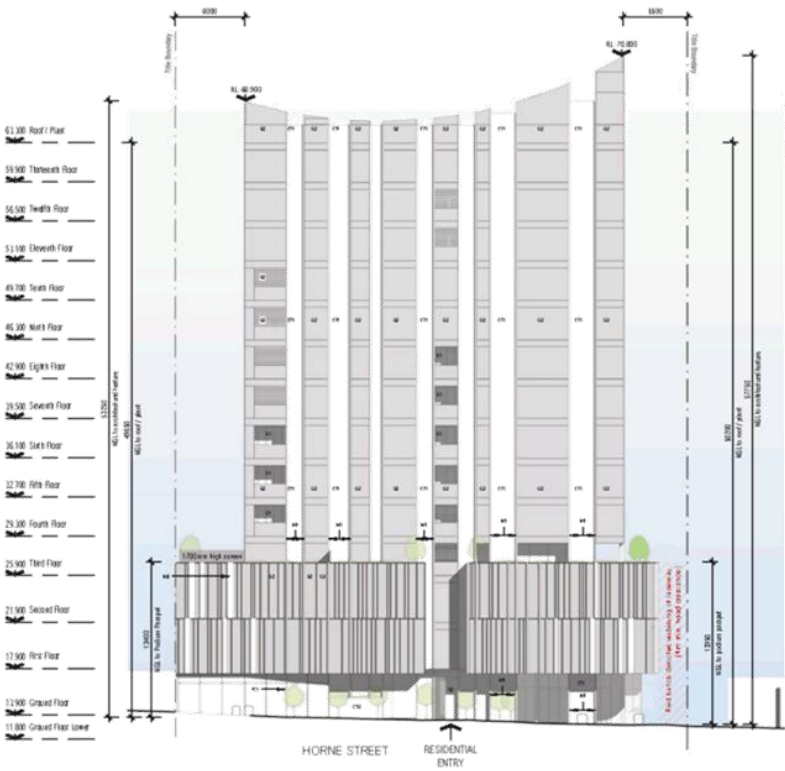
MIXED USE PROPOSAL  
TOWN PLANNING  
CBG ARCHITECTS & INTERIOR DESIGNERS  
33 Tope Street, South Melbourne VIC 3205  
P: +61 3 9523 3838  
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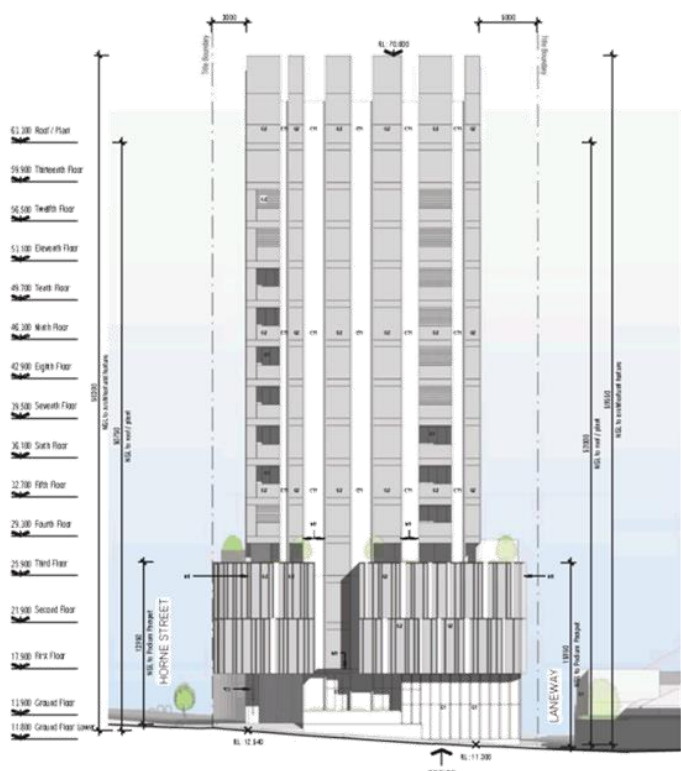
7-16 HORNE STREET ELSTERNWICK, VIC.	1702
PRELIMINARY ISSUE	TP114 - A
ROOF PLAN	







ELEVATION NORTH EAST



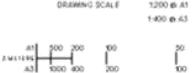
ELEVATION NORTH WEST

FINISHES LEGEND	
CT1	CONCRETE - Textured Concrete
CT2	CONCRETE - Natural Concrete
G1	GLASS - Clear (all glass unless otherwise specified)
G2	GLASS - Bronze Tint
M1	METAL CLADDING - Dark Bronze
P1	PAINT - Dark Bronze
PC1	POWDERCOAT - Dark Bronze (window frames)
NOTE: For indicative imagery of finishes refer to sheet DR12	

NOT FOR CONSTRUCTION

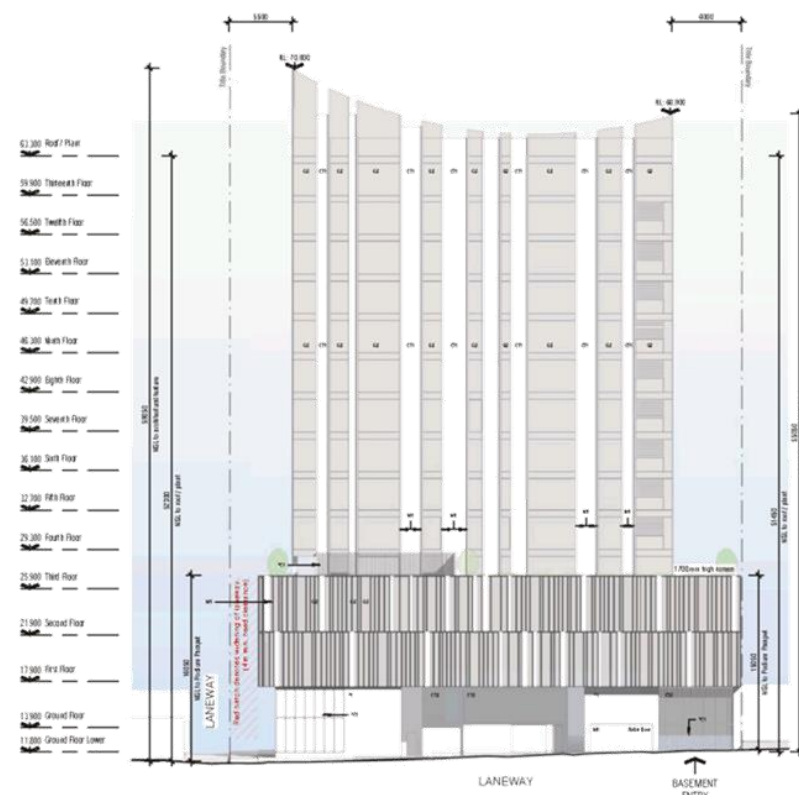
REVISIONS	
	ISSUED FOR TOWN PLANNING
1	08.11.2018
2	05.12.2018
	AMENDMENTS FOLLOWING COUNCIL REFUSAL DATED 29.11.2018
1a)	Clarification of balconies and winter gardens

MIXED USE PROPOSAL  
TOWN PLANNING  
CBG ARCHITECTS & INTERIOR DESIGNERS  
33 Tope Street, South Melbourne VIC 3205  
P: 03 9525 9830  
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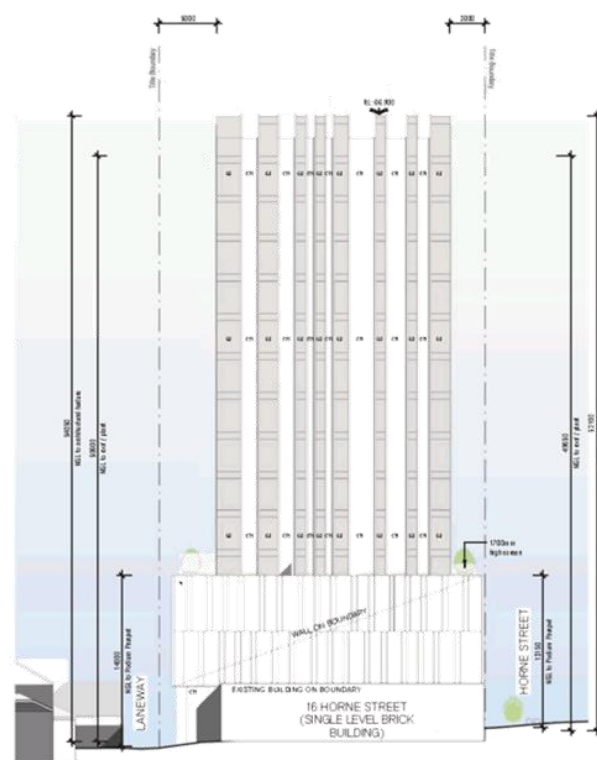


7-15 HORNE STREET ELSTERNWICK, VIC. PRELIMINARY ISSUE ELEVATION NORTH EAST	1702 TP200 - A
---	-------------------

CBG



ELEVATION SOUTH WEST



ELEVATION SOUTH EAST

## FINISHES LEGEND

- CT1 CONCRETE - Textured Concrete
- CT2 CONCRETE - Natural Concrete
- G1 GLASS - Clear (on glass unless otherwise specified)
- G2 GLASS - Bronze Tint
- M1 METAL CLADDING - Dark Bronze
- P1 PAINT - Dark Bronze
- PC1 POWDERCOAT - Dark Bronze (with dow frames)

NOTE: For indicative imagery of finishes refer to sheet DR12

- Roof / Floor 63,300
- Thirteenth Floor 59,900
- Twelfth Floor 56,500
- Eleventh Floor 53,100
- Tenth Floor 49,700
- Ninth Floor 46,300
- Eighth Floor 42,900
- Seventh Floor 39,500
- Sixth Floor 36,100
- Fifth Floor 32,700
- Fourth Floor 29,300
- Third Floor 25,900
- Second Floor 21,900
- First Floor 17,900
- Ground Floor 13,900
- Ground Floor Lower 11,800

NOT FOR CONSTRUCTION

## REVISIONS

30.11.2018	ISSUED FOR TOWN PLANNING
05.12.2018	AMENDMENTS FOLLOWING COUNCIL REFUSAL DATED 29.11.2018
(b)	Clarification of balconies and winter gardens
(c)	Textured treatment to boundary wall to match street elevation

MIXED USE PROPOSAL  
TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS  
33 Tope Street, South Melbourne VIC 3205  
P: +61 3 9523 3838

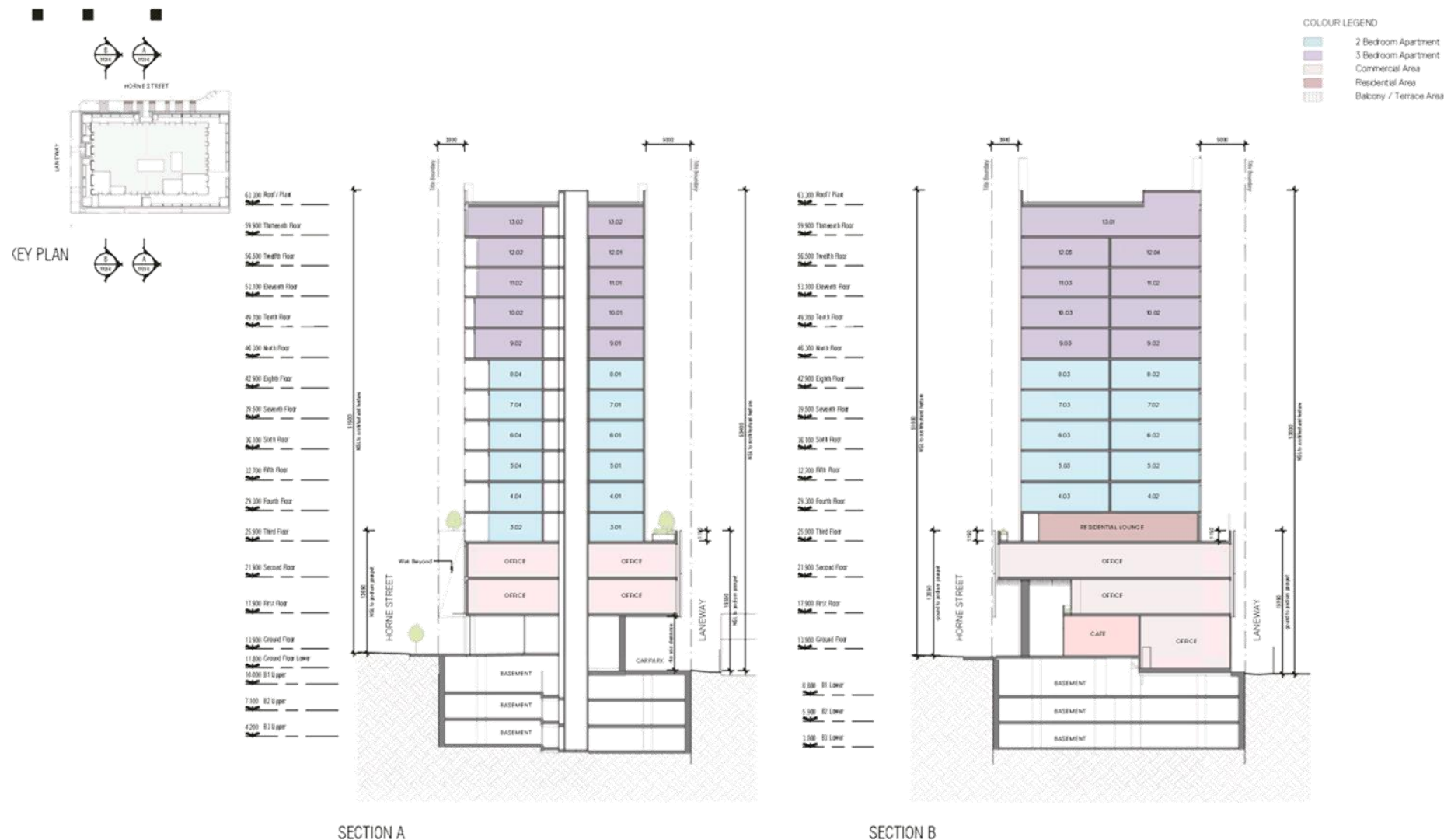
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DRAWING SCALE  
1:200 @ A1  
1:400 @ A3

A1 1:200  
A3 1:400

7-16 HORNE STREET ELSTERNWICK, VIC.	1702
PRELIMINARY ISSUE	TP201 - A
ELEVATION NORTH WEST	

CBG



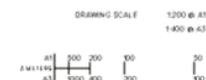
NOT FOR CONSTRUCTION

REVISIONS	
30.11.2018	ISSUED FOR TOWN PLANNING
05.12.2018	AMENDMENTS FOLLOWING COUNCIL REF: DATED 29/11/2018
	No Change

MIXED USE PROPOSAL  
TOWN PLANNING

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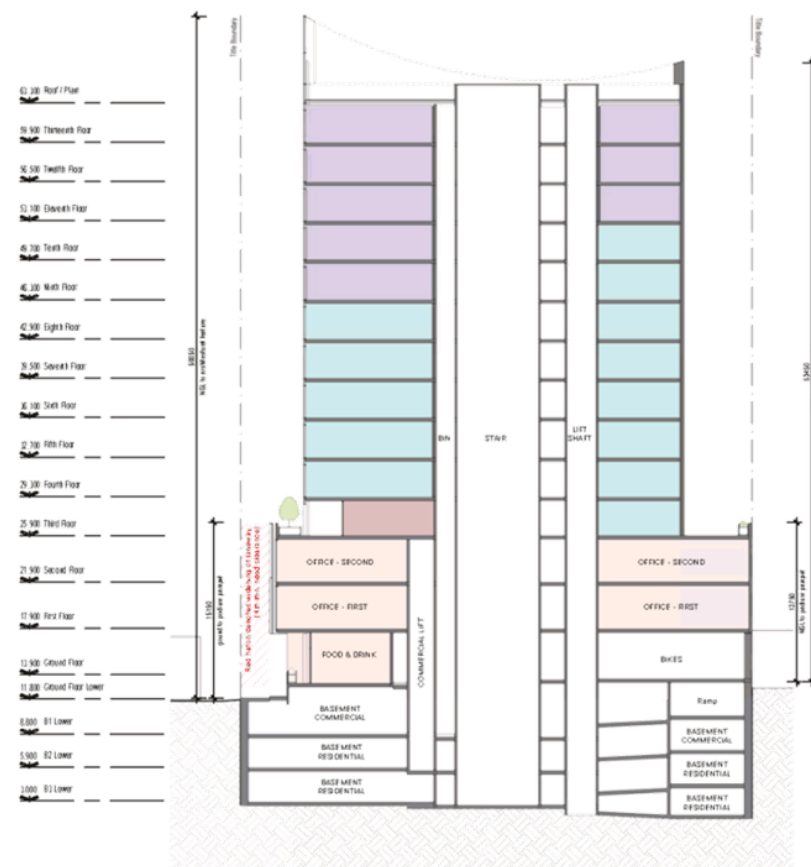


7-15 HORNE STREET ELSTERNWICK, VIC	1702
PRELIMINARY ISSUE	TP210 - A
SECTIONS	

CBG



### KEY PLAN



SECTION C

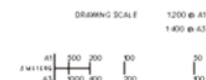
NOT FOR CONSTRUCTION


[illegible]

MIXED USE PROPOSAL  
TOWN PLANNING

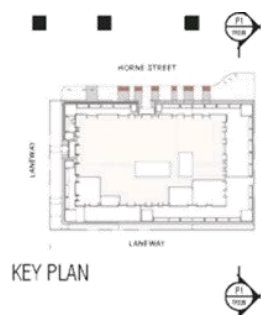
COG ARCHITECTS & INTERIOR DESIGNERS  
33 Tope Street, South Melbourne VIC 3205  
P: +61 3 9525 3855

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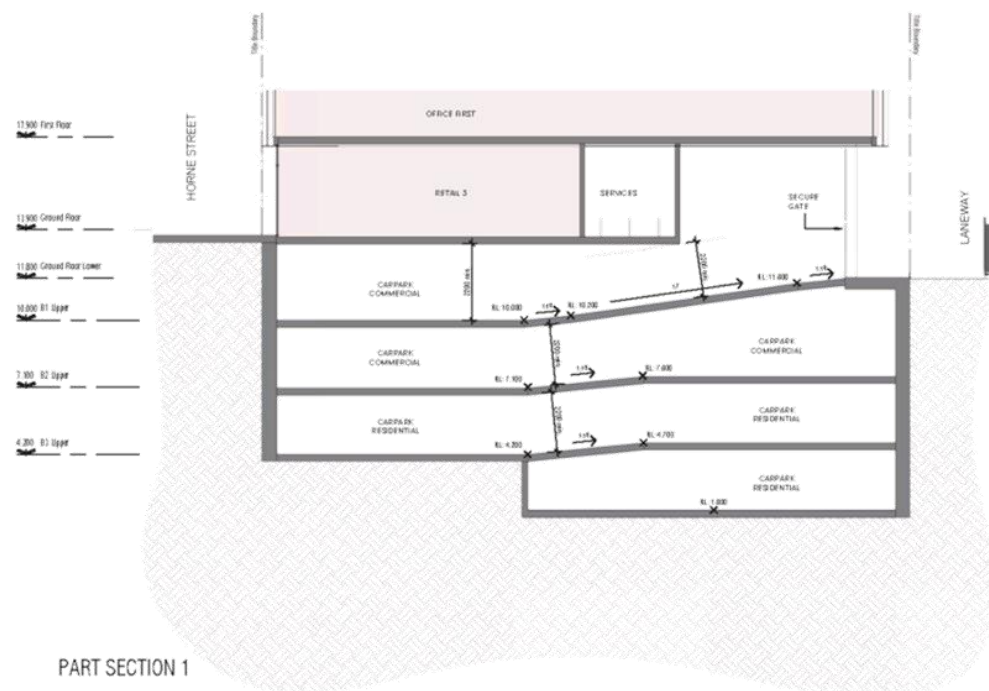
 7-15 HORNE STREET ELSTERNWICK, VIC	1702 TP211 - A
PRELIMINARY ISSUE	
SECTIONS	

**CBG**



COLOUR LEGEND

-  2 Bedroom Apartment  
 3 Bedroom Apartment  
 Commercial Area  
 Residential Area  
 Balcony / Terrace Area



PART SECTION 1

NOT FOR CONSTRUCTION


[illegible]

MIXED USE PROPOSAL  
TOWN PLANNING

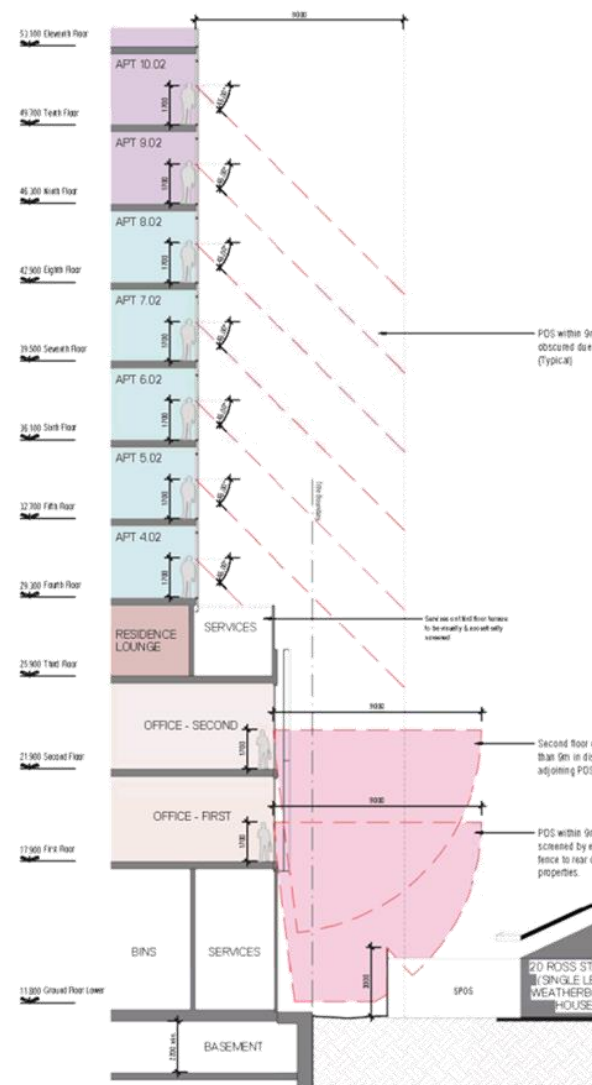
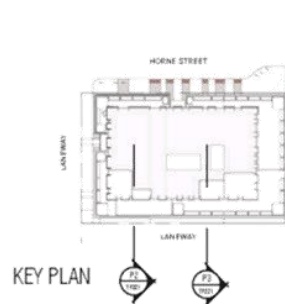
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33 TAFE STREET, SOUTH MELBOURNE VIC 3205  
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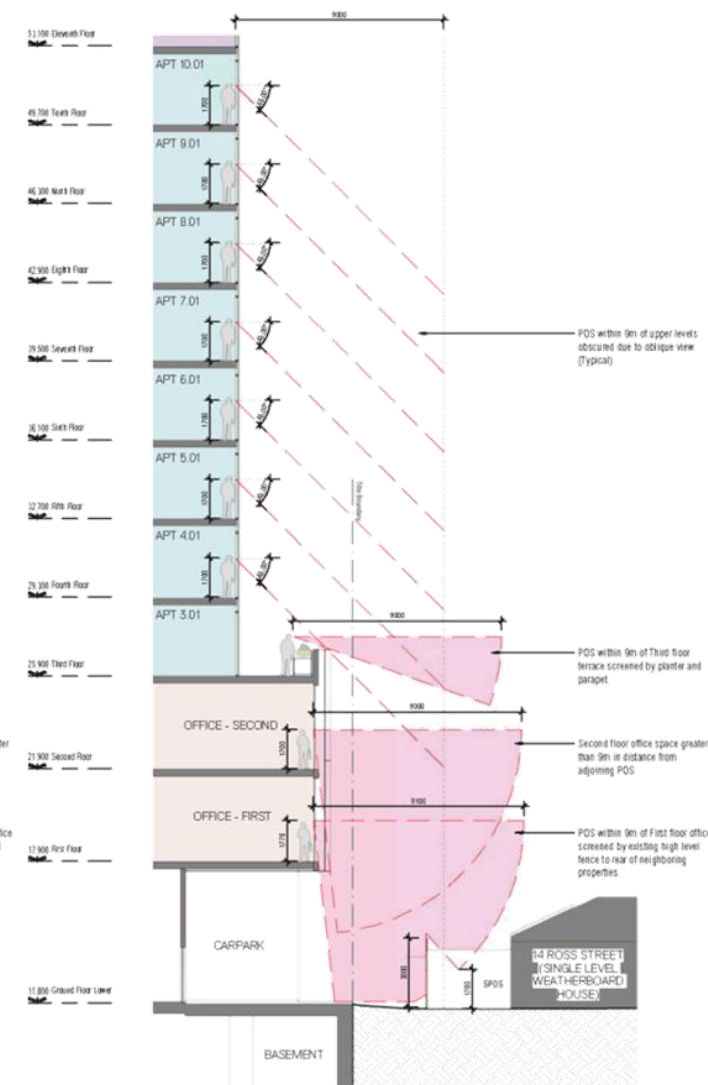


 7-15 HORNE STREET ELSTERNWICK, VIC	1702 TP220 - A
PRELIMINARY ISSUE	
PART SECTIONS	

**CBG**



PART SECTION 2  
NOT FOR CONSTRUCTION



PART SECTION 3

REVISIONS	
1	08.11.2018
2	03.12.2018
3	04.12.2018
4	05.12.2018
5	06.12.2018
6	07.12.2018
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92	02.03.2019
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95	05.03.2019
96	06.03.2019
97	07.03.2019
98	08.03.2019
99	09.03.2019
100	10.03.2019

MIXED USE PROPOSAL  
TOWN PLANNING  
CDB ARCHITECTS & INTERIOR DESIGNERS  
33 Tope Street, South Melbourne VIC 3205  
P: 03 9523 9830

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SHADOW ANALYSIS - EXISTING SHADOWS  
9am - SEPTEMBER 22nd



WHAT DOES THIS PLAN SHOW

- Existing shadows and available sunlight to immediate neighboring residential properties

COLOUR LEGEND	
	Existing sunlight at natural ground level of POS of Residential Properties directly opposite the subject site (10 - 24 Ross Street)
	Existing shadow impact from fences, adjoining buildings, and existing structures located on the subject site
	Existing Structures on subject site 7 - 15 Horne Street

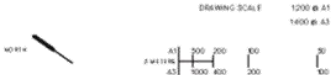
NOT FOR CONSTRUCTION

A	03/12/2018	AMENDMENTS FOLLOWING COUNCIL REF: DATED 29/11/2018
(v)		Shadow diagrams added to show potential impact over existing adjoining properties and future development potential

MIXED USE PROPOSAL  
TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS  
33 Toye Street, South Melbourne VIC 3205  
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7-15 HORNE STREET ELSTERNWICK, VIC	1702
PRELIMINARY ISSUE	TP940 - A
EXISTING SHADOWS 9AM	







SHADOW ANALYSIS - EXISTING SHADOWS  
10am - SEPTEMBER 22nd



WHAT DOES THIS PLAN SHOW

- Existing shadows and available sunlight to immediate neighbouring residential properties

COLOUR LEGEND

- Existing sunlight at natural ground level of POS of Residential Properties directly opposite the subject site (10 - 24 Ross Street)
- Existing shadow impact from fences, adjoining buildings, and existing structures located on the subject site
- Existing Structures on subject site 7 - 15 Horne Street

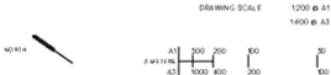
NOT FOR CONSTRUCTION

REVISIONS	
A	03/12/2018
AMENDMENTS FOLLOWING COUNCIL REF: DATED 29/11/2018	
(v)	Shadow diagrams added to show potential impact over existing adjoining properties and future development potential

MIXED USE PROPOSAL  
TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS  
33 Tope Street, South Melbourne VIC 3205  
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7-15 HORNE STREET ELSTERNWICK, VIC	
TP941 - A	
EXISTING SHADOWS 10AM	





SHADOW ANALYSIS - EXISTING SHADOWS  
11am - SEPTEMBER 22nd



WHAT DOES THIS PLAN SHOW:

- Existing shadows and available sunlight to immediate neighboring residential properties

COLOUR LEGEND	
	Existing sunlight at natural ground level of POS of Residential Properties directly opposite the subject site (10 - 24 Ross Street)
	Existing shadow impact from fences, adjoining buildings, and existing structures located on the subject site
	Existing Structures on subject site 7 - 15 Horne Street

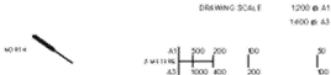
NOT FOR CONSTRUCTION

REVISIONS	
A	03/12/2018
AMENDMENTS FOLLOWING COUNCIL RPT DATED 29/11/2018	
(v)	Shadow diagrams added to show potential impact over existing adjoining properties and future development potential

MIXED USE PROPOSAL  
TOWN PLANNING

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33 Toye Street, South Melbourne VIC 3205  
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7-15 HORNE STREET ELSTERNWICK, VIC	1702
TP942 - A	
PRELIMINARY ISSUE	
EXISTING SHADOWS 11AM	





SHADOW ANALYSIS - EXISTING SHADOWS  
12noon - SEPTEMBER 22nd



WHAT DOES THIS PLAN SHOW:

- Existing shadows and available sunlight to immediate neighboring residential properties

COLOUR LEGEND	
	Existing sunlight at natural ground level of POS of Residential Properties directly opposite the subject site (10 - 24 Ross Street)
	Existing shadow impact from fences, adjoining buildings, and existing structures located on the subject site
	Existing Structures on subject site 7 - 15 Horne Street

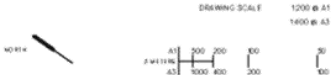
NOT FOR CONSTRUCTION

REVISIONS	
A	03/12/2018
AMENDMENTS FOLLOWING COUNCIL REF: DATED 29/11/2018	
(v)	Shadow diagrams added to show potential impact over existing adjoining properties and future development potential

MIXED USE PROPOSAL  
TOWN PLANNING

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33 Toye Street, South Melbourne VIC 3205  
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	1702
7-15 HORNE STREET ELSTERNWICK, VIC	TP943 - A
PRELIMINARY ISSUE	
EXISTING SHADOWS 12NOON	





SHADOW ANALYSIS - EXISTING SHADOWS  
1pm - SEPTEMBER 22nd



WHAT DOES THIS PLAN SHOW:

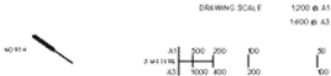
- Existing shadows and available sunlight to immediate neighboring residential properties.

COLOUR LEGEND	
	Existing sunlight at natural ground level of POS of Residential Properties directly opposite the subject site (10 - 24 Ross Street)
	Existing shadow impact from fences, adjoining buildings, and existing structures located on the subject site
	Existing Structures on subject site 7 - 15 Horne Street

REVISIONS	
A	03/12/2018
AMENDMENTS FOLLOWING COUNCIL REF: DATED 29/11/2018	
(v)	Shadow diagrams added to show potential impact over existing adjoining properties and future development potential

NOT FOR CONSTRUCTION

MIXED USE PROPOSAL  
TOWN PLANNING  
CBG ARCHITECTS & INTERIOR DESIGNERS  
33 Toye Street, South Melbourne VIC 3205  
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	1702
7-15 HORNE STREET ELSTERNWICK, VIC	TP944 - A
PRELIMINARY ISSUE	
EXISTING SHADOWS 1PM	





SHADOW ANALYSIS - EXISTING SHADOWS  
2pm - SEPTEMBER 22nd



WHAT DOES THIS PLAN SHOW:

- Existing shadows and available sunlight to immediate neighboring residential properties

COLOUR LEGEND	
	Existing sunlight at natural ground level of POS of Residential Properties directly opposite the subject site (10 - 24 Ross Street)
	Existing shadow impact from fences, adjoining buildings, and existing structures located on the subject site
	Existing Structures on subject site 7 - 15 Horne Street

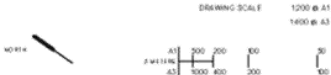
NOT FOR CONSTRUCTION

REVISIONS	
A	03/12/2018
AMENDMENTS FOLLOWING COUNCIL RPT DATED 29/11/2018	
(v)	Shadow diagrams added to show potential impact over existing adjoining properties and future development potential

MIXED USE PROPOSAL  
TOWN PLANNING

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	1702
7-15 HORNE STREET ELSTERNWICK, VIC	TP945 - A
PRELIMINARY ISSUE	
EXISTING SHADOWS 2PM	





SHADOW ANALYSIS - EXISTING SHADOWS  
3pm - SEPTEMBER 22nd



WHAT DOES THIS PLAN SHOW:

- Existing shadows and available sunlight to immediate neighboring residential properties

COLOUR LEGEND

- Existing sunlight at natural ground level of PDS of Residential Properties directly opposite the subject site (10 - 24 Ross Street)
- Existing shadow impact from fences, adjoining buildings, and existing structures located on the subject site
- Existing Structures on subject site 7 - 15 Horne Street

NOT FOR CONSTRUCTION

REVISIONS		
A	03/12/2018	AMENDMENTS FOLLOWING COUNCIL RPT DATED 29/11/2018
(v)		Shadow diagrams added to show potential impact over existing adjoining properties and future development potential

MIXED USE PROPOSAL  
TOWN PLANNING

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NO 814

DRAWING SCALE

1200 @ A1  
1400 @ A3

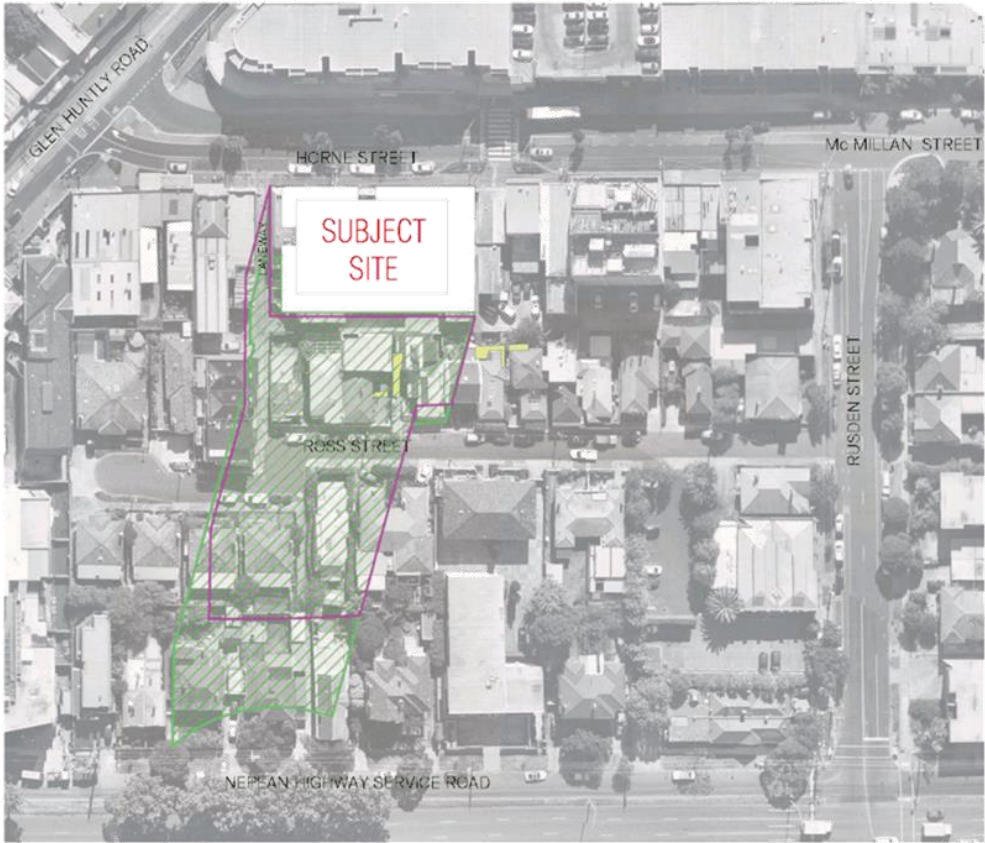
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A3 1000 400 300

7-15 HORNE STREET ELSTERNWICK, VIC	1702
PRELIMINARY ISSUE	TP946 - A
EXISTING SHADOWS 3PM	





SHADOW ANALYSIS  
9am - SEPTEMBER 22nd



- WHAT DOES THIS PLAN SHOW
- Mass and associated prescribed setbacks in accordance with Glen Eira City Council's DDO10 Urban Renewal Precinct
  - Hatched areas denote shadows cast by prescribed and proposed masses at 7-15 Horne Street
- COLOR LEGEND**
- Shadow from DDO preferred height / setbacks
  - Proposed Shadow
  - Existing sunlight at natural ground level of POS of Residential Properties directly opposite the subject site (10 - 24 Ross Street) as exhibited on existing shadow diagrams TP940 - TP948
- Extent of shadows depicted do not account for existing shadows or building mass of existing adjoining properties

REVISIONS		
A	03/12/2018	AMENDMENTS FOLLOWING COUNCIL REFUSAL DATED 29/11/2018
(v)		Shadow diagrams added to show potential impact over existing adjoining properties and future development potential

NOT FOR CONSTRUCTION

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7-15 HORNE STREET ELSTERNWICK, VIC	1702
PRELIMINARY ISSUE	TP950 - A
SHADOW ANALYSIS 9AM	







SHADOW ANALYSIS  
10am - SEPTEMBER 22nd



WHAT DOES THIS PLAN SHOW:

- Mass and associated prescribed setbacks in accordance with Glen Eira City Council's DDO10 Urban Renewal Precinct
- Hatched areas denote shadows cast by prescribed and proposed masses at 7-15 Horne Street

COLOR LEGEND

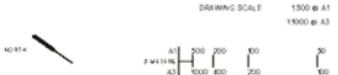
- Shadow from DDO preferred height / setbacks
- Proposed Shadow
- Existing sunlight at natural ground level of PQS of Residential Properties directly opposite the subject site (10 - 24 Ross Street) as detailed on existing shadow diagrams TP940 - TP946

- Extent of shadows depicted do not account for existing shadows of building mass of existing adjoining properties

NOT FOR CONSTRUCTION

REVISIONS		
A	03/12/2018	AMENDMENTS FOLLOWING COUNCIL REF: DATED 29/11/2018
(v)		Shadow diagrams added to show potential impact over existing adjoining properties and future development potential

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7-15 HORNE STREET ELSTERNWICK, VIC	1702
PRELIMINARY ISSUE	TP951 - A
SHADOW ANALYSIS 10AM	





SHADOW ANALYSIS  
11am - SEPTEMBER 22nd

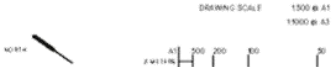


- WHAT DOES THIS PLAN SHOW
- Mats and associated prescribed setbacks in accordance with Glen Eira City Council's DDO10 Urban Renewal Precinct
  - Hatched areas denote shadows cast by prescribed and proposed masses at 7-15 Horne Street
- COLOR LEGEND**
- Shadow from DDO preferred height / setbacks
  - Proposed Shadow
  - Existing sunlight at natural ground level of PDS of Residential Properties directly opposite the subject site (10 - 24 Ross Street) as detailed on existing shadow diagrams TP940 - TP948
- Extent of shadows depicted do not account for existing shadows or building mass of existing adjoining properties

REVISIONS		
A	03/12/2018	AMENDMENTS FOLLOWING COUNCIL REF: DATED 29/11/2018
(v)		Shadow diagrams added to show potential impact over existing adjoining properties and future development potential

NOT FOR CONSTRUCTION

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7-15 HORNE STREET ELSTERNWICK, VIC	1702 TP952 - A
PRELIMINARY ISSUE	
SHADOW ANALYSIS 11AM	





SHADOW ANALYSIS  
12noon - SEPTEMBER 22nd



- WHAT DOES THIS PLAN SHOW:
- Mess and associated prescribed setbacks in accordance with Glen Eira City Council's DCO10 Urban Renewal Precinct
  - Hatched areas denote shadows cast by prescribed and proposed messes at 7-15 Horne Street
- COLOUR LEGEND
- Shadow from DCO preferred height / setbacks
  - Proposed Shadow
  - Existing sunlight at natural ground level of POS of Residential Properties directly opposite the subject site (10 - 24 Ross Street) as detailed on existing shadow diagrams TP940 - TP949
- Extent of shadows depicted do not account for existing shadows or building mass of existing adjoining properties

NOT FOR CONSTRUCTION

REVISIONS	
A. 03.12.2018	AMENDMENTS FOLLOWING COUNCIL RPTs DATED 29.11.2018
(v)	Shadow diagrams added to show potential impact over existing adjoining properties and future development potential

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7-15 HORNE STREET ELSTERNWICK, VIC	1702 TP953 - A
PRELIMINARY ISSUE	
SHADOW ANALYSIS 12NOON	







SHADOW ANALYSIS  
1pm - SEPTEMBER 22nd

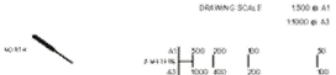


- WHAT DOES THIS PLAN SHOW
- Mues and associated prescribed setbacks in accordance with Glen Eira City Council's DDO10 Urban Residential Precinct
  - Hatched areas denote shadows cast by prescribed and proposed mueses at 1-15 Horne Street
- COLOR LEGEND**
- Shadow from DDO preferred height / setbacks
  - Proposed Shadow
  - Existing sunlight at natural ground level of POD of Residential Properties directly opposite the subject site (10 - 24 Ross Street) as defined on existing shadow diagrams TP940 - TP948
- Extent of shadows depicted do not account for existing shadows or building mass of existing adjoining properties

REVISIONS	
A	03/12/2018
AMENDMENTS FOLLOWING COUNCIL REF: DATED 29/11/2018	
(v)	Shadow diagrams added to show potential impact over existing adjoining properties and future development potential

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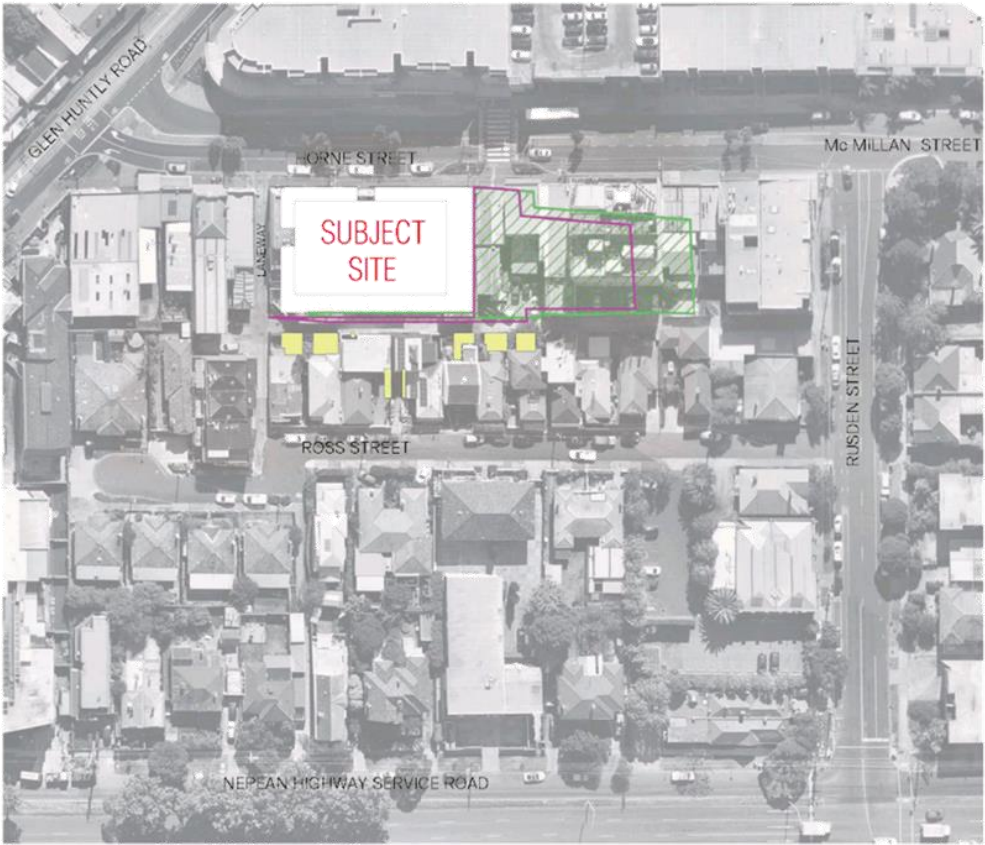


7-15 HORNE STREET ELSTERNWICK, VIC	1702
PRELIMINARY ISSUE	TP954 - A
SHADOW ANALYSIS 1PM	





SHADOW ANALYSIS  
2pm - SEPTEMBER 22nd



- WHAT DOES THIS PLAN SHOW
- Maes and associated prescribed setbacks in accordance with Glen Eira City Council's DOO10 Urban Renewal Practice
  - Hatched areas denote shadows cast by prescribed and proposed masses at 7:15 Horne Street
- COLOR LEGEND
- Shadow from DOO preferred height / setbacks
  - Proposed Shadow
  - Existing sunlight at natural ground level of PG of Residential Properties directly opposite the subject site (10 - 24 Ross Street) as detailed on existing shadow diagrams TP940 - TP946
- Extent of shadows depicted do not account for existing shadows or building mass of existing adjoining properties

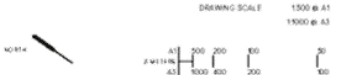
NOT FOR CONSTRUCTION

REVISIONS	
A	03/12/2018 AMENDMENTS FOLLOWING COUNCIL REF: DATED 29/11/2018
(v)	Shadow diagrams added to show potential impact over existing adjoining properties and future development potential

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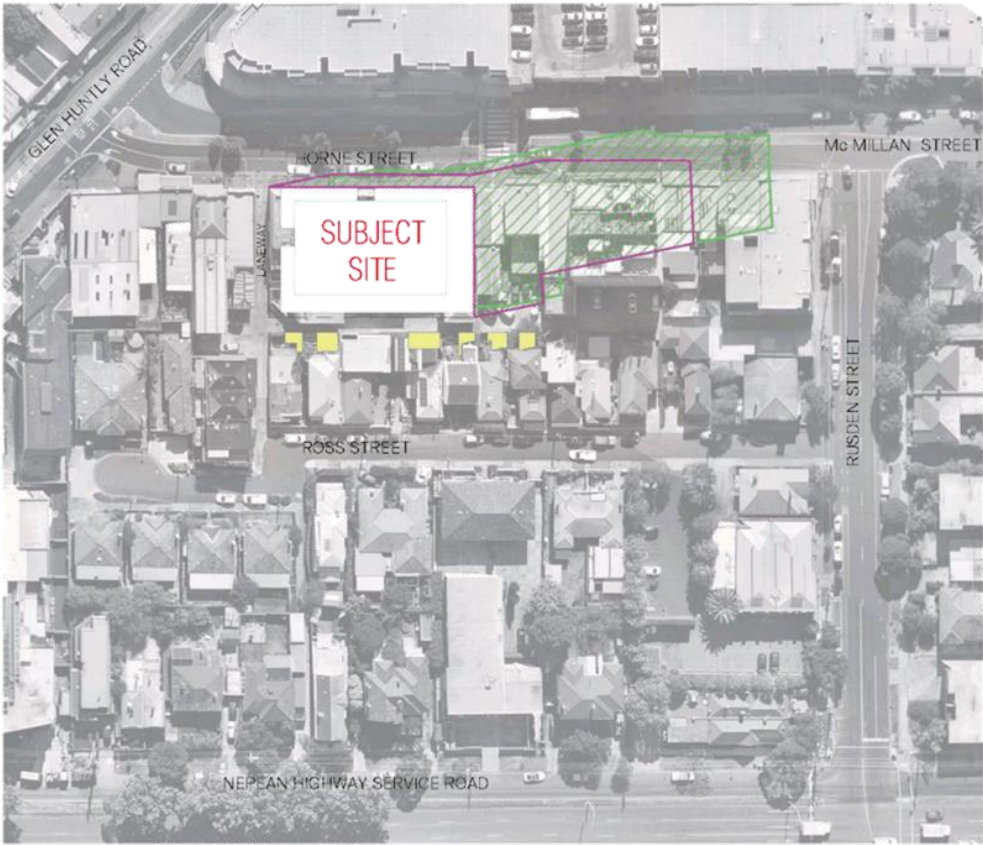


7-15 HORNE STREET ELSTERNWICK, VIC	1702
PRELIMINARY ISSUE	TP955 - A
SHADOW ANALYSIS 2PM	





SHADOW ANALYSIS  
3pm - SEPTEMBER 22nd



WHAT DOES THIS PLAN SHOW

- Mass and associated prescribed setbacks in accordance with Glen Eira City Council's DD010 Urban Renewal Precinct
- Hatched areas denote shadows cast by prescribed and proposed masses at 7-15 Horne Street

COLOR LEGEND

- Shadow from CDD preferred height / setbacks
- Proposed Shadow
- Existing sunlight at natural ground level of POS of Residential Properties directly opposite the subject site (10 - 24 Ross Street) as detailed on existing shadow diagrams TP940 - TP948

- Extent of shadows depicted do not account for existing shadows or building mass of existing adjoining properties

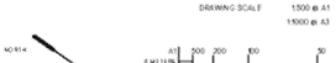
NOT FOR CONSTRUCTION

REVISIONS	
A	03/12/2018
AMENDMENTS FOLLOWING COUNCIL REF: DATED 29/11/2018	
(v)	Shadow diagrams added to show potential impact over existing adjoining properties and future development potential

MIXED USE PROPOSAL  
TOWN PLANNING

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7-15 HORNE STREET ELSTERNWICK, VIC	1702
TP956 - A	
PRELIMINARY ISSUE	
SHADOW ANALYSIS 3PM	





SHADOW ANALYSIS - FUTURE CONTEXT  
9am - SEPTEMBER 22nd



WHAT DOES THIS PLAN SHOW:

- Future potential massing of neighboring buildings on consolidated blocks in accordance with DOD.
- Mass and associated prescribed setbacks in accordance with Glen Eira City Council's DOD10 Urban Renewal Precinct.
- Hatched areas denote shadows cast by prescribed and proposed masses at 7-15 Horne Street.

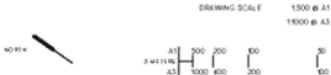
**COLOR LEGEND**

[Red outline]	Shadow from DOD preferred height / setbacks
[Green hatched]	Proposed Shadow
[Grey hatched]	Shadows Cast by Existing Built form and Possible Urban Apartments
[Blue hatched]	Urban Apartment - Possible future development 3 - 4 levels on consolidated blocks along Ross Street and Nepean Hwy
[Purple hatched]	Urban Renewal - Horne Street 12 Levels (43m High)
[Dark Grey hatched]	Existing Built form - Horne Street and Glen Huntly Road

REVISIONS	
A	03.12.2018
AMENDMENTS FOLLOWING COUNCIL RPT. DATED 29.11.2018	
(v)	Shadow diagrams added to show potential impact over existing adjoining properties and future development potential

NOT FOR CONSTRUCTION

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7-15 HORNE STREET ELSTERNWICK, VIC	1702
TP960 - A	
PRELIMINARY ISSUE	
SHADOW ANALYSIS 9AM - FUTURE CONTEXT	







SHADOW ANALYSIS - FUTURE CONTEXT  
10am - SEPTEMBER 22nd



WHAT DOES THIS PLAN SHOW

- Future potential massing of neighboring buildings on consolidated blocks in accordance with DCO
- Mass and associated prescribed setbacks in accordance with Glen Eira City Council's DD010 Urban Renewal Precinct
- Hatched areas denote shadows cast by prescribed and proposed masses at 7-15 Horne Street

COLOUR LEGEND

[Pink outline]	Shadow from DCO preferred height / setbacks
[Green hatched]	Proposed Shadow
[Grey]	Shadows Cast by Existing Built form and Possible Urban Apartments
[Light blue]	Urban Apartment - Possible future development 3 - 4 levels on consolidated blocks along Ross Street and Nepean Hwy
[Dark blue]	Urban Renewal - Horne Street 12 Levels (43m high)
[Dark grey]	Existing Built form - Horne Street and Glenhuntly Road

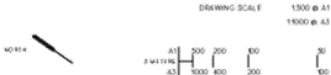
NOT FOR CONSTRUCTION

REVISIONS	
A	03/12/2018
AMENDMENTS FOLLOWING COUNCIL RPT DATED 29/11/2018	
(v)	Shadow diagrams added to show potential impact over existing adjoining properties and future development potential

MIXED USE PROPOSAL  
TOWN PLANNING

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7-15 HORNE STREET ELSTERNWICK, VIC	1702
PRELIMINARY ISSUE	TP961 - A
SHADOW ANALYSIS 10AM - FUTURE CONTEXT	





SHADOW ANALYSIS - FUTURE CONTEXT  
11am - SEPTEMBER 22nd



WHAT DOES THIS PLAN SHOW:

- Future potential massing of neighboring buildings on consolidated blocks in accordance with DOO
- Mass and associated prescribed setbacks in accordance with Glen Eira City Council's DOO10 Urban Renewal Precinct
- Hatched areas denote shadows cast by prescribed and proposed masses at 7-15 Horne Street

COLOUR LEGEND

	Shadow from DOO preferred height/ setbacks
	Proposed Shadow
	Shadows Cast by Existing Built form and Possible Urban Apartments
	Urban Apartment - Possible future development 3 - 4 levels on consolidated blocks along Ross Street and Nepean Hwy
	Urban Renewal - Horne Street 12 Levels (43m High)
	Existing Built form - Horne Street and Glenhuntly Road

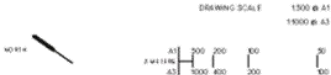
NOT FOR CONSTRUCTION

REVISIONS	
A	03/12/2018 AMENDMENTS FOLLOWING COUNCIL RPT. DATED 29/11/2018
(v)	Shadow diagrams added to show potential impact over existing adjoining properties and future development potential

MIXED USE PROPOSAL  
TOWN PLANNING

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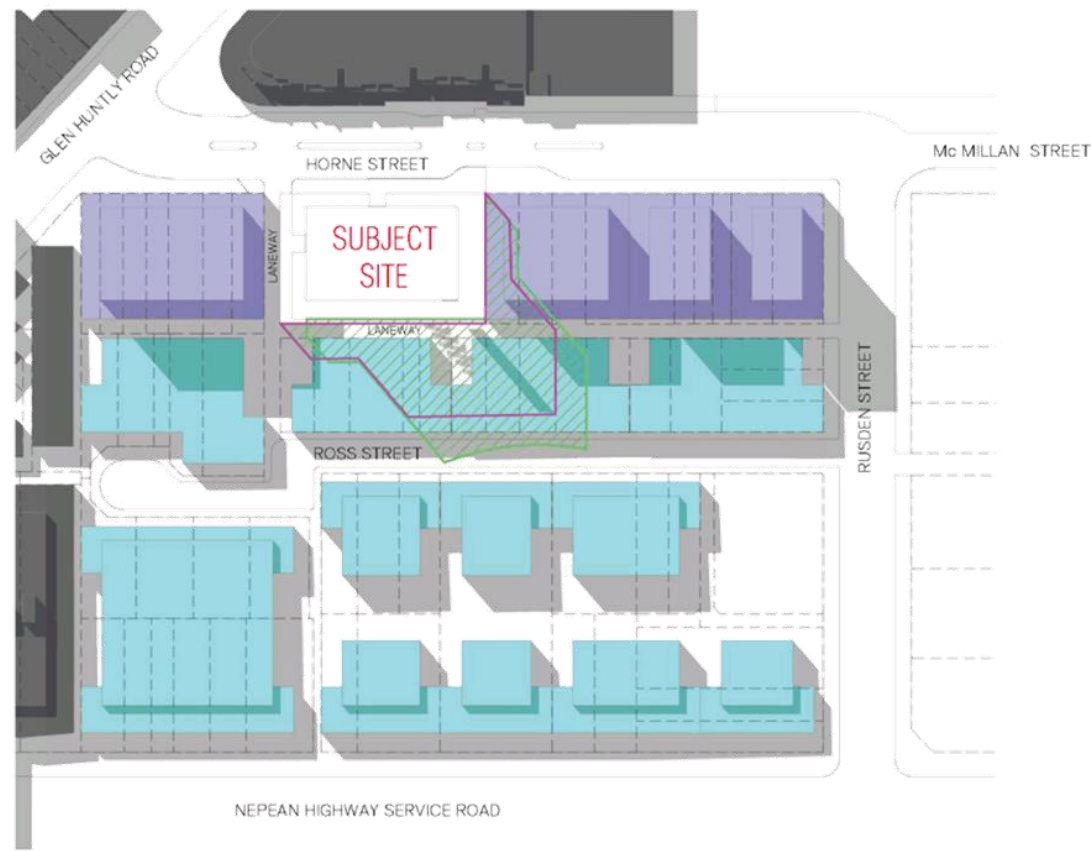


7-15 HORNE STREET ELSTERNWICK, VIC	1702
PRELIMINARY ISSUE	TP962 - A
SHADOW ANALYSIS 11AM - FUTURE CONTEXT	





SHADOW ANALYSIS - FUTURE CONTEXT  
12noon - SEPTEMBER 22nd



WHAT DOES THIS PLAN SHOW:

- Future potential massing of neighboring buildings on consolidated blocks in accordance with DOO
- Mass and associated prescribed setbacks in accordance with Glen Eira City Council's DOO10 Urban Renewal Precinct
- Hatched areas denote shadows cast by prescribed and proposed masses at 7-15 Horne Street

COLOUR LEGEND

	Shadow from DOO preferred height/ setbacks
	Proposed Shadow
	Shadows Cast by Existing Built form and Possible Urban Apartments
	Urban Apartment - Possible future development 3 - 4 levels on consolidated blocks along Ross Street and Nepean Hwy
	Urban Renewal - Horne Street 12 Levels (43m high)
	Existing Built form - Horne Street and Glenhuntly Road

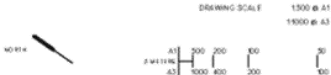
NOT FOR CONSTRUCTION

REVISIONS	
A	03/12/2018
(v)	AMENDMENTS FOLLOWING COUNCIL RPT DATED 29/11/2018
	Shadow diagrams added to show potential impact over existing adjoining properties and future development potential

MIXED USE PROPOSAL  
TOWN PLANNING

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1702	7-15 HORNE STREET ELSTERNWICK, VIC
TP963 - A	
PRELIMINARY ISSUE	
SHADOW ANALYSIS 12NOON - FUTURE CONTEXT	





SHADOW ANALYSIS - FUTURE CONTEXT  
1pm - SEPTEMBER 22nd



WHAT DOES THIS PLAN SHOW:

- Future potential massing of neighboring buildings on consolidated blocks in accordance with DCO
- Mass and associated prescribed setbacks in accordance with Glen Eira City Council's DCO10 Urban Renewal Precinct
- Hatched areas denote shadows cast by prescribed and proposed masses at 7-15 Horne Street

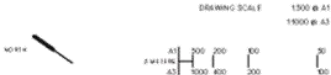
COLOUR LEGEND

	Shadow from DCO preferred height / setbacks
	Proposed Shadow
	Shadows Cast by Existing Built form and Possible Urban Apartments
	Urban Apartment - Possible future development 3 - 4 levels on consolidated blocks along Ross Street and Nepean Hwy
	Urban Renewal - Horne Street 12 Levels (43m high)
	Existing Built form - Horne Street and Glen Huntly Road

NOT FOR CONSTRUCTION

REVISIONS	
A	03/12/2018
AMENDMENTS FOLLOWING COUNCIL RPT DATED 29/11/2018	
(x)	Shadow diagrams added to show potential impact over existing adjoining properties and future development potential

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7-15 HORNE STREET ELSTERNWICK, VIC	1702
TP964 - A	
PRELIMINARY ISSUE	
SHADOW ANALYSIS 1PM - FUTURE CONTEXT	





SHADOW ANALYSIS - FUTURE CONTEXT  
2pm - SEPTEMBER 22nd



WHAT DOES THIS PLAN SHOW

- Future potential massing of neighboring buildings on consolidated blocks in accordance with DCO
- Mass and associated prescribed setbacks in accordance with Glen Eira City Council's DCO10 Urban Renewal Precinct
- Hatched areas denote shadows cast by prescribed and proposed masses at 7-15 Horne Street

COLOUR LEGEND

- Shadow from DCO preferred height / setbacks
- Proposed Shadow
- Shadows Cast by Existing Built form and Possible Urban Apartments
- Urban Apartment - Possible future development 3 - 4 levels on consolidated blocks along Ross Street and Nepean Hwy
- Urban Renewal - Horne Street 12 Levels (43m high)
- Existing Built form - Horne Street and Glen Huntly Road

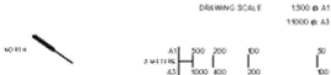
NOT FOR CONSTRUCTION

REVISIONS	
A	03/12/2018
AMENDMENTS FOLLOWING COUNCIL RPT DATED 29/11/2018	
(v)	Shadow diagrams added to show potential impact over existing adjoining properties and future development potential

MIXED USE PROPOSAL  
TOWN PLANNING

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7-15 HORNE STREET ELSTERNWICK, VIC	1702
PRELIMINARY ISSUE	TP965 - A
SHADOW ANALYSIS 2PM - FUTURE CONTEXT	





SHADOW ANALYSIS - FUTURE CONTEXT  
3pm - SEPTEMBER 22nd



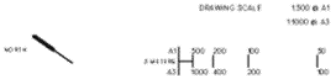
- WHAT DOES THIS PLAN SHOW
- Future potential massing of neighboring buildings on consolidated blocks in accordance with DDO
  - Mass and associated prescribed setbacks in accordance with Glen Eira City Council's DDO10 Urban Renewal Precinct
  - Hatched areas denote shadows cast by prescribed and proposed masses at 7-15 Horne Street

COLOUR LEGEND	
	Shadow from DDO preferred height / setbacks
	Proposed Shadow
	Shadows Cast by Existing Built form and Possible Urban Apartments
	Urban Apartment - Possible future development 3 - 4 levels on consolidated blocks along Ross Street and Nepean Hwy
	Urban Renewal - Horne Street 12 Levels (43m high)
	Existing Built form - Horne Street and Glenhuntly Road

NOT FOR CONSTRUCTION

REVISIONS	
A	03/12/2018
AMENDMENTS FOLLOWING COUNCIL RPT DATED 29/11/2018	
(v)	Shadow diagrams added to show potential impact over existing adjoining properties and future development potential

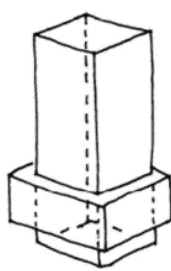
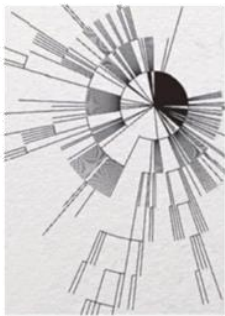
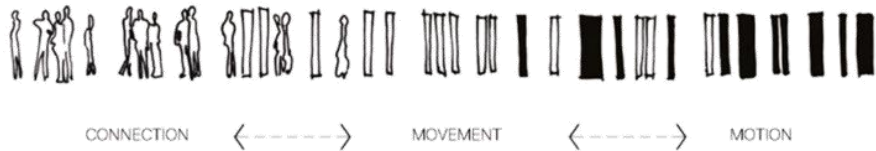
MIXED USE PROPOSAL  
TOWN PLANNING  
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7-15 HORNE STREET ELSTERNWICK, VIC	1702
PRELIMINARY ISSUE	TP966 - A
SHADOW ANALYSIS 3PM - FUTURE CONTEXT	



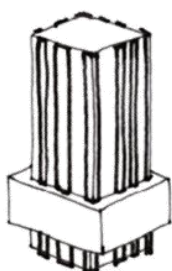




HIGH QUALITY



DETAIL



ICONIC

Elsternwick has always been a node of connection. From its modest village beginnings along Elster Creek in 1851, it provided an anchor to the immediate surrounds, and through transport and roads offered vital connections to the greater surrounds. Connections from the developing city of Melbourne, to the southeast corridor of Brighton and the Peninsula beyond, to Port Philip Bay through Port Ormond, to the eastern corridor along the now obsolete Rosstown Railway line; all the connections placed Elsternwick as both a destination and a focal point of movement for the growing Melbourne landscape.

Within the fabric of the Urban Renewal proposed for Elsternwick, the site plays a significant role in the transition of this precinct. Its size, corner location opposite Elsternwick train station, and proximity to Glenhuntly Road afford the opportunity for an architectural statement that is both connected to the site, and reflects movement through its form.

CBG Architects has developed a refined and concise response to the sites of 7-15 Horne Street, that also sits within the Glen Huntly Road precinct to create an iconic and high quality proposal that expresses the historical connections of the area in both the visual and physical expression.

REVISIONS	
08.11.2018	ISSUED FOR TOWN PLANNING

MIXED USE PROPOSAL  
DESIGN RESPONSE

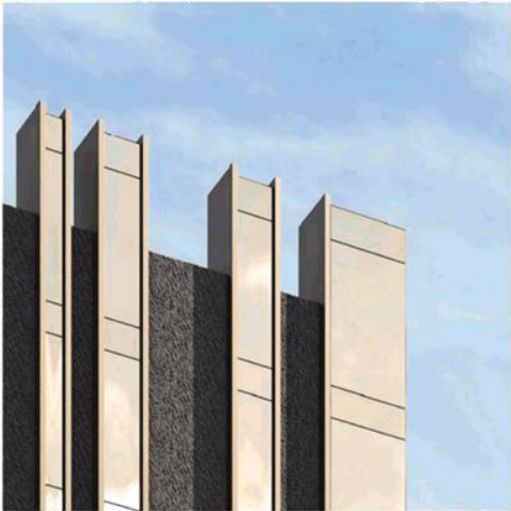
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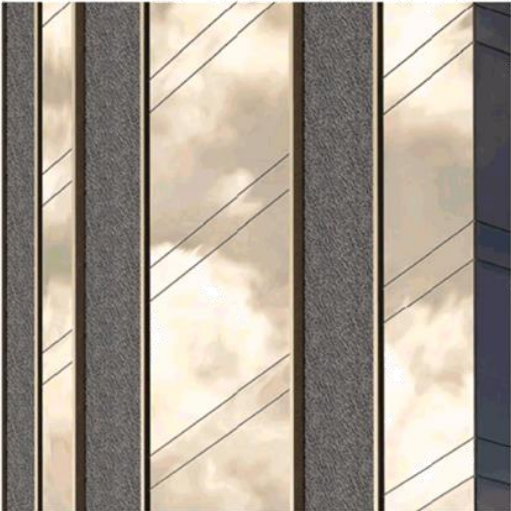
7-15 HORNE STREET ELSTERNWICK, VIC	1702
PRELIMINARY ISSUE	DR02
ARCHITECTURAL PHILOSOPHY	







ARTICULATION



MATERIALITY



FINE GRAIN

REVISIONS	
08.11.2018	ISSUED FOR TOWN PLANNING

MIXED USE PROPOSAL  
DESIGN RESPONSE  
  
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7-15 HORNE STREET ELSTERNWICK, VIC	1702
PRELIMINARY ISSUE	DR03
QUALITY OF DETAIL	

**CBG**

■ Subject site

#### SITE CONTEXT AND RESPONSE

- 1 **DESIGN PROPOSAL**  
Mixed use development consisting of ground level retail, 2 level commercial podium and 11 upper residential levels.
- 2 **DESIGN RESPONSE**  
The design reflects the connection of movement and motion through its form, both visually and physically, a gesture expressed through the progression of all the elements of the building.
- 3 **VIEWS FROM THE BUILDING**  
Views to Port Phillip Bay are visible from the north/west to the south/west of the site, from the top of the podium up. Prominent city views will also be visible to the north side of the site.
- 4 **VIEWS TO THE BUILDING**  
A vista of the building in the built environment will be a prominent icon from Nepean Highway, both as you are heading towards and from the city. The building will also be seen as a visual anchor point from the corner of Glen Huntly Road and Horne Street.
- 5 **VEHICLE ACCESS**  
The site will be giving back to the street by widening of the laneway for shared vehicle and pedestrian flow. A new service lane to the rear of the site to facilitate vehicle access to basement.
- 6 **PEDESTRIAN ACCESS**  
The main residential access point is located to the center of the Horne Street facade as a private entry point. The main commercial access point is from the corner of Horne Street and the laneway. The proximity to Elsternwick Station allows for an increase in pedestrian movement in this area.
- 7 **MASSING**  
A strong podium element (lower mass) and a centralised tower (upper mass). The podium will act as the commercial hub of the building, with the lobby located on the ground floor corner. A residential lounge is located to the top north side of the podium, taking advantage of the city and bay views. The tower is the centralised residential core of the building.



#### REVISIONS

DATE	ISSUED FOR TOWN PLANNING
08.11.2018	

#### MIXED USE PROPOSAL DESIGN RESPONSE

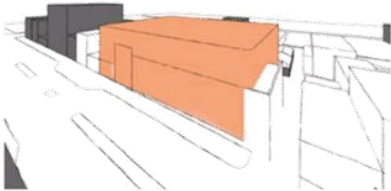
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NORTH

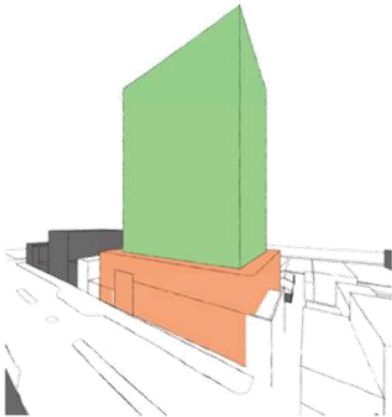
7-15 HORNE STREET ELSTERNWICK, VIC	1702
PRELIMINARY ISSUE	DR04
SITE CONTEXT AND RESPONSE	

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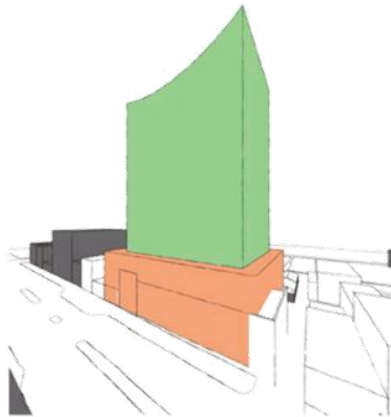
PODIUM

Ground to third floor element to represent the consistent street facade height of building currently visible within the Horne Street context.



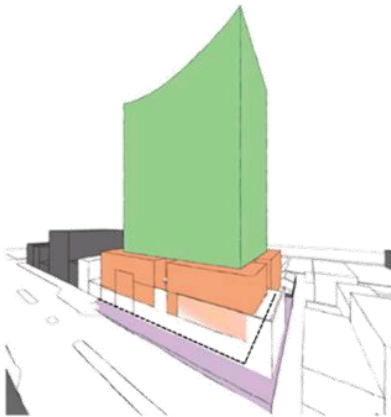
TOWER

Vertical element to all boundaries that contributes vertically to connect the streetscape to the form above.



SKYLINE SILLHOUETTE

Delicate profile atop a vertical element draws visual interest up the building from localized aperture, while providing an identifiable silhouette from distant approaches of all angles.



PODIUM ACTIVATION

Podium at street level removed to give back to trafficked streetscape, allowing ease of flow and pedestrian movement into and around the proposal, creating a strong sense of address to communal elements. Setback of podium at street level to allow for further street activation into the building. Vertical breaks within the podium separate the weightless podium element of entry points to meet clear locations of key nodes points within street and laneway context.

REVISIONS

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MASSING AND RHYTHM	

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View from pedestrian path at north east corner of intersection at Nepean Highway and Glenhury Road, looking east towards subject site

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DISTANT VIEWS OF MASSING	





View from southern corner of intersection of Ross Street and Rusden Street, looking north towards subject site.

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DISTANT VIEWS OF MASSING	

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View from north eastern footpath of Horne Street, looking west

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DISTANT VIEWS OF MASSING	







View from northern footpath of Glenkerry Road, looking south down Horne Street towards subject site.

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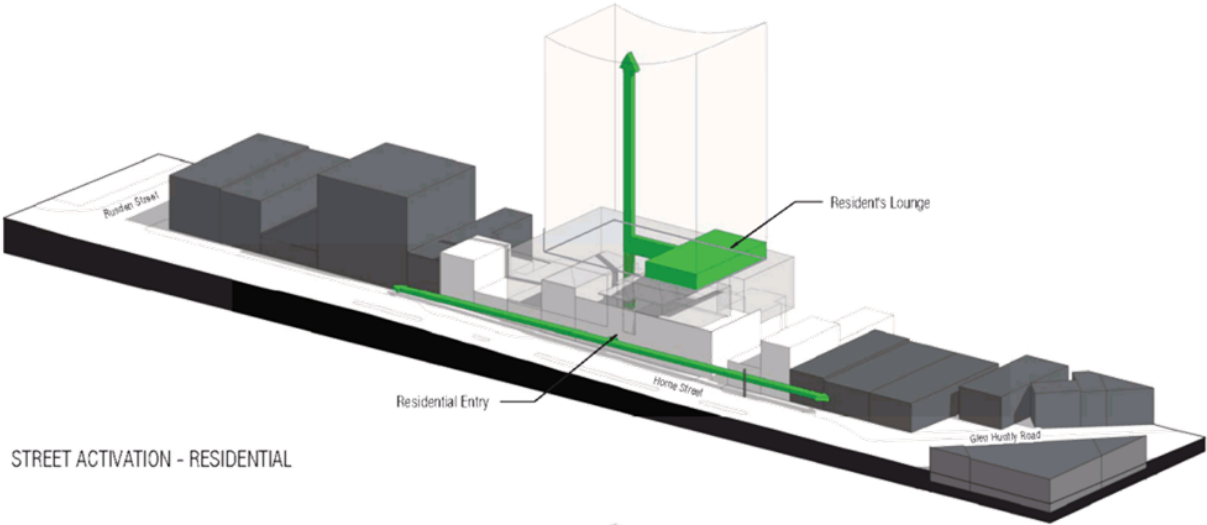
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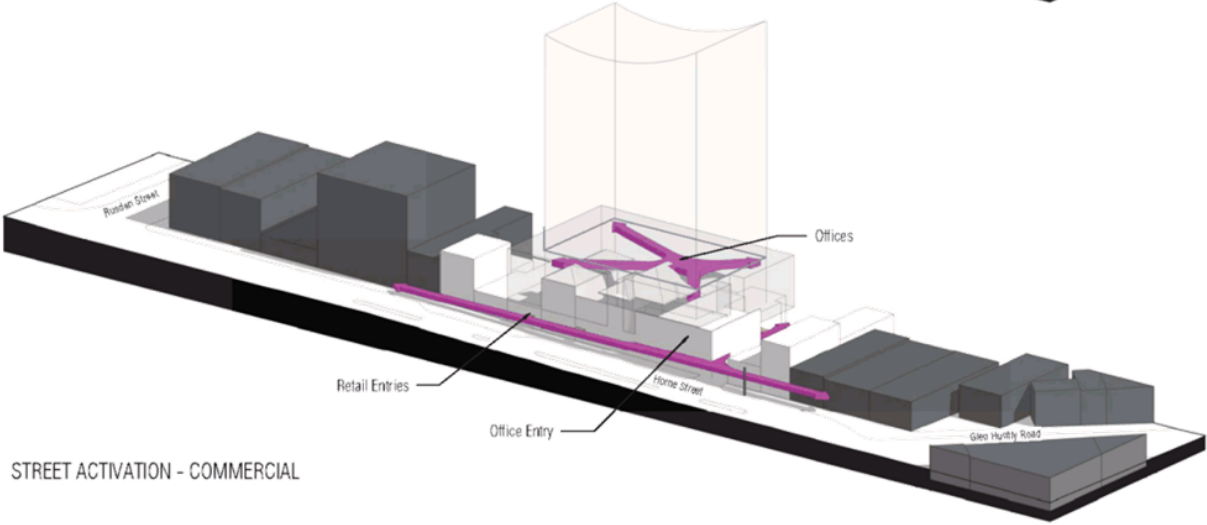
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DISTANT VIEWS OF MASSING	





STREET ACTIVATION - RESIDENTIAL



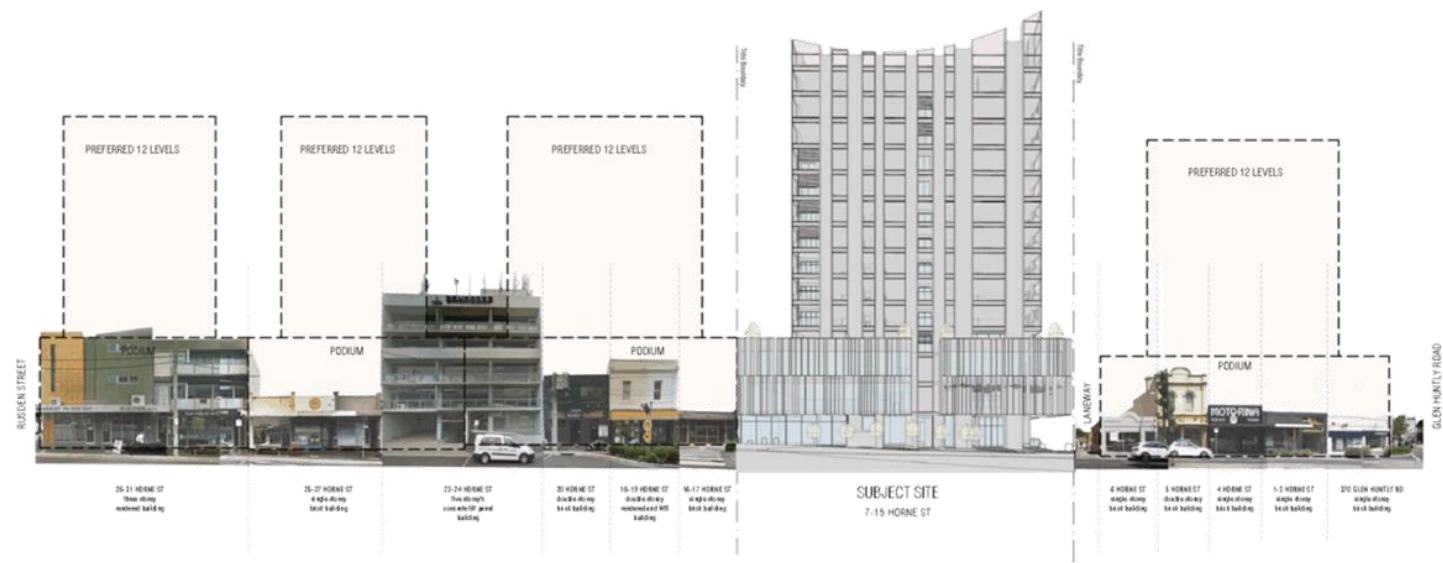
STREET ACTIVATION - COMMERCIAL

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PRELIMINARY ISSUE	DR10
STREET ACTIVATION	





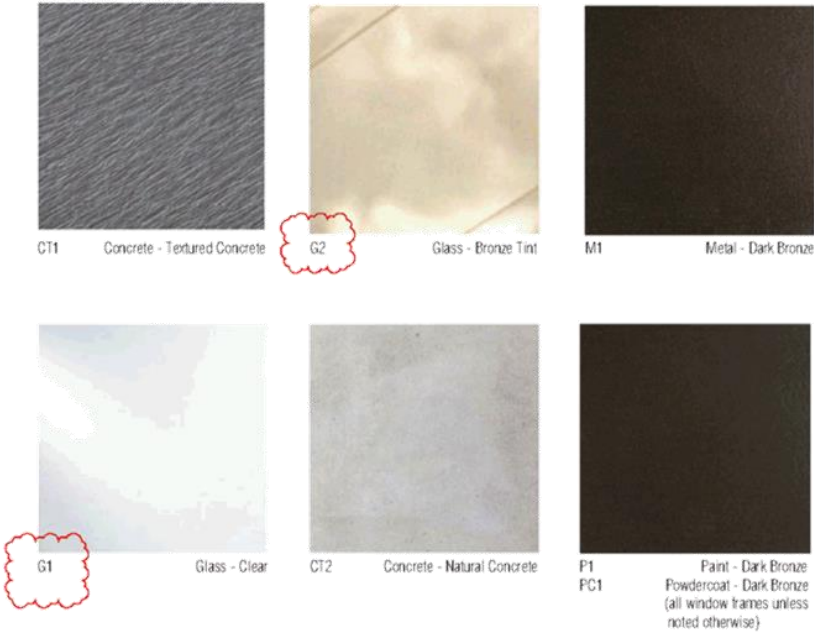
HORNE STREET - PROPOSED STREETScape

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PRELIMINARY ISSUE	DR11
STREETSCAPES	





Note: All finishes are indicative only. They represent the intended appearance only and not necessarily the base material. (subject to design development)

REVISIONS	
3	29.11.2018 ISSUED FOR TOWN PLANNING
4	03.12.2018 AMENDMENTS FOLLOWING COUNCIL RFR# DATED 29.11.2018

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FINISHES	





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STREET ACTIVATION PERSPECTIVE	

**CBG**





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# MIXED USE PROPOSAL DESIGN RESPONSE

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PRELIMINARY ISSUE	DR14
COMMERCIAL ACTIVATION	

**CBG**



**Clause 58 (Apartment Developments)****Clause 58.02 - URBAN CONTEXT****Clause 58.02-1 (D1) Urban Context**

Objective	Assessment
<i>To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area.</i>	✓
<i>To ensure that development responds to the features of the site and the surrounding area.</i>	✓
<b>Standard</b>	
<i>The design response must be appropriate to the urban context and the site.</i>	✓
<i>The proposed design must respect the existing or preferred urban context and respond to the features of the site.</i>	✓

**Planner's Comments:**

An assessment of the proposal against the existing urban context and the preferred form of future development for the area has been undertaken. This assessment demonstrated that, subject to the recommended reduction in height and increased front setback for the tower, the proposal will generally respect the existing urban context of the nearby area and wider precinct, whilst also providing an appropriate contribution to the future development of the urban renewal area.

**Clause 58.02-2 (D2) Residential Policy**

Objective	Assessment
<i>To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</i>	✓
<i>To support higher density residential development where development can take advantage of public and community infrastructure and services.</i>	✓
<b>Standard</b>	
<i>An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</i>	✓

**Planner's Comments:**

It is considered that there is sound strategic justification for the proposal in Plan Melbourne, Council's Urban Villages Policy and the Elsternwick Structure Plan.

**Clause 58.02-3 (D3) Dwelling Diversity**

Objective	Assessment
<i>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</i>	✓
<b>Standard</b>	
<i>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.</i>	✓

Clause 58.02-4 (D4) Infrastructure	
Objective	Assessment
To ensure development is provided with appropriate utility services and infrastructure.	✓
To ensure development does not unreasonably overload the capacity of utility services and infrastructure.	✓
Standard	
Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.	✓
Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.	✓
In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.	✓

Clause 58.02-5 (D5) Integration with the Street	
Objective	Assessment
To integrate the layout of development with the street.	✓
Standard	
Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.	✓
Development should be oriented to front existing and proposed streets.	✓
High fencing in front of dwellings should be avoided if practicable.	N/A
Development next to existing public open space should be laid out to complement the open space.	N/A

### Clause 58.03 - SITE LAYOUT

Clause 58.03-1 (D6) Energy Efficiency	
Objective	Assessment
To achieve and protect energy efficient dwellings and buildings.	✓
To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.	✓
To ensure dwellings achieve adequate thermal efficiency	✓
Standard	
Buildings should be: <ul style="list-style-type: none"> <li>Oriented to make appropriate use of solar energy.</li> <li>Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</li> </ul>	✓
Living areas and private open space should be located on the north side of the development, if practicable.	✓
Developments should be designed so that solar access to north-facing windows is optimised.	✓
Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load specified in the following table.	Refer to table below

Table D1 - Cooling Load	
NatHERS climate zone	NatHERS maximum cooling load MJ/M <sup>2</sup> per annum
Climate Zone 62 Moorabbin	21

**Planner's Comments:**

The plans will be required to include a note to state that this standard will be satisfied.

<b>Clause 58.03-2 (D7) Communal Open Space</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development.</i>	✓
<b>Standard</b>	Refer to table below
<i>Developments with 40 or more dwellings should provide a minimum area of communal open space of 2.5 square metres per dwelling or 250 square metres, whichever is lesser.</i>	
<i>Communal open space should:</i>	
<ul style="list-style-type: none"> <li>Be located to:               <ul style="list-style-type: none"> <li>Provide passive surveillance opportunities, where appropriate.</li> </ul> </li> </ul>	✓
<ul style="list-style-type: none"> <li>Provide outlook for as many dwellings as practicable.</li> </ul>	✓
<ul style="list-style-type: none"> <li>Avoid overlooking into habitable rooms and private open space of new dwellings.</li> </ul>	✓
<ul style="list-style-type: none"> <li>Minimise noise impacts to new and existing dwellings.</li> </ul>	✓
<ul style="list-style-type: none"> <li>Be designed to protect any natural features on the site.</li> </ul>	✓
<ul style="list-style-type: none"> <li>Maximise landscaping opportunities.</li> </ul>	✓
<ul style="list-style-type: none"> <li>Be accessible, useable and capable of efficient management.</li> </ul>	✓

<b>No. of Dwellings</b>	<b>2.5m<sup>2</sup>/dwelling</b>	<b>Assessment</b>
44	110m <sup>2</sup>	✓

**Planner's Comments:**

This standard is applicable as communal open space is required. An area of 190m<sup>2</sup> has been provided on the third floor terrace accessed from the residents' lounge which exceeds the minimum required area of 110 m<sup>2</sup>.

<b>Clause 58.03-3 (D8) Solar Access to Communal Outdoor Open Space</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To allow solar access into communal outdoor open space.</i>	✓
<b>Standard</b>	
<i>The communal outdoor open space should be located on the north side of a building, if appropriate.</i>	✓
<i>At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.</i>	✗

**Planner's Comments:**

Whilst the communal open space would be shaded as it is partly located beneath a cantilevered section of the tower above; it has a north-westerly orientation and will receive adequate solar access throughout the day.

<b>Clause 58.03-4 (D9) Safety</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To ensure the layout of development provides for the safety and security</i>	✓



<i>of residents and property.</i>	
<b>Standard</b>	
<i>Entrances to dwellings should not be obscured or isolated from the street and internal accessways.</i>	✓
<i>Planting which creates unsafe spaces along streets and accessways should be avoided.</i>	✓
<i>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</i>	✓
<i>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</i>	✓

<b>Clause 58.03-5 (D10) Landscaping</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To encourage development that respects the landscape character of the neighbourhood.</i>	✓
<i>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</i>	N/A
<i>To provide appropriate landscaping.</i>	✓
<i>To encourage the retention of mature vegetation on the site.</i>	N/A
<b>Standard</b>	
<p>The landscape layout and design should:</p> <ul style="list-style-type: none"> <li>• Be responsive to the site context.</li> <li>• Protect any predominant landscape features of the area.</li> <li>• Take into account the soil type and drainage patterns of the site and integrate planting and water management.</li> <li>• Allow for intended vegetation growth and structural protection of buildings.</li> <li>• In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.</li> <li>• Provide a safe, attractive and functional environment for residents.</li> <li>• Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and roof top gardens and improve on-site storm water infiltration.</li> <li>• Maximise deep soil areas for planting of canopy trees.</li> </ul>	✓
<i>Development should provide for the retention or planting of trees, where these are part of the urban context.</i>	N/A
<i>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</i>	N/A
<i>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</i>	✓
<i>Development should provide the deep soil areas and canopy trees specified in Table D2.</i>	Refer to table below
<p><i>If the development cannot provide the deep soil areas and canopy trees specified in Table D2, an equivalent canopy cover should be achieved by providing either:</i></p> <ul style="list-style-type: none"> <li>• Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements.</li> <li>• Vegetated planters, green roofs or green facades.</li> </ul>	✓

Table D2 - Deep Soil Areas and Canopy Trees			
Site Area	Deep Soil Areas	Minimum Tree Provision	Assessment
1001 - 1500m <sup>2</sup>	7.5% of site area (minimum dimension of 3m)	1 medium tree (8-12m) per 50m <sup>2</sup> of deep soil or 1 large tree per 90m <sup>2</sup> of deep soil	✘

**Planner's Comments:**

Landscaping is proposed in planter boxes for the communal open space area on the third floor and on a number of balconies. This will be a suitable alternative to deep soil planting.

Clause 58.03-6 (D11) Access	
Objective	Assessment
To ensure the number and design of vehicle crossovers respects the urban context.	✓
Standard	
The width of accessways or car spaces should not exceed: <ul style="list-style-type: none"> <li>33 per cent of the street frontage, or</li> <li>if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.</li> </ul>	N/A
No more than one single-width crossover should be provided for each dwelling fronting a street.	N/A
The location of crossovers should maximise the retention of on-street car parking spaces.	N/A
The number of access points to a road in a Road Zone should be minimised.	✓
Developments must provide for access for service, emergency and delivery vehicles.	✓

Clause 58.03-7 (D12) Parking Location	
Objective	Assessment
To provide convenient parking for resident and visitor vehicles.	✓
To protect residents from vehicular noise within developments.	✓
Standard	
Car parking facilities should: <ul style="list-style-type: none"> <li>Be reasonably close and convenient to dwellings.</li> <li>Be secure.</li> <li>Be well ventilated if enclosed.</li> </ul>	✓
Shared accessways or car parks of other dwellings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.	✓

Clause 58.03-8 (D13) Integrated Water and Stormwater Management	
Objective	Assessment
To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.	✓
To facilitate stormwater collection, utilisation and infiltration within the development.	✓
To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.	✓

<b>Standard</b>	
<i>Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.</i>	✓
<i>Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.</i>	✓
<i>The stormwater management system should be:</i> <ul style="list-style-type: none"> <li><i>Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended.</i></li> </ul>	✓
<ul style="list-style-type: none"> <li><i>Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.</i></li> </ul>	✓

**Planner's Comments:**

The plans will be required to include a note to state that this standard will be satisfied.

**Clause 58.04 - AMENITY IMPACTS**

<b>Clause 58.04-1 (D14) Building Setback</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area.</i>	✗
<i>To allow adequate daylight into new dwellings.</i>	✓
<i>To limit views into habitable room windows and private open space of new and existing dwellings.</i>	✓
<i>To provide a reasonable outlook from new dwellings.</i>	✓
<i>To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.</i>	✓
<b>Standard</b>	
<i>The built form of the development must respect the existing or preferred urban context and respond to the features of the site.</i>	✗
<i>Buildings should be set back from side and rear boundaries, and other buildings within the site to:</i> <ul style="list-style-type: none"> <li><i>Ensure adequate daylight into new habitable room windows.</i></li> </ul>	✓
<ul style="list-style-type: none"> <li><i>Avoid direct views into habitable room windows and private open space of new and existing dwellings. Developments should avoid relying on screening to reduce views.</i></li> </ul>	✓
<ul style="list-style-type: none"> <li><i>Provide an outlook from dwellings that creates a reasonable visual connection to the external environment.</i></li> </ul>	✓
<ul style="list-style-type: none"> <li><i>Ensure the dwellings are designed to meet the objectives of Clause 58.</i></li> </ul>	✓

**Planner's Comment:**

The front setback of the tower will be required to be increased from 3m to 4m so that it is more consistent with the Design and Development Overlay (DDO10) for the future development of the area.



<b>Clause 58.04-2 (D15) Internal Views</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To limit views into the private open space and habitable room windows of dwellings within a development.</i>	✓
<b>Standard</b>	
<i>Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below and within the same development.</i>	✓

<b>Clause 58.04-3 (D16) Noise Impacts</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To contain noise sources in developments that may affect existing dwellings.</i>	✓
<i>To protect residents from external and internal noise sources.</i>	✓
<b>Standard</b>	
<i>Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.</i>	✓
<i>The layout of new dwellings and buildings should minimise noise transmission within the site.</i>	✓
<i>Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.</i>	✓
<i>New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.</i>	✓
<i>Buildings within a noise influence area specified in Table D3 (below) should be designed and constructed to achieve the following noise levels:</i> <ul style="list-style-type: none"> <li><i>Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.</i></li> <li><i>Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.</i></li> </ul>	✓
<i>Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.</i>	✓
<i>Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.</i>	✓

<b>Table D3 - Noise Influence Area</b>		
<b>Noise Source</b>	<b>Noise Influence Area</b>	<b>Assessment</b>
<b>Zone Interface</b>		
<b>Roads</b>		
<i>Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume</i>	<i>300m from the nearest trafficable lane</i>	✓
<b>Railways</b>		
<i>Railway servicing passengers in Victoria</i>	<i>80m from the centre of the nearest track</i>	✓

**Clause 58.05 - ON-SITE AMENITY AND FACILITIES**

<b>Clause 58.05-1 (D17) Accessibility</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To ensure the design of dwellings meets the needs of people with limited mobility.</i>	✓
<b>Standard</b>	
<i>At least 50 per cent of dwellings should have:</i>	
<ul style="list-style-type: none"> <li>• A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.</li> </ul>	✓
<ul style="list-style-type: none"> <li>• A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.</li> </ul>	✓
<ul style="list-style-type: none"> <li>• A main bedroom with access to an adaptable bathroom.</li> </ul>	✓
<ul style="list-style-type: none"> <li>• At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D4.</li> </ul>	✓

<b>Table D4 - Bathroom Design</b>		
	<b>Design Option A</b>	<b>Design Option B</b>
<b>Door opening</b>	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.
<b>Door design</b>	Either: <ul style="list-style-type: none"> <li>• A slide door, or</li> <li>• A door that opens outwards,</li> </ul> or <ul style="list-style-type: none"> <li>• A door that opens inwards that is clear of the circulation area and has readily removable hinges.</li> </ul>	Either: <ul style="list-style-type: none"> <li>• A slide door, or</li> <li>• A door that opens outwards, or</li> <li>• A door that opens inwards and has readily removable hinges.</li> </ul>
<b>Circulation area</b>	A clear circulation area that is: <ul style="list-style-type: none"> <li>• A minimum area of 1.2m by 1.2m.</li> <li>• Located in front of the shower and the toilet.</li> <li>• Clear of the toilet, basin and the door swing.</li> </ul> The circulation area for the toilet and shower can overlap.	A clear circulation area that is: <ul style="list-style-type: none"> <li>• A minimum width of 1m.</li> <li>• The full length of the bathroom and a minimum length of 2.7m.</li> <li>• Clear of the toilet and basin.</li> </ul> The circulation area can include a shower area.
<b>Path to circulation area</b>	A clear path with a minimum width of 900mm from the door opening to the circulation area.	N/A
<b>Shower</b>	A hobless (step-free) shower.	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.
<b>Toilet</b>	A toilet located in the corner of the room.	A toilet located closest to the door opening and clear of the circulation area.

**Planner's Comments:**

Whilst it is likely that the objective for this standard will be satisfied, the plans will be required to include additional information to demonstrate how compliance will be achieved.

<b>Clause 58.05-2 (D18) Building Entry and Circulation</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To provide each dwelling and building with its own sense of identity.</i>	✓
<i>To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.</i>	✓
<i>To ensure internal communal areas provide adequate access to daylight and natural ventilation.</i>	✓
<b>Standard</b>	
<i>Entries to dwellings and buildings should:</i> <ul style="list-style-type: none"> <li>• <i>Be visible and easily identifiable.</i></li> <li>• <i>Provide shelter, a sense of personal address and a transitional space around the entry.</i></li> </ul>	✓
<i>The layout and design of buildings should:</i> <ul style="list-style-type: none"> <li>• <i>Clearly distinguish entrances to residential and non-residential areas.</i></li> <li>• <i>Provide windows to building entrances and lift areas.</i></li> <li>• <i>Provide visible, safe and attractive stairs from the entry level to encourage use by residents.</i></li> </ul>	✓
<ul style="list-style-type: none"> <li>• <i>Provide common areas and corridors that:</i> <ul style="list-style-type: none"> <li>▪ <i>Include at least one source of natural light and natural ventilation.</i></li> <li>▪ <i>Avoid obstruction from building services.</i></li> <li>▪ <i>Maintain clear sight lines.</i></li> </ul> </li> </ul>	x

**Planner's Comments**

Whilst the common area corridors for the apartments would not have access to natural light or ventilation, these corridors are all relatively short and maintain clear sightlines.

<b>Clause 58.05-3 (D19) Private Open Space</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To provide adequate private open space for the reasonable recreation and service needs of residents.</i>	✓
<b>Standard</b>	
<i>A dwelling should have private open space consisting of:</i> <ul style="list-style-type: none"> <li>• <i>An area of 25 square metres, with a minimum dimension of 3 metres at natural ground floor level and convenient access from a living room, or</i></li> <li>• <i>An area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and convenient access from a living room, or</i></li> <li>• <i>A balcony with an area and dimensions specified in Table D5 and convenient access from a living room, or</i></li> <li>• <i>A roof-top area of 10 square metres with a minimum dimension of 2 metres and convenient access from a living room.</i></li> </ul>	Refer to table below for balcony size
<i>If a cooling or heating unit is located on a balcony, the balcony should provide an additional area of 1.5 square metres.</i>	N/A



**Table D5 - Balcony Size**

Dwelling Type	Minimum Area	Minimum Dimension
2 bedroom dwelling	8m <sup>2</sup>	2m
3 or more bedroom dwelling	12m <sup>2</sup>	2.4m

**Planner's Comments:**

Whilst no heating or cooling units are shown on any balconies, notes will be required to be included on the plans to state that heating and cooling units will not be located on balconies unless the balcony size accords with this standard.

**Clause 58.05-4 (D20) Storage**

Objective	Assessment
<i>To provide adequate storage facilities for each dwelling.</i>	✓
<b>Standard</b>	
<i>Each dwelling should have convenient access to usable and secure storage space.</i>	✓
<i>The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D6.</i>	Refer to table below

**Table D6 - Storage**

Dwelling Type	Total min. storage volume	Min. storage volume within the dwelling
2 bedroom dwelling	14m <sup>3</sup>	9m <sup>3</sup>
3 or more bedroom dwelling	18m <sup>3</sup>	12m <sup>3</sup>

**Planner's Comments:**

Whilst it is likely that this standard will be satisfied, the plans will be required to include information to demonstrate how compliance will be achieved.

**Clause 58.06 - DETAILED DESIGN****Clause 58.06-1 (D21) Common Property**

Objective	Assessment
<i>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</i>	✓
<i>To avoid future management difficulties in areas of common ownership.</i>	✓
<b>Standard</b>	
<i>Developments should clearly delineate public, communal and private areas.</i>	✓
<i>Common property, where provided, should be functional and capable of efficient management.</i>	✓

**Clause 58.06-2 (D22) Site Services**

Objective	Assessment
<i>To ensure that site services can be installed and easily maintained.</i>	✓
<i>To ensure that site facilities are accessible, adequate and attractive.</i>	✓
<b>Standard</b>	
<i>The design and layout of dwellings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.</i>	✓

<i>Mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</i>	✓
<i>Mailboxes should be provided and located for convenient access as required by Australia Post.</i>	✓

<b>Clause 58.06-3 (D23) Waste and Recycling</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To ensure dwellings are designed to encourage waste recycling.</i>	✓
<i>To ensure that waste and recycling facilities are accessible, adequate and attractive.</i>	✓
<i>To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.</i>	✓
<b>Standard</b>	
<i>Developments should include dedicated areas for:</i> <ul style="list-style-type: none"> <li><i>Waste and recycling enclosures which are:</i> <ul style="list-style-type: none"> <li><i>Adequate in size, durable, waterproof and blend in with the development.</i></li> <li><i>Adequately ventilated.</i></li> <li><i>Located and designed for convenient access by residents and made easily accessible to people with limited mobility.</i></li> </ul> </li> </ul>	✓
<ul style="list-style-type: none"> <li><i>Adequate facilities for bin washing. These areas should be adequately ventilated.</i></li> </ul>	✓
<ul style="list-style-type: none"> <li><i>Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate.</i></li> </ul>	✓
<ul style="list-style-type: none"> <li><i>Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.</i></li> </ul>	✓
<ul style="list-style-type: none"> <li><i>Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.</i></li> </ul>	✓
<ul style="list-style-type: none"> <li><i>Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.</i></li> </ul>	✓
<i>Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:</i> <ul style="list-style-type: none"> <li><i>Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria.</i></li> </ul>	✓
<ul style="list-style-type: none"> <li><i>Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.</i></li> </ul>	✓

**Planner's Comments:**

A bin room for residents is provided on the ground floor that would adequately meet the above requirements. Additionally, a condition will be included to require a Waste Management Plan to be endorsed to form part of the permit.

**Clause 58.07 - INTERNAL AMENITY****Clause 58.07-1 (D24) Functional Layout**

Objective	Assessment
<i>To ensure dwellings provide functional areas that meet the needs of residents.</i>	✓
<b>Standard</b>	
<i>Bedrooms should:</i>	Refer to table below
<ul style="list-style-type: none"> <li>Meet the minimum internal room dimensions specified in Table D7.</li> </ul>	
<ul style="list-style-type: none"> <li>Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.</li> </ul>	✓
<i>Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D8.</i>	Refer to table below

Bedroom Type	Min. width	Min. depth
Main bedroom	3m	3.4m
All other bedrooms	3m	3m

Dwelling type	Min. width	Min. area
2 or more bedroom dwelling	3.6m	12m <sup>2</sup>

**Clause 58.07-2 (D25) Room Depth**

Objective	Assessment
<i>To allow adequate daylight into single aspect habitable rooms.</i>	✓
<b>Standard</b>	
<i>Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.</i>	✓
<i>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:</i>	N/A
<ul style="list-style-type: none"> <li>The room combines the living area, dining area and kitchen.</li> </ul>	
<ul style="list-style-type: none"> <li>The kitchen is located furthest from the window.</li> </ul>	N/A
<ul style="list-style-type: none"> <li>The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen.</li> </ul>	N/A

**Clause 58.07-3 (D26) Windows**

Objective	Assessment
<i>To allow adequate daylight into new habitable room windows.</i>	✓
<b>Standard</b>	
<i>Habitable rooms should have a window in an external wall of the building.</i>	✓
<i>A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.</i>	✓
<i>The secondary area should be:</i>	✓
<ul style="list-style-type: none"> <li>A minimum width of 1.2 metres.</li> </ul>	✓
<ul style="list-style-type: none"> <li>A maximum depth of 1.5 times the width, measured from the external surface of the window.</li> </ul>	



<b>Clause 58.07-4 (D27) Natural Ventilation</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To encourage natural ventilation of dwellings.</i>	✓
<i>To allow occupants to effectively manage natural ventilation of dwellings.</i>	✓
<b>Standard</b>	
<i>The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.</i>	✓
<i>At least 40 per cent of dwellings should provide effective cross ventilation that has:</i>	✓
• <i>A maximum breeze path through the dwelling of 18 metres.</i>	
• <i>A minimum breeze path through the dwelling of 5 metres.</i>	✓ x
• <i>Ventilation openings with approximately the same area.</i>	
<i>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</i>	✓ x



**9.2 83 TUCKER ROAD BENTLEIGH - GE/CP-32528/2018**

**Author:** Alistair Dunlop, Town Planner

**Trim No:** 19/146143

**Attachments:** 1. 83 Tucker Road Bentleigh - Advertised Plans [↓](#)

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**PURPOSE AND SUMMARY**

The purpose of this report is to provide an assessment and recommendation for a planning permit application for use of the land for the sale and consumption of liquor associated with the existing food and drink premises.

The application was advertised and twenty-five objections were received with concerns about traffic, car parking, noise, and the hours when alcohol could be served. The proposal was formally amended to reduce the hours in which liquor could be served to address some of the objection concerns.

The proposal is considered to be an appropriate outcome with reference to the planning controls within the Glen Eira Planning Scheme.



**RECOMMENDATION**

That Council issues a Notice of Decision to Grant a Planning Permit for Application No. GE/GE/CP-32528/2018 for use of the land for the sale and consumption of liquor associated with the existing food and drink premises, at 83 Tucker Road Bentleigh in accordance with the following conditions/grounds:

1. The plans to be endorsed and which will then form part of the permit are the plans submitted with the application.
2. The layout and description of the use as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority. *Note: This does not obviate the need for a permit where one is required.*
3. The sale and consumption of liquor may only occur in conjunction with use of the land as a food and drink premises, within the endorsed red line area and between the following hours:
  - Monday to Wednesday (10am to 4pm)
  - Thursday to Sunday (10am to 9pm)
4. The sale and consumption of liquor is limited to no more than 104 patrons at any one time unless otherwise agreed in writing by the Responsible Authority.
5. The predominant activity carried out on the premises, must be the preparation and serving of meals for consumption on the premises.
6. A sign must be displayed at each exit to the premises reminding patrons to limit noise when leaving the premises and to be respectful to the residential neighbours.
7. This Permit will expire if the use is not started within two (2) years from the date of this Permit.

The Responsible Authority may extend the time referred to if a request is made in writing before this Permit expires or within six (6) months after the expiry date.

<b>Address</b>	83 Tucker Road Bentleigh
<b>Title details</b>	Lot 59 on Plan of Subdivision 020018
<b>Restrictions on title</b>	None
<b>Proposal</b>	Use of the land for the sale and consumption of liquor associated with the existing food and drink premise
<b>Zoning and Overlay Controls</b>	Commercial 1 Zone Parking Overlay (PO2-3)
<b>Permit requirements</b>	Pursuant to Clause 52.27, a permit is required to use land to sell or consume liquor if a licence is required under the Liquor Control Reform Act 1998.
<b>Relevant Planning Scheme provisions</b>	Planning Policy Framework
<b>Seriously entertained amendments</b>	There are no seriously entertained amendments

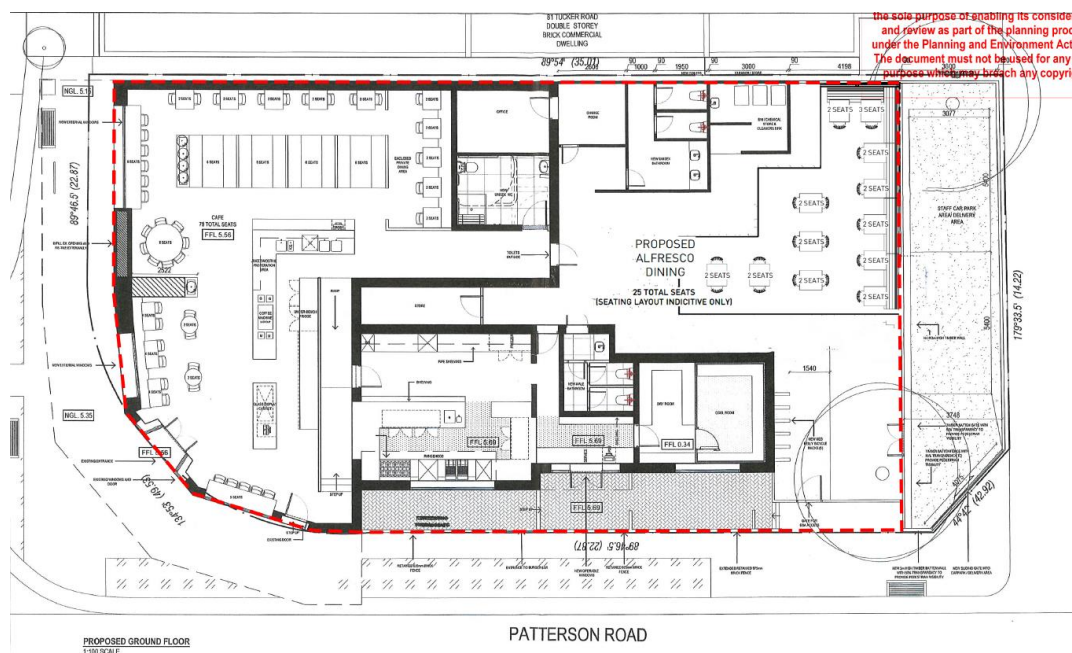
<b>Notification</b>	Notice undertaken in accordance with Section 52 of the <i>Planning and Environment Act 1987</i> , including 2 notices on site and a notice mailed to 10 surrounding properties
<b>Submissions</b>	25 objections received and are detailed in the report 2 submissions of support received
<b>Cultural Heritage Management Plan required</b>	None required

## DESCRIPTION OF PROPOSAL

The proposal is to use the land for the sale and consumption of liquor associated with the existing food and drink premises. Liquor is proposed to be available between the hours of:

- Monday to Wednesday between 10am – 4pm
- Thursday to Sunday between 10am – 9pm

The red line plan shown below demonstrates the areas that liquor will be available to be served and consumed.



## LAND DESCRIPTION AND SURROUNDING AREA

The subject site is within the Commercial 1 Zone and is located within a small shopping strip on the corner of Tucker Road and Patterson Road, Bentleigh. The site has a total area of 573.62sqm and has a leasable floor area of 258sqm and is used as a food and drink premises. A planning permit is not required for this use.

Most of the seating is provided inside with a total of 25 seats located in the rear courtyard. There is also a take-away counter on the northern side of the building facing Patterson Road. This forms a burger bar section of the food and drink premises.

A number of shops such as a newsagency, hairdresser, cafe and a pharmacy exist within this commercial strip. Outside of the commercial strip, the area is residential comprising of single detached housing and new townhouse and unit development.



## RELEVANT HISTORY

Planning Permit GE/PP-29963/2016 was issued for the site on 3 May 2017 to allow for the construction of buildings and works and the reduction of car parking requirement associated with a food and drink premises.

Within this application the car parking rate was assessed against the car parking rate of a restaurant rather than a food and drink premises. The permit authorised a reduced car parking rate. The required car parking rate was assessed against the number of patrons not leasable floor area which required a substantially larger reduction in car parking. Council subsequently imposed a condition to limit the number of patrons to 79.

As the subject site is part of the Commercial 1 Zone, the use of the land as a food and drink premises is as-of-right and the number of patrons ought not be limited.

On 25 October 2018, Council issued an amended permit (GE/PP-29963/2016/A), to increase the number of patrons from 79 to 104.

### Amended application

When this application was originally submitted, it proposed the sale and consumption of liquor between 7am and 11pm, Monday to Friday. The applicant formally amended the proposal under Section 57A of the *Planning and Environment Act* 1987 to reduce the hours to 10am to 4pm, Monday to Wednesday and 10am to 9pm, Thursday to Sunday.

The amended proposal was not formally re-advertised to the community as it represents less impact. Objectors were however advised of the change in hours. The amended proposal will now form the basis of the recommendation.

## CONSULTATION AND ENGAGEMENT

There were 25 objections received as part of the notification process and included the following concerns:

- Traffic – relating to congestion and safety
- Car parking
- Noise
- Hours able to serve alcohol
- Risk of antisocial behavior
- Context of the site and its proximity to a residential zone
- Increased number of patrons within previous amended application

There were also two submissions in support of the proposal as follows:

- The proposal increases the amenity of the Tucker Road shopping strip

A planning conference was chaired by Cr. Hyams and attended by the applicant and some of the objectors. The applicant offered to reduce the times in which alcohol could be served to:

- Monday to Wednesday between 10am – 4pm
- Thursday to Sunday between 10am – 9pm

As noted above, the applicant formally amended the proposal to give effect to this offering.

## REFERRALS

The application was not referred to any statutory or non-statutory bodies as it is not required by the Glen Eira Planning Scheme.

## ISSUES AND DISCUSSION

The assessment of the proposal has regard to the following:

- Zoning and policy context
- Amenity impacts
- Objectors concerns

### Zoning and policy context

The subject site adjoins a row of shops along Tucker Road which are part of the Commercial 1 Zone. The purpose of the Commercial 1 Zone is to create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.

As part of the Commercial 1 Zone, the use of the building as a food and drink premises is as-of-right and a permit is required solely for selling and consuming liquor.

Clause 52.27 provides the framework for considering this type of application and requires that Council consider:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The impact of the sale or consumption of liquor permitted by the liquor licence on the amenity of the surrounding area.*
- *The impact of the hours of operation on the amenity of the surrounding area.*
- *The impact of the number of patrons on the amenity of the surrounding area.*
- *The cumulative impact of any existing licensed premises and the proposed licensed premises on the amenity of the surrounding area.*

The Planning Policy Framework seeks vibrant retail environments that do not adversely impact amenity. The sale of liquor in association with a food and drink premises is a typical offering and subject to managing any impacts associated with the sale and consumption of liquor, the proposal is wholly supported by the policy framework.

### Amenity impacts

While the site is in a commercial strip, it does have a direct relationship with a residential area. The objections raise concerns relating to traffic, noise, hours able to serve alcohol, anti-social behaviour and proximity to schools.

It is noted that these objections were submitted prior to the amended hours of operation where liquor was proposed to be available from 7am to 11pm, Monday to Sunday.

The applicant has indicated that a café/restaurant liquor licence is sought from the Victorian Commission for Gambling and Liquor Regulation (VCGLR), consistent with the existing use as a food and drink premises. The requirements of this license require a number of operational restrictions that must be adhered to as follows:

- No alcohol is permitted to be sold for consumption off the premises (no take away)
- Seating must be available for at least 75% of patrons
- The predominate activity at all times must be the serving of meals

It is considered that the limitations imposed by these restrictions will result in a limited impact on the amenity of the surrounding area as the sale and consumption of alcohol will be ancillary to the predominant use, being the service of food. This significantly reduces the risk of anti-social behaviour or increased noise as a result of alcohol consumption.

Issues relating to the impact of traffic generation, car parking and number of patrons on the amenity of this area are unrelated as there is no increase in the number of patrons allowed to enter the venue at any one time than already permitted. It is noted again that this is an as-of-right use.

VCGLR provide ordinary trading hours for a restaurant/café licence to be 7am to 11pm, Monday to Saturday 10am to 11pm, Sunday. The applicants amended hours acknowledges the immediately abutting residential context, with hours well inside these ordinary trading hours. It is considered that the amended hours will significantly limit any potential impact on the amenity of the surrounding area.

Lastly, there are not considered to be any issues with the cumulative impact of approving a liquor licence as there are no existing liquor licences within a 500m radius of the site. The closest liquor licence can be found at the Bentleigh Bowling Club and then several licences located further north along Centre Road.

Overall, the proposal is considered to have a limited impact on the amenity of the surrounding area due to the ancillary function that the sale and consumption of liquor will have on the amenity of the area given the predominant use as a food and drink premises. On balance it is considered that the proposal will work to increase the vibrancy and diversity of this shopping strip.

#### Objector concerns

As highlighted previously, the objections raised a number of issues relating to traffic, noise, hours able to serve alcohol, anti-social behaviour, proximity to schools and number of patrons. The concerns raised have been addressed within this report.

A condition will however be included for the provision of signs reminding patrons to limit noise when leaving the premises and be respectful to residential neighbours.

#### **FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS**

There are no financial, resource or asset management implications associated with this report.

#### **POLICY AND LEGISLATIVE IMPLICATIONS**

All matters required at Section 60 of the *Planning and Environment Act 1987* have been taken into consideration as part of the assessment of this application.

**LINK TO COUNCIL AND COMMUNITY PLAN**

Theme One: Liveable and Well Designed  
A well planned City that is a great place to live.

**OFFICER DECLARATION OF CONFLICT OF INTEREST**

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

**CONCLUSION**

That a Notice of Decision to Grant a Planning Permit be issued.

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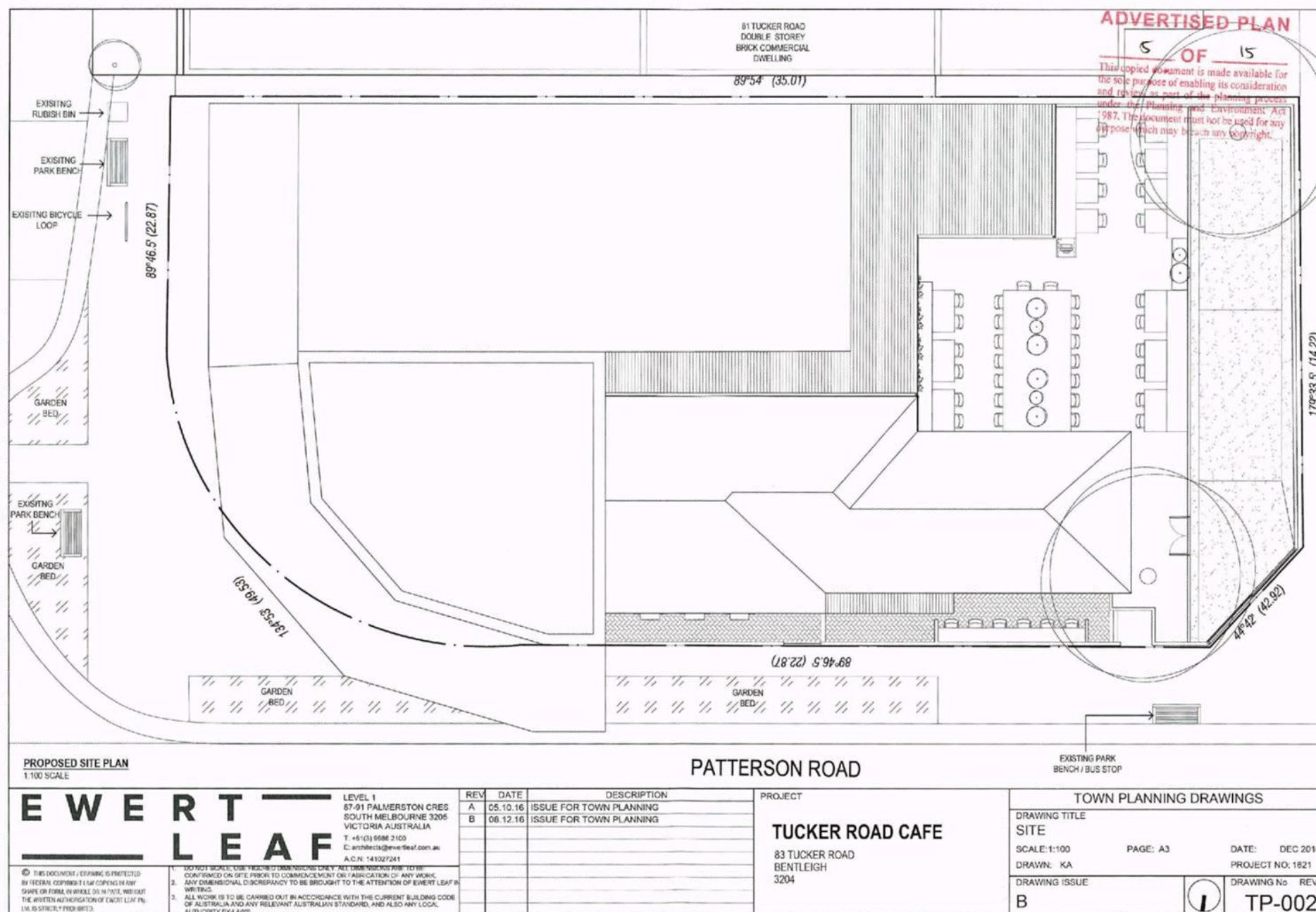
DRAWING LIST	
TP-001	COVER PAGE
TP-002	SITE PLAN
TP-010	NEIGHBOURHOOD & SITE DESCRIPTION
TP-011	EXISTING GROUND FLOOR PLAN
TP-012	EXISTING ELEVATIONS
TP-013	EXISTING ELEVATIONS
TP-014	DEMOLITION PLAN
TP-100	PROPOSED GROUND FLOOR PLAN
TP-101	PROPOSED ROOF PLAN
TP-400	PROPOSED ELEVATIONS
TP-401	PROPOSED ELEVATIONS
TP-402	PROPOSED ELEVATIONS WITH SIGNAGE

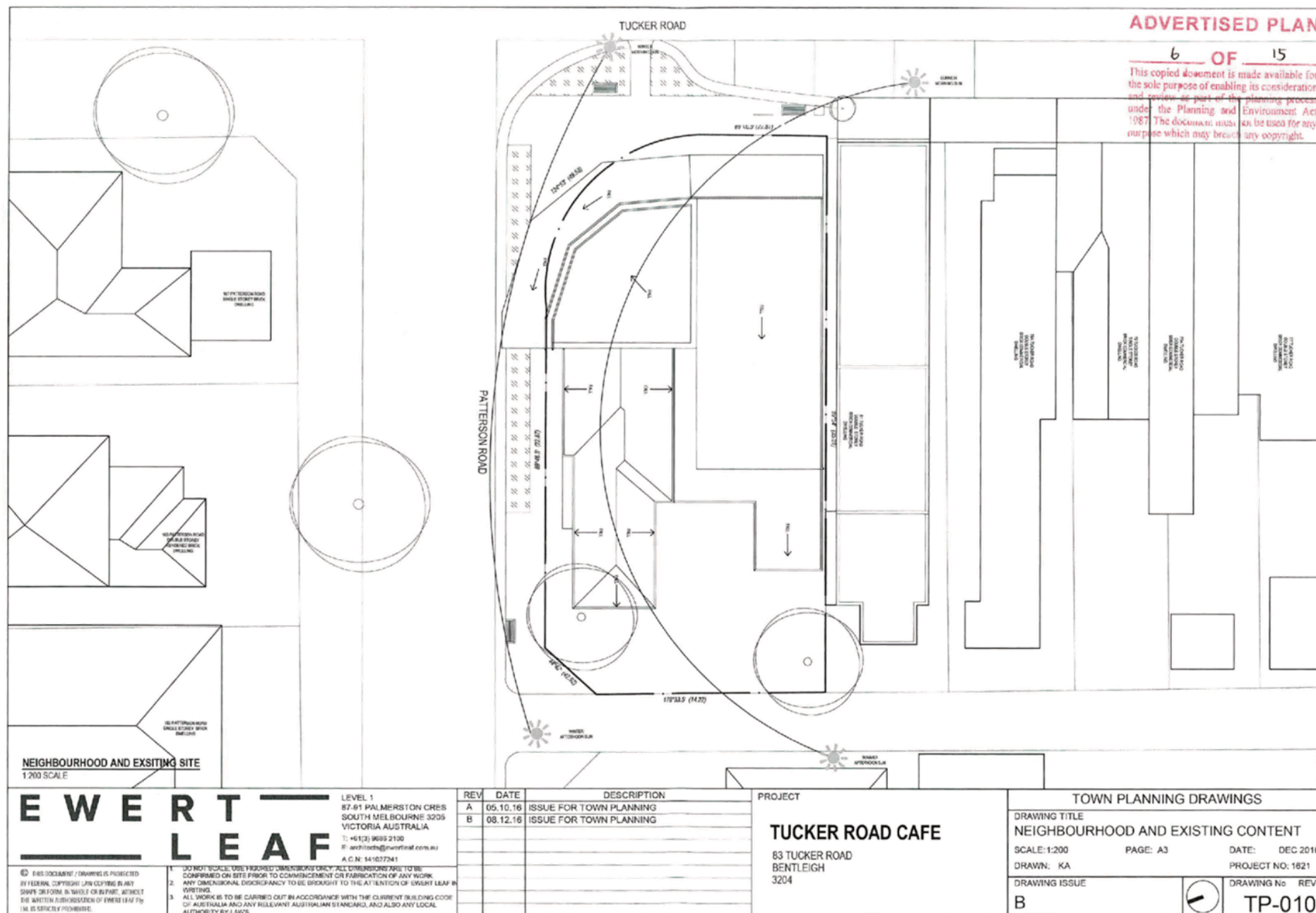


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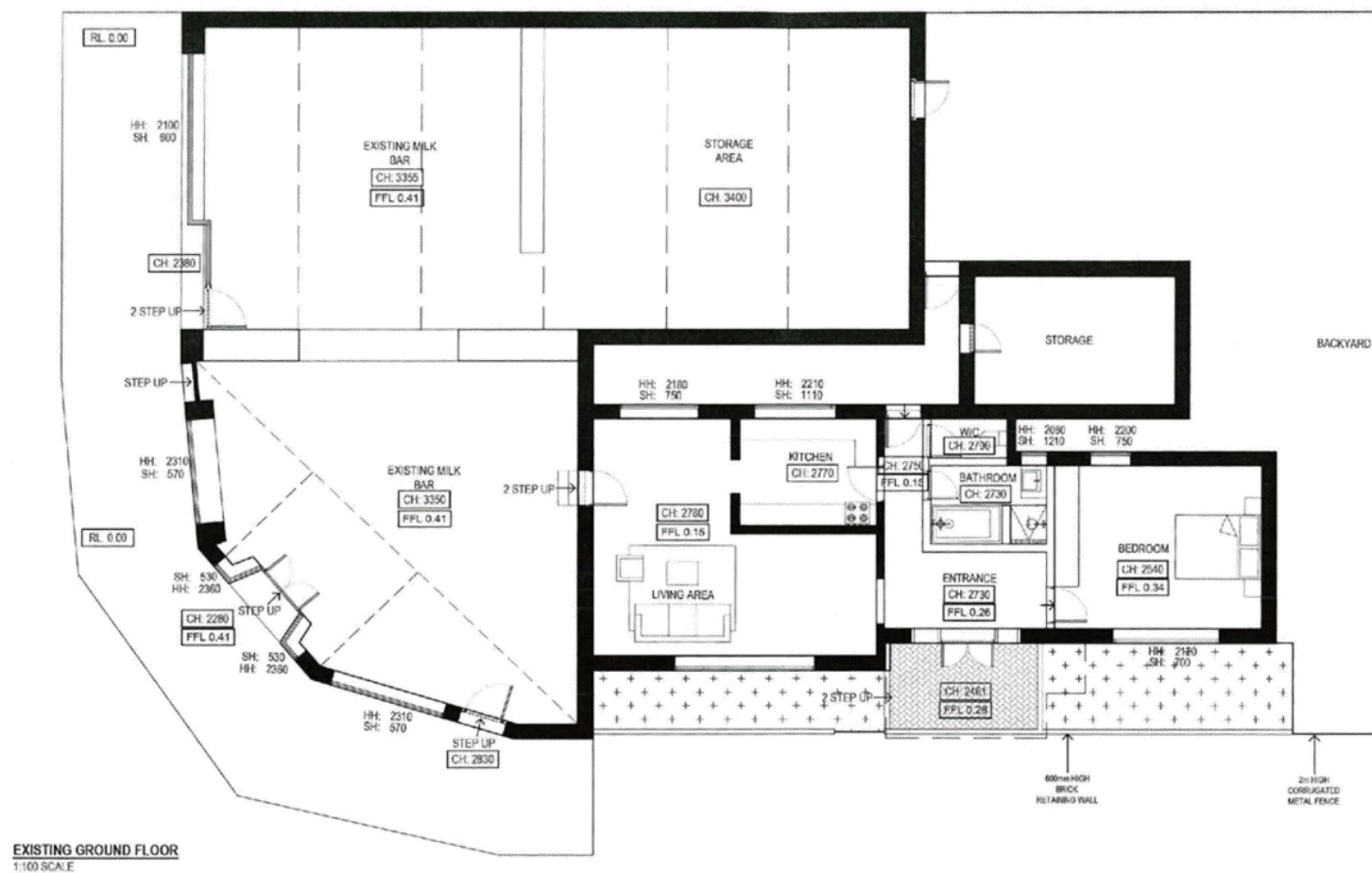




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REV	DATE	DESCRIPTION
A	05.10.16	ISSUE FOR TOWN PLANNING
B	08.12.16	ISSUE FOR TOWN PLANNING

PROJECT  
**TUCKER ROAD CAFE**  
83 TUCKER ROAD  
BENTLEIGH  
3204

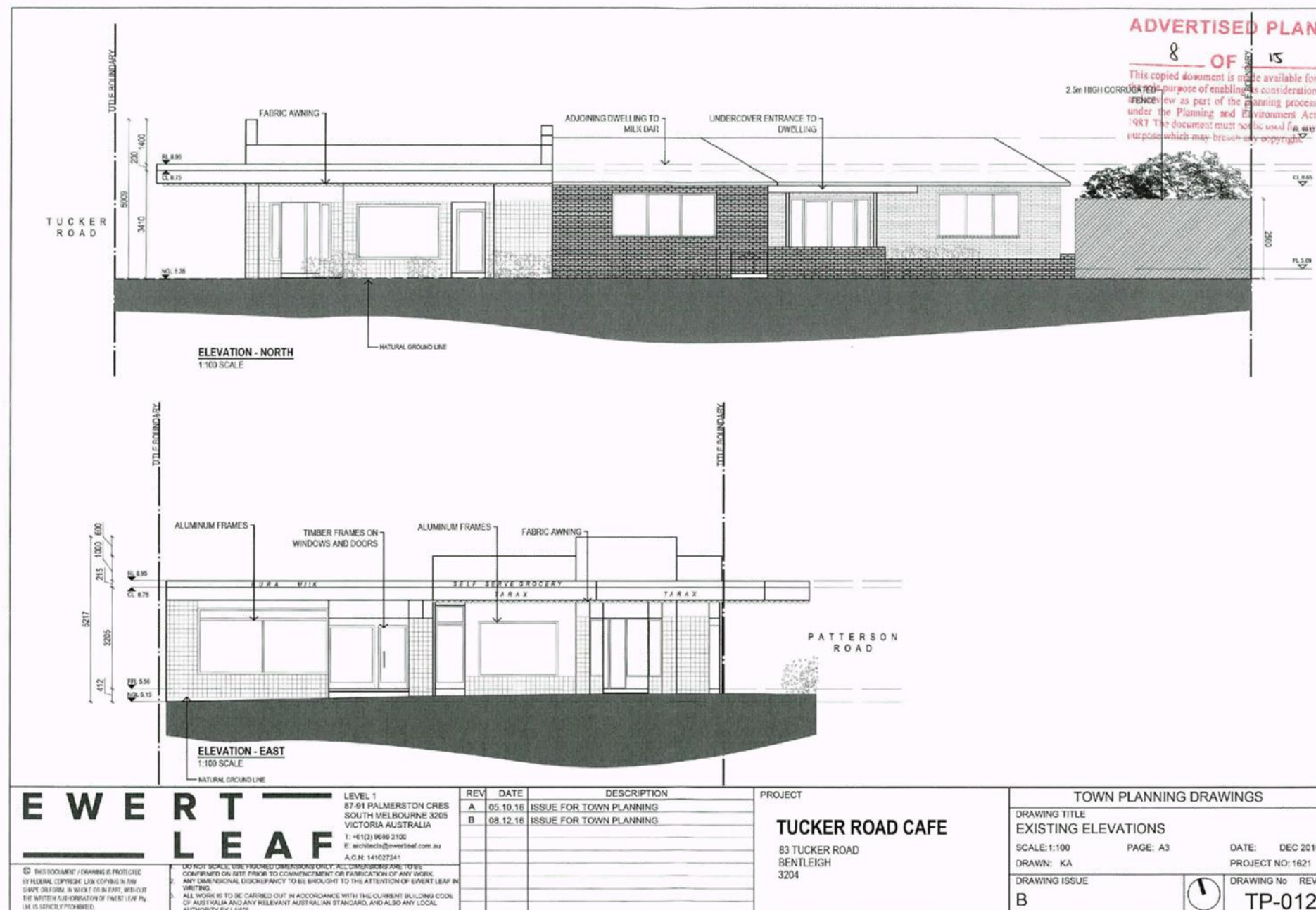
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DRAWING TITLE <b>EXISTING GROUND FLOOR PLAN</b>	SCALE: 1:100	PAGE: A3	DATE: DEC 2016
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DRAWING ISSUE <b>B</b>		DRAWING No <b>TP-011</b>	REV

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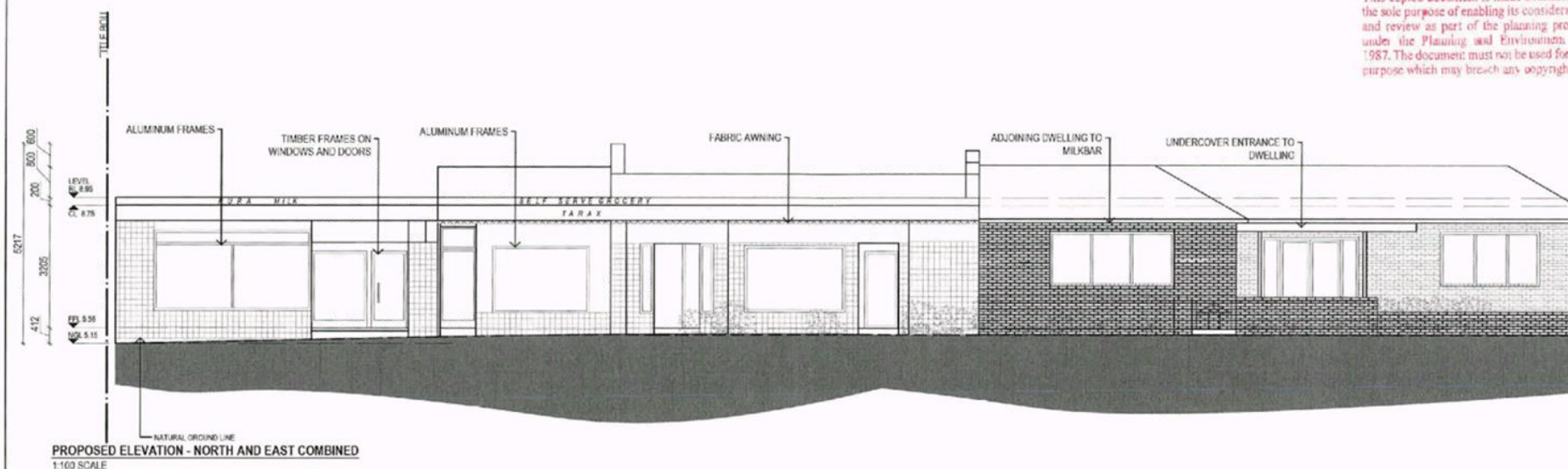




## ADVERTISED PLAN

9 OF 15

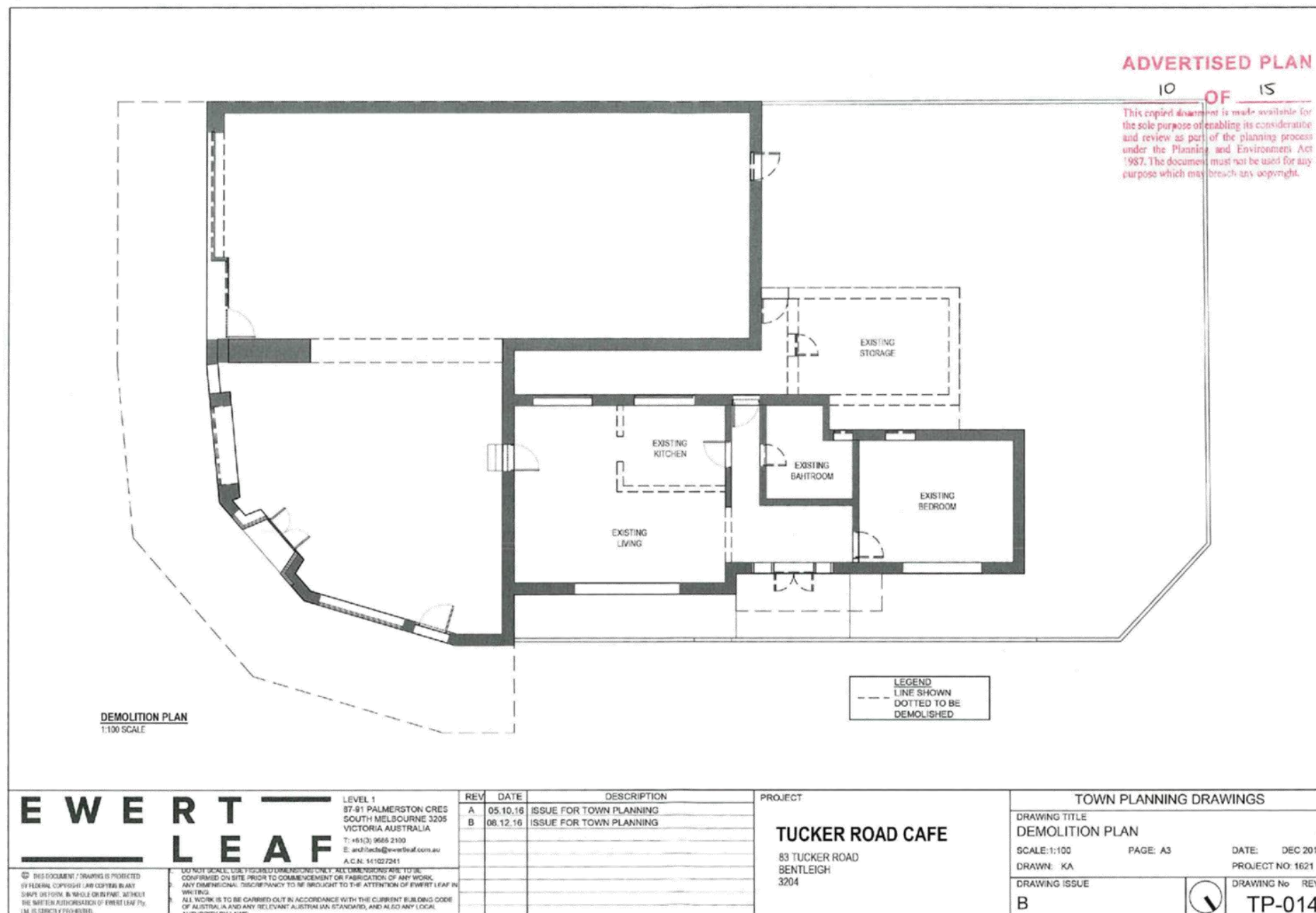
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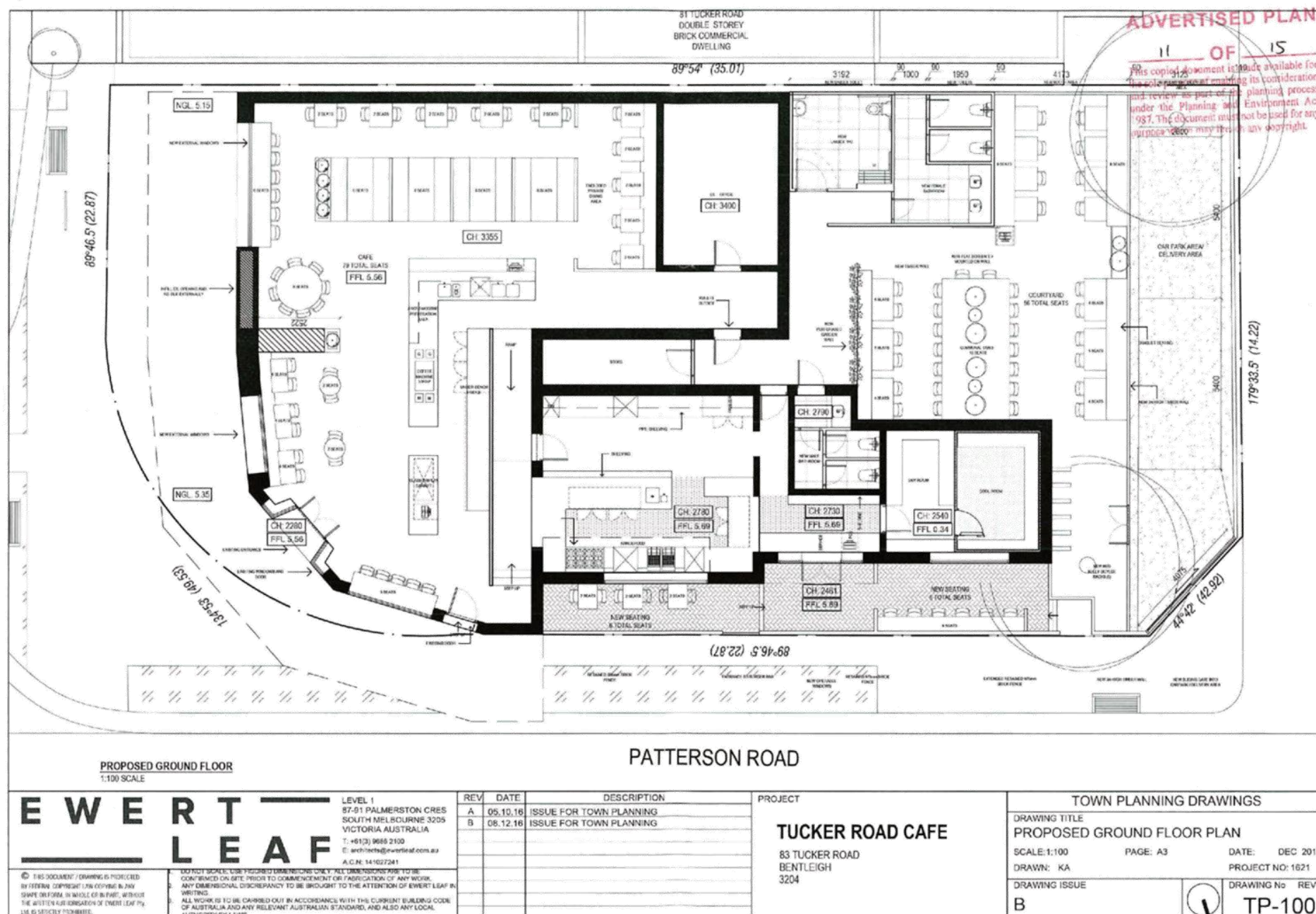
E W E R T — L E A F		LEVEL 1 87-91 PALMERSTON CRES SOUTH MELBOURNE 3205 VICTORIA AUSTRALIA T: +61(0) 9696 2100 E: architects@ewertleaf.com.au A.C.N. 141027241	REV	DATE	DESCRIPTION	PROJECT	TOWN PLANNING DRAWINGS		
			A	05.10.16	ISSUE FOR TOWN PLANNING	<b>TUCKER ROAD CAFE</b> 83 TUCKER ROAD BENTLEIGH 3204	DRAWING TITLE EXISTING ELEVATIONS		
			B	08.12.16	ISSUE FOR TOWN PLANNING		SCALE: 1:100	PAGE: A3	DATE: DEC 2016
							DRAWN: KA		PROJECT NO: 1621
							DRAWING ISSUE B		DRAWING No REV TP-013

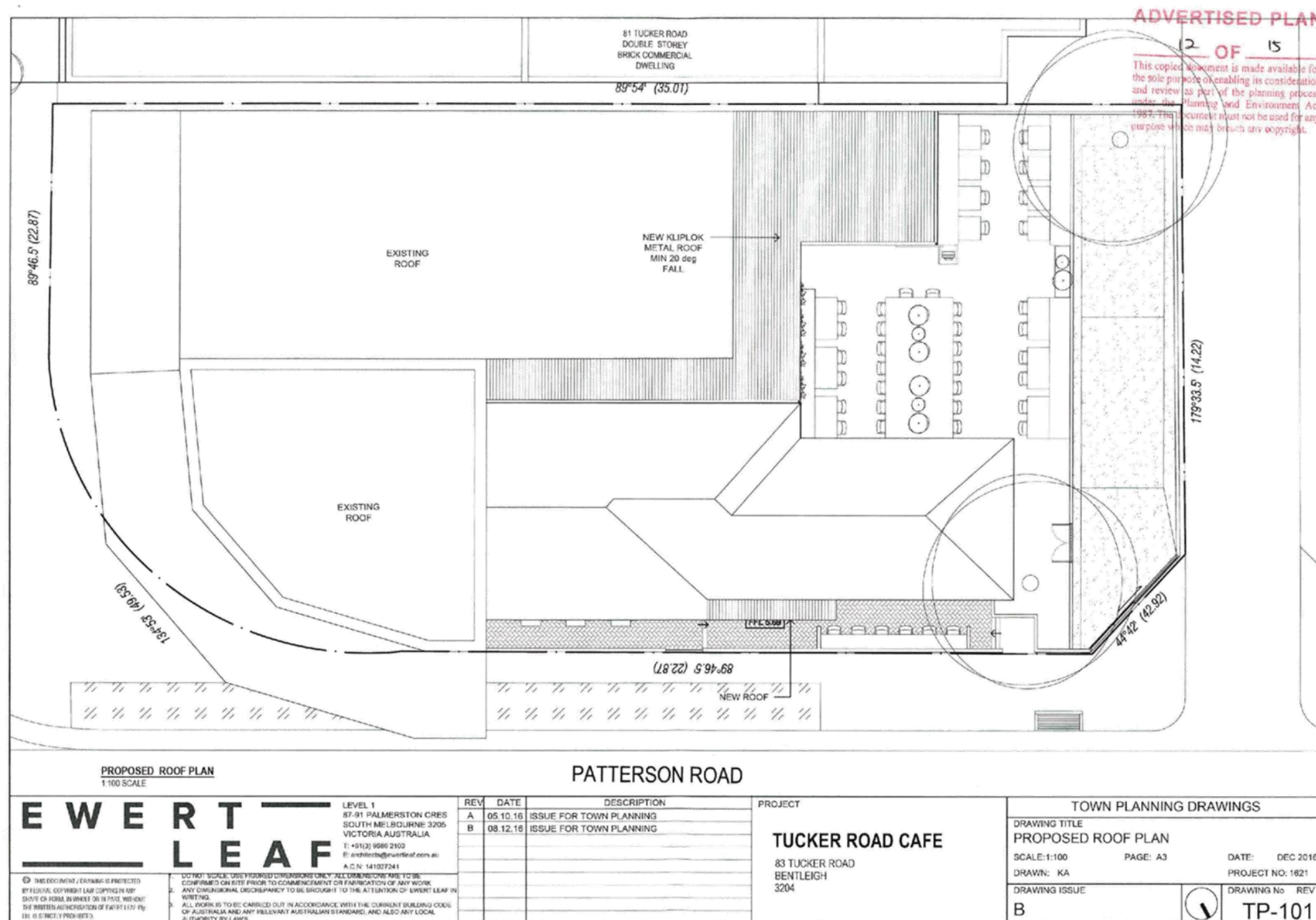
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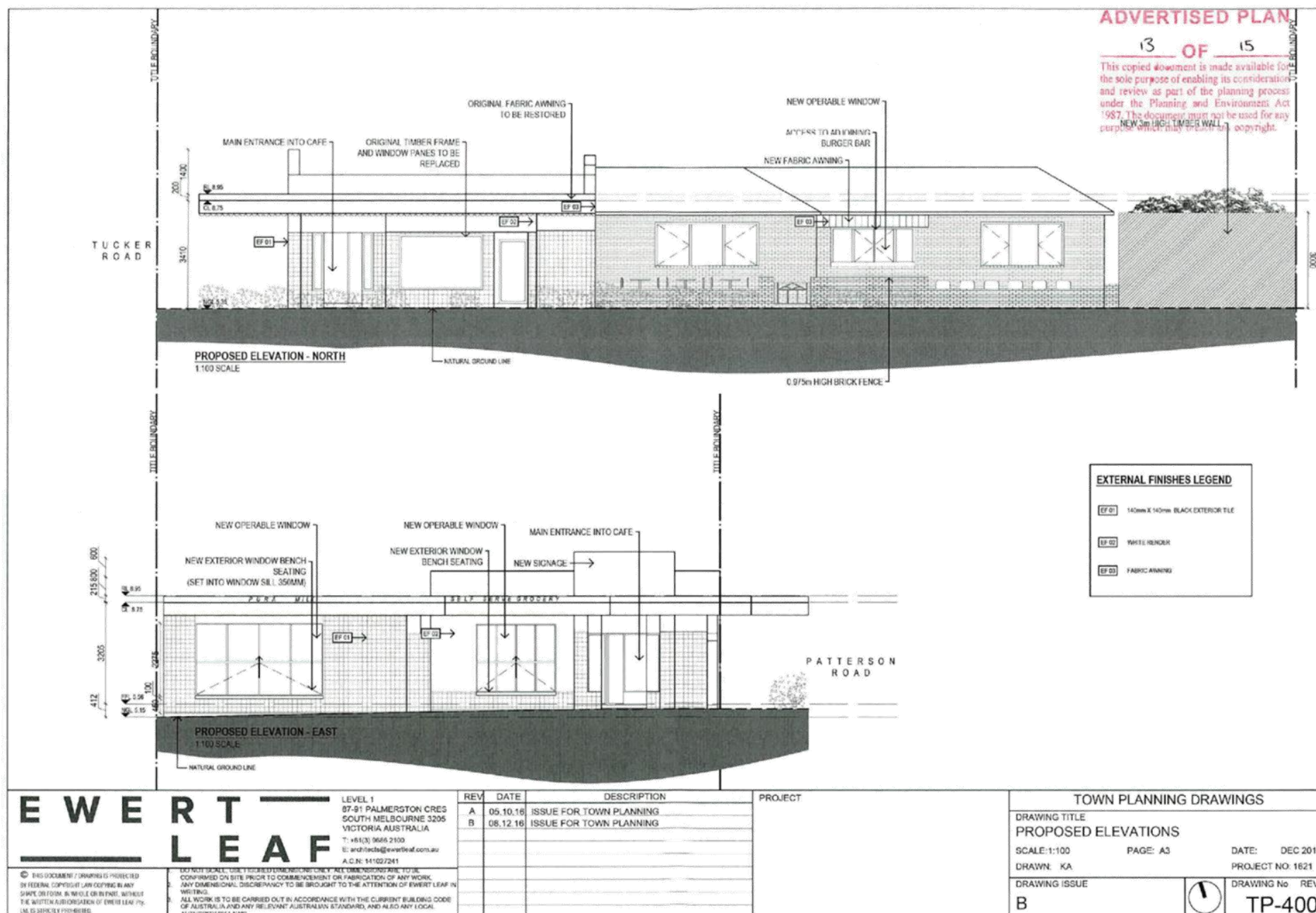


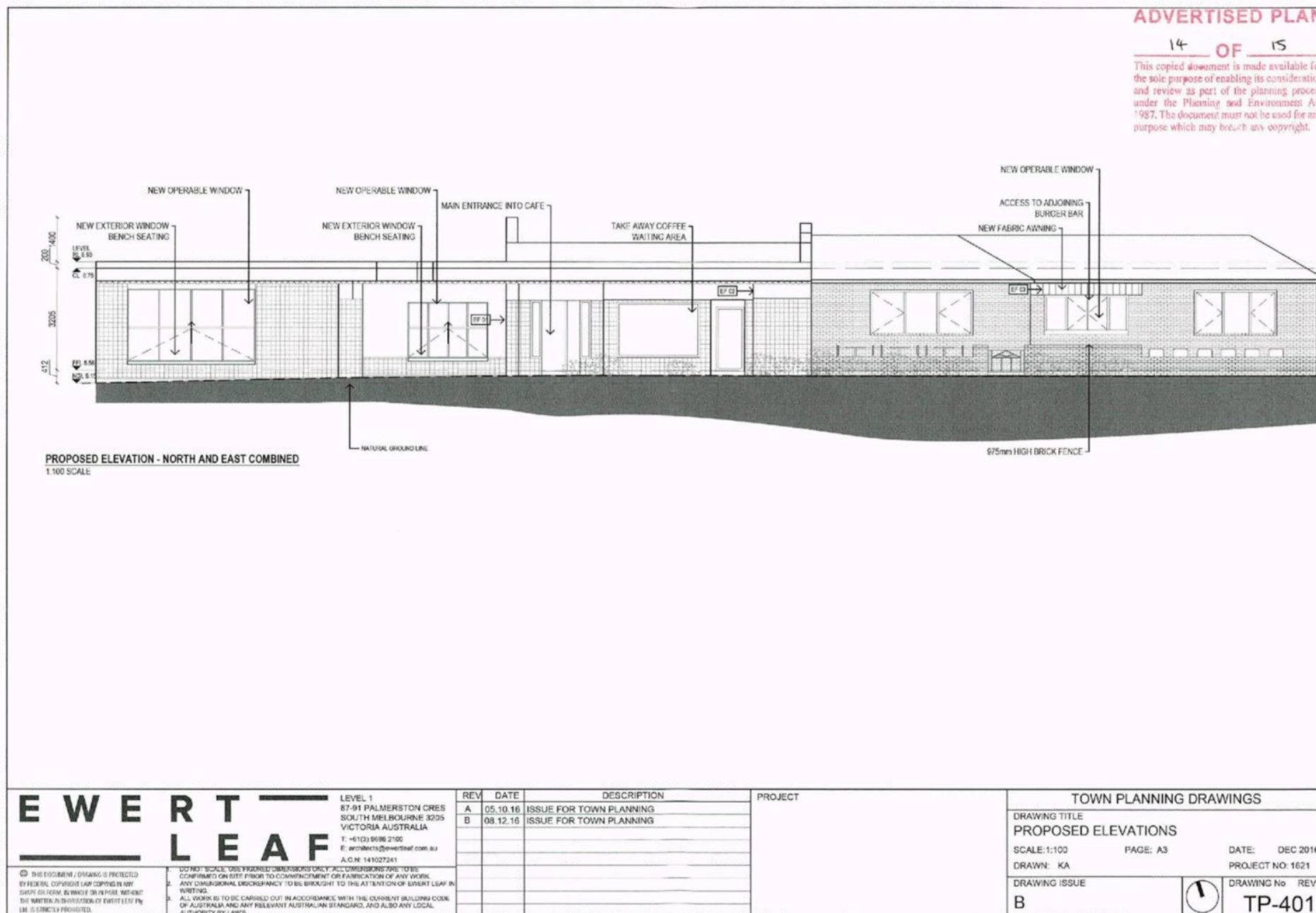








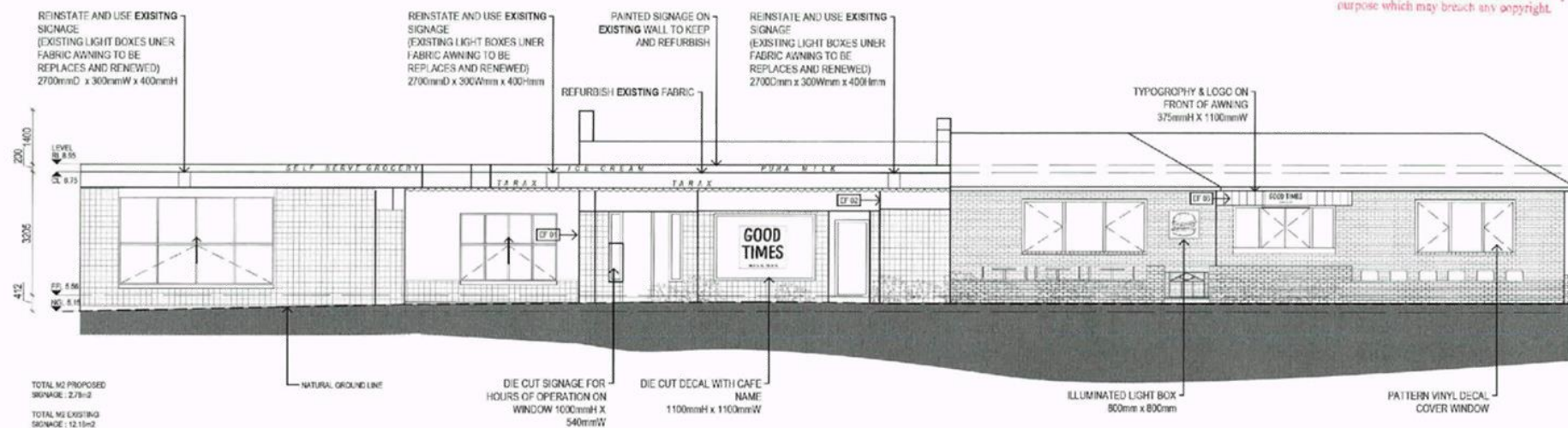




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PROPOSED SIGNAGE - NORTH AND EAST COMBINED  
1:100 SCALE

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PROJECT

## TOWN PLANNING DRAWINGS

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DATE: DEC 2016

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PROJECT NO: 1621

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DRAWING No REV

TP-402





**9.3 1032 - 1032A NORTH ROAD BENTLEIGH EAST**

**Author:** Oscar Orellana, Principal Planner

**Trim No:** 19/152986

**Attachments:** Nil

**PURPOSE AND SUMMARY**

To form a position on an amended planning permit application lodged directly with the Victorian Civil and Administrative Tribunal (VCAT).

The existing planning permit allows for the construction of a three storey building comprising two shops and nine dwellings.

The proposed amendment would add an additional level and increase the number of dwellings to 12 and would provide for three shop tenancies at ground floor.

The changes are considered an appropriate outcome for this site supports the role of the retail strip and would not result in any adverse amenity impacts. The proposal is therefore broadly supported by policy.



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**RECOMMENDATION**

That Council supports the proposal at the Victorian Civil and Administrative Tribunal for Amended Planning Permit Application GE/PP-30244/2016 at 1032A & 1032 North Road, Bentleigh East, subject to the following conditions:

1. Before the commencement of the development, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must generally accord with the plans submitted with the application (identified as: TP00 (Revision F) dated 25/7/18, TP010 (Revision F) dated 25/7/18, TP011 (Revision F) 25/7/18, TP020 (Revision F) dated 2/8/2018, TP021 (Revision F) dated 25/9/18, TP022 (Revision F) dated 21/8/18, TP023 (Revision F) dated 21/8/18, TP100 (Revision F) dated 21/8/18, TP101 (Revision G) dated 31/8/18, TP102 (Revision F) dated 31/8/18, TP103 (Revision F) dated 31/8/18, TP400 (Revision F) dated 31/8/18, TP401 (Revision F) dated 31/8/18; and, but modified to show:
  - (a) The canopy at the corner of North Road and Poet Road setback to a maximum of one metre off the corner of the proposed building (*VicRoads condition*);
  - (b) The exact make and model of the car stacker specified on the ground floor plan;
  - (c) No more than two shops must be shown at ground floor;
  - (d) The southern wall of the fourth storey must be setback a minimum of an additional 2 metres generally in accordance with the revised fourth floor sketch dated 26 February 2019 (TP-103-Revision G);
  - (e) Light court of the master bedroom of unit 3.02 may be reduced or removed so as to balance the western wall of the fourth storey
2. Not more than 2 staff members/employees must be present in each shop at any one time.
3. The layout of the site and size, design and location of buildings and works as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.

Note: This does not obviate the need for a permit where one is required

4. Prior to the occupation of the approved development, the Waste Management Plan (WMP) must prepare and have approved in writing by the Responsible Authority a Waste Management Plan for the site in manner that does not cause unreasonable disturbance to nearby residential properties that is generally in accordance with the Waste Management Plan prepared by Ratio Consultants dated 22 August 2018 and specifically 5.1 and 5.2 (Page 11) of that report. In addition, the WMP must provide for:
  - (a) The collection of waste associated with the uses on the land, including the provision of bulk waste collection bins or approved alternative, recycling bins, the storage of other refuse and solid wastes in bins or receptacles within suitable screened and accessible areas to the satisfaction of the Responsible Authority. Commercial waste bins being placed or allowed to remain not in view of the public, and receptacles not emitting any adverse odours.
  - (b) One way waste collection movement along the laneway
  - (c) Appropriate areas of bin storage on site and areas of waste bin storage on collection days.

- (d) Details for best practice waste management once operating.
5. Prior to the commencement of any site works including demolition and excavation, the owner must submit a Construction Management Plan to the Responsible Authority for approval. No works including demolition and excavation are permitted to occur until the Plan has been approved in writing by the Responsible Authority. Once approved, the Construction Management Plan will be endorsed to form part of this permit and must be implemented to the satisfaction of the Responsible Authority. The Plan must be to the satisfaction of the Responsible Authority and must provide details of the following:
- (a) Delivery and unloading points and expected frequency;
  - (b) Truck haulage routes, circulation spaces and queuing lanes;
  - (c) Details how traffic and safe pedestrian access will be managed. These must be in the form of a Traffic Management Plan designed by a suitably qualified traffic practitioner;
  - (d) A liaison officer for contact by owners / residents and the Responsible Authority in the event of relevant queries or problems experienced;
  - (e) An outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
  - (f) Any requirements outlined within this permit as required by the relevant referral authorities;
  - (g) Hours for construction activity in accordance with any other condition of this permit;
  - (h) Measures to control noise, dust, water and sediment laden runoff;
  - (i) Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan;
  - (j) Any construction lighting to be baffled to minimise intrusion on adjoining lots.
6. Privacy screens must be in accordance with the endorsed plans and must be installed prior to the occupation of the development. The privacy screens must be maintained to the satisfaction of the Responsible Authority
7. Areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:
- (a) Constructed;
  - (b) Properly formed to such levels that they can be used in accordance with the plans;
  - (c) Surfaced with an all weather sealcoat;
  - (d) Drained;
  - (e) Line-marked to indicate each car space and all access lanes;
  - (f) Clearly marked to show the direction of traffic along the access lanes and driveways;
- to the satisfaction of the Responsible Authority.
- Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.
8. External lighting of the areas set aside for car parking, access lanes and driveways must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land.

9. The mechanical car stackers must be maintained by the Owner's Corporation in a good working order and be permanently available for the parking of vehicles in accordance with their purpose to the satisfaction of the Responsible Authority. Should no Owner's Corporation be established, then the lot owner must bear responsibility for ongoing maintenance of the car stacker
10. Car parking for the development must be provided at the following rate:
  - (a) One car space for each of the two-bedroom dwellings;
  - (b) Two car spaces for the three bedroom dwelling; and
  - (c) Three spaces allocated to the shops.
11. During the construction of the buildings and works allowed by this permit, the laneway(s) adjacent to the subject land must be kept free of parked or standing vehicles or any other obstruction, including building materials, equipment etc. so as to maintain free vehicular passage to abutting benefiting properties at all times, unless with the written consent of the Responsible Authority.
12. The permit holder must inform all purchasers about this planning permit, particularly drawing attention to Note C.
13. This Permit will expire if:
  - The development does not start within two (2) years from the date of this Permit; or
  - The development is not completed within four (4) years of the date of this Permit.

The Responsible Authority may extend the time referred to if a request is made in writing before this Permit expires or within six (6) months after the expiry date if the use/development has not commenced.

If the development has commenced, the Responsible Authority may extend the time referred to if a request is made in writing within twelve (12) months of the expiry date.
14. Prior to the occupation of the approved development, a permanent sign must be erected by the applicable planning permit holder in a prominent position in the car park and in any foyer/s stating that "Residents of this development will not be issued Residential Parking Permits (including visitor parking permits)". The sign must measure approximately 0.2 square metres in area, to the satisfaction of the Responsible Authority.

**VicRoads Conditions:**

15. No compensation is payable under part 5 of the Planning and Environment Act 1987 in respect of anything done under this permit.
16. Before the commencement of the development, amended plans to the satisfaction of Responsible Authority must be submitted to and approved the Responsible Authority. The amended plan must show:
  - (a) The canopy at the corner of North Road and poet road setback to a maximum of one metre off the corner of the proposed building.

NOTES: *(The following notes are for information only and do not constitute part of this permit or conditions of this permit)*

- A. The amendments specified in Condition 1 of this Permit and any additional modifications which are "necessary or consequential" are those that will be assessed



by Council when plans are lodged to satisfy that condition. Any “necessary or consequential” amendments, in addition to those required by this condition, should be specifically brought to the attention of Council for assessment.

If other modifications are proposed, they must be identified and be of a nature that an application for amendment of permit may be lodged under Section 72 of the Planning and Environment Act 1987. An amendment application is subject to the procedures set out in Section 73 of the Planning and Environment Act 1987.

- B. This Planning Permit represents the Planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of Glen Eira City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria from that adopted for the approval of this Planning Permit
- C. Residents of the dwellings allowed under this permit will not be issued Residential Parking Permits (including visitor parking permits).
- D. No net increase in peak stormwater runoff in Council drainage network. Post development peak storm water discharge to Council drainage network must be maintained to the predevelopment level for 10 year ARI. Detailed plans and computations should be submitted to Council for approval prior any construction works. When approved these plans will be endorsed and form part of plans submitted with town planning permit application.
- E. All stormwater runoff must be connected to Council drainage network. No uncontrolled stormwater discharge to adjoining properties and footpaths.
- F. Engineering Services encourage using of rainwater tanks for storage and reuse for toilet and irrigation purpose and or stormwater detention system.
- G. Drainage associated with basement (seepage and agricultural waters are to be filtered to rain water clarity) must be discharged to the nearest Council Drain /Pit and not be discharged to the kerb and channel.
- H. Asset Protection Permit must be obtained from Council Engineering Services Department prior commencement of any building works.
- I. All relevant Engineering Permits must be obtained prior any works within the Road Reserve and or stormwater connection to Council drainage network.
- J. Any firefighting equipment for the building shall be accommodated within title boundary. Submitted plans are not showing location of any hydrant / booster. Council will not allow private fire equipment in the Road Reserve.

<b>Address</b>	1032A & 1032 North Road, Bentleigh East
<b>Title details</b>	Volume 08196 Folio 549 Volume 09626 Folio 983
<b>Proposal</b>	The construction of a four storey building comprising two shops and twelve dwellings in accordance with the endorsed plans.
<b>Zoning and Overlay Controls</b>	Commercial 1 Zone Public Acquisition Overlay – Schedule 1 Parking Overlay – Schedule 2-3
<b>Notification</b>	VCAT undertook notice in accordance with Section 52 of the <i>Planning and Environment Act 1987</i> .
<b>Submissions</b>	Two Statement of Grounds where submitted to VCAT objecting to the proposal
<b>Cultural Heritage Management Plan required</b>	None required.

## OVERVIEW OF PROCESS

An application to amend a planning permit under Section 87A of the *Planning and Environment Act 1987* was lodged directly with the Victorian Civil and Administrative Tribunal (VCAT).

Council is not the primary decision maker for this type of application, however must form a position that it will advance at the Tribunal. A two day hearing is scheduled for 23 and 24 April 2019.

VCAT is responsible for undertaking all statutory requirements including any referrals and notice of the application, and ultimately deciding the amended application.

## DESCRIPTION OF PROPOSAL

An application to amend an existing planning permit (GE/PP-30244/2016) at 1032A & 1032 North Road, Bentleigh East seeks the following changes:

- Provision of an additional level to the building, increasing the maximum overall building height to 15.52m (four storey);
- Relocation of storage cages, bicycle parking and waste room;
- Reconfiguration of internal stairs and lift core;
- Increase in the overall number of dwellings from 9 to 12
- 16 car parking spaces (car stacker);
- Bicycle spaces proposed 5 (original approval provided 7);
- Increase glazing at ground floor, increase shopfront awning (north and west); and,
- Changes to external building material.

## RELEVANT HISTORY

Planning Permit GE/PP-30244/2016 was issued at the direction of VCAT on 18 January 2018 and allowed for the '*construction of a three-storey building, comprising of two shops and nine dwellings comprising of two shops and nine dwellings*'.

It is noted that Council originally issued a Notice of Decision to Grant and Planning Permit with a condition that required the rear of the building to be set back to comply with Clause

55.04-1, being the side and rear setback standard. A subsequent appeal was lodged to remove this condition which was allowed by the Tribunal on the basis that there was no adverse amenity impact from the proposed development.

The existing approved permit remains valid provided that construction starts by 9 June 2020.

### **CONSULTATION AND ENGAGEMENT**

The notification process was undertaken by VCAT and two Statement of Grounds were submitted to the Tribunal objecting to the proposal. The key concerns included:

- Overdevelopment
- Building Height;
- Number of storeys;
- Precedent;
- Car parking dispensation; and
- Visual bulk

The VCAT process includes alternative dispute resolution processes that involve all parties to the appeal. A Compulsory Conference was held on 26 February 2019.

### **IS THE PROPOSED AMENDMENT ACCEPTABLE?**

The following provides consideration of the proposed amendments under the relevant planning controls. It is noted that for amended applications, consideration can only be given to the changes that have been made from the existing permit.

#### Height and built form

The amended plans seek an increase in the number of dwellings from nine to 12 by adding an additional storey.

The design of the upper level is recessive and responds well to the residential property behind. While it is not a mandatory requirement, the development has implemented the rear setback requirement of ResCode to ensure that there is no adverse amenity impact to the adjoining property. This is considered an improved outcome.

The additional height has also been designed to ensure that there is adequate access to light and that the proposal does not materially overshadow open space. It is noted that the overall ground floor footprint remains unaltered.

The design is similar to the approved development, other than the inclusion of the recessed upper level. It will sit comfortably at the edge of this small retail strip and is of a scale and form appropriate for this area. Overall it is considered that the proposed amendment will make a positive contribution to the area and will appropriately transition and respond to the adjoining residentially zoned land.

#### The use of the building

The proposal provides commercial space at ground level and dwellings above, representing a modest scale mixed use development that adds to the vibrancy and vitality of this local centre.

This type of development is envisaged in the Commercial 1 Zone and is a good example of urban consolidation. A condition is however included to consolidate the three shop tenancies into two tenancies. This will assist in focusing the commercial activity onto North Road and away from the residential area along Poets Road.

The proposal will add an additional three dwellings. The approved building contained nine, two bedroom dwellings and the proposal would include 11, two bedroom dwellings and one, one bedroom dwelling. This adds to the diversity of housing stock in this area, which largely has single dwellings with some unit developments.

The quality of the accommodation is appropriate and designed to meet the Better Apartment Design Standards. The quality of accommodation is therefore acceptable.

#### Off-site amenity impact

As touched on in the height and built form section, amenity impacts are appropriately managed. The site benefits from a rear laneway which provides a separation between the site and the neighbouring residence at 28 Poet Road, therefore assisting in minimising off-site amenity impacts to the southern interface.

The proposed upper level is setback 6.1 m from North Road, 3m from Poet Road and subject to conditions; 10.06m from the rear laneway, ensuring its presentation to each of these interfaces is highly recessive and well-articulated. This will assist in reduce the perception of bulk from the upper level.

#### Car parking

The approved development includes a reduction of three car parking spaces, and the proposed development would require a reduction of 4 spaces. The reduction would be associated with the shop use.

The following table shows the car parking requirements at the time the original application was approved:

Proposed use	Statutory parking rate	Applied measure	No. of spaces required	No of spaces provided
Dwelling	1 space to each 1 or 2 bedroom dwelling	9	9	9
	1 visitor space to each 5 dwellings	9	1	1
Shop	4 spaces to each 100sqm of leaseable floor area	198.3sqm	7	4
<b>Total required</b>				17
<b>Allocated</b>				14
<b>Reduction allowed under Clause 52.06</b>				3

The following shows the car parking allocation proposed under the current amendment:

Proposed use	Statutory parking rate	Applied measure	No. of spaces required	No of spaces provided
Dwelling	1 space to each 1 or 2 bedroom dwelling	9	13	13
Shop	3.5 spaces to each 100sqm of leaseable floor area	222sqm	7	3
<b>Total required</b>				20
<b>Allocated</b>				16
<b>Reduction required under Clause 52.06</b>				4

It is noted that car parking provision for the dwellings meets the statutory rate, while an additional reduction is sought for the shop use.

A car parking demand assessment has been provided that demonstrates that there are factors that support this further reduction. This includes its location of the Principal Public Transport Network and therefore has access to buses that run along North Road. The demand assessment also shows that there is capacity on the street to support a reduction, without adversely impacting the availability of car parking in the surrounding area. On this basis it is considered acceptable to agree this reduction.

It is noted that the consolidation of three shops into two will also help support the reduction sought.

It is also important to note that there have been recent updates to Clause 52.06 (under Amendment VC148, gazetted on 31 July 2018), which changes the number of spaces that are required for certain uses that are located along the Principal Public Transport Network. Due to this there is no longer any requirement to provide any on-site visitor car parking for this development and the shop rate is lower at 3.5 spaces per 100sqm (rather than 4 spaces per 100sqm).

#### Other matters to consider

The intersection of Poets Road and North Road has been identified as highly trafficked local road and Council resolved at the Council Meeting on 7 November 2018 to implement additional No Stopping restrictions to relieve the localised traffic congestion.

This work is progressing, however the proposal is not likely to impact this work that is being undertaken to relieve congestion. In addition, the addition of the three dwellings is not likely to add additional traffic volume to a degree that would further impact the operation of the road network.

### **POLICY AND LEGISLATIVE IMPLICATIONS**

All matter required at Section 60 of the *Planning and Environment Act 1987* have been taken into consideration as part of the assessment of this application.

### **LINK TO COUNCIL AND COMMUNITY PLAN**

Theme One: Liveable and Well Designed  
A well planned City that is a great place to live.



**OFFICER DECLARATION OF CONFLICT OF INTEREST**

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

**CONCLUSION**

It is considered that the amended proposal presents as an appropriate design outcome, does not result in detrimental amenity impacts, provides an acceptable level of accommodation and would add to the vibrancy and vitality of this local centre.

It is therefore recommended that Council support the amended proposal as part of the VCAT process

## 9.4 VCAT WATCH

**Author:** Kristian Cook, Coordinator Urban Planning

**Trim No:** 19/141356

**Attachments:** 1. VCAT Watch - 19 March 2019 [↓](#)

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### PURPOSE AND SUMMARY

To report to Council applications currently before, and recent decisions of the Victorian Civil and Administrative Tribunal (VCAT).

### RECOMMENDATION

That Council notes the recent decisions and applications currently before the Victorian Civil and Administrative Tribunal (VCAT), including the recent applications that have been lodged with VCAT.

### BACKGROUND

The VCAT process is an integral part of the planning permit process and provides opportunity for independent review of planning decisions. VCAT is required to take into consideration any relevant planning policy.

### ISSUES AND DISCUSSION

This report includes an attachment that provides an overview of all applications currently before, or that have recently been decided by the VCAT. The attachment table is broken down into 'New appeals lodged with the VCAT', 'Current matters before the VCAT' (including upcoming hearings or where Council is waiting for a decision after the hearing has taken place), and 'Recent decisions of the VCAT'.

There were five decisions since the previous report, with three withdrawn, one set aside by consent and one affirmed. No decisions were considered to be notable.

### FINANCIAL, RESOURCE, RISK AND ASSET MANAGEMENT IMPLICATIONS

There are no financial, resource or asset management implications.

### POLICY AND LEGISLATIVE IMPLICATIONS

There are no policy or legislative implications for this report.

### COMMUNICATION AND ENGAGEMENT

There has been no communication or engagement for this report.

### LINK TO COUNCIL AND COMMUNITY PLAN

Theme One: Liveable and Well Designed  
A well planned City that is a great place to live.

**OFFICER DECLARATION OF CONFLICT OF INTEREST**

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

**CONCLUSION**

This report provides an update of the applications before and recent decisions of the VCAT.

## APPLICATIONS BEFORE AND RECENT DECISION OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL

NEW APPEALS LODGED WITH THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL								
Address	VCAT Reference	Description of proposal	Type of Appeal	Zone	Council Decision	Delegate for Decision	Next Hearing Type	Next VCAT date
47 Almond Street CAULFIELD SOUTH	P171/2019	Construction of a part two, part three storey apartment comprising of 6 dwellings with basement carparking on land affected by the Special Building Overlay	s79 (Failure)	GRZ1	No decision	Council	Merits Hearing	24-Jun-19
57 Snowdon Avenue CAULFIELD	P173/2019	Construction of 4 dwellings within a double storey building above basement parking	s77 (Refusal)	NRZ1	Refusal	Council	Merits Hearing	2-Jul-19
31 Weerona Road MURRUMBEENA	P25/2019	Construction of seven (7) attached dwellings with basement car parking	s77 (Refusal)	GRZ1	Refusal	Council	Merits Hearing	29-Jul-19
749-753 Glen Huntly Road CAULFIELD	P99/2019	Demolition of the existing building and construction of a 4 storey building on land within the Heritage Overlay, use of the land for the purpose of dwellings and reduction of the car parking requirement for a shop	s82 (Objector) and s80 (Conditions)	C1Z	Planning Permit	Council	Merits Hearing	31-Jul-19

## MATTERS BEFORE THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL (\* INCLUDING APPEALS AWAITING A DECISION)

Address	VCAT Reference	Description of Proposal	Type of Appeal	Zone	Council Decision	Delegate for Decision	Hearing Type	Hearing Date
277-279 Centre Road BENTLEIGH	P2460/2018	Extension of time request  Existing permit allows: Construction of a seven storey building comprising ground floor retail and no more than 52 dwellings above basement car parking, use of the land for accommodation (dwellings) and reduction of associated car parking requirements	s81 (EOT)	C1Z	Refusal	Manager	Merits Hearing	*
679 South Road BENTLEIGH EAST	P1548/2018	Construction of two double storey attached dwellings and alteration of access to a Road Zone Category 1.	s82 (Objector)	NRZ1	NOD	DPF	Merits Hearing	*
24-26 Vickery Street BENTLEIGH	P1688/2018	Extension of time request  Existing permit allows: Construction of a four storey apartment building comprising thirty six (36) apartments above two levels of basement car parking	s81 (EOT)	RGZ1	Refusal	Manager	Merits Hearing	*
18 Ames Avenue CARNegie	P1972/2018	Construction of a double storey dwelling to the rear of the existing dwelling	s82 (Objector)	GRZ1	NOD	DPF	Merits Hearing	*
11 Caleb Street BENTLEIGH EAST	P704/2018	Construction of four (4) triple storey dwellings	s77 (refusal)	GRZ1	Refusal	DPF	Merits Hearing	*

2 Wattle Grove MCKINNON	P2038/2018	Construction of a three (3) storey building containing 5 townhouses, associated car parking and a front fence exceeding 1.5 metres height on land affected by the Special Building Overlay	s77 (Refusal)	GRZ1	Refusal	Council	Merits Hearing	*
3 Lesden Street BENTLEIGH EAST	P2345/2018	Construction of two (2) double storey attached dwellings	s80 (Conditions)	NRZ1	Planning Permit	Officer	Merits Hearing	*
15 Leamington Crescent CAULFIELD EAST	P2024/2018	Change existing dwelling to child care facility and reduction in the statutory car parking requirement by 3 car spaces	s77 (Refusal)	NRZ1	Refusal	Officer	Merits Hearing	*
81 Dalry Road MURRUMBEENA	P1758/2018	Construction of three (3) double storey attached dwellings with a basement car park	s77 (Refusal)	NRZ1	Refusal	Council	Merits Hearing	21-Mar-19
1032-1032A North Road BENTLEIGH EAST	P2034/2018	Amendment to permit that allows construction of a three-storey building, comprising of two shops and nine dwellings. The amendment is to include a fourth storey on the building	s87 (Amend)	C1Z	Planning Permit	Council	Merits Hearing	21-Mar-19
4 Truganini Road, Carnegie	P2562/2018	Construction of two double storey attached dwellings	S80 (Conditions)	RGZ1	Permit	DPF	Merits Hearing	5-Apr-19
45 Hoddle Street ELSTERNWICK	P1723/2018	Construction of three (3) double storey dwellings and basement	s77 (Refusal)	NRZ1	Refusal	Officer	Merits Hearing	9-Apr-19
2 Pearce Street CAULFIELD SOUTH	P1925/2018	Construction of a three storey building comprising of 5 dwellings above a basement car park and a reduction in visitor car parking	s77 (Refusal)	GRZ1	Refusal	Council	Merits Hearing	11-Apr-19
342-346 Centre Road BENTLEIGH	P2003/2018	Extension of time request  Existing permit allows: The construction of a seven storey building comprising ground floor shops, car parking and up to 24 dwellings on land in a Commercial 1 Zone, adjacent to a Road Zone Category 1 and affected by the Special Building Overlay, use of the land for accommodation in a Commercial 1 Zone, reduction of car parking requirements associated with residential visitors and the shop and waiver of loading bay requirements	s81 (EOT)	C1Z	Refusal	Officer	Merits Hearing	23-Apr-19
1207 Glen Huntly Road GLEN HUNTLY	P2396/2018 & P2083/2018	Buildings and works including the construction of a two storey extension to the existing building in the Commercial 1 Zone in accordance with the endorsed plans	S82 (NOD) and s80 (Conditions)	C1Z	NOD	Council	Merits Hearing	23-Apr-19
630-632 Glen Huntly Road CAULFIELD SOUTH	P2297/2018	Building and works for the construction of a five storey building and reduction of one car parking space for the shop use in accordance with Clause 52.06 of the Glen Eira Planning Scheme	s77 (Refusal)	C1Z	Refusal	Officer	Merits Hearing	23-Apr-19



38 Eddys Grove BENTLEIGH	P40/2019	Partial demolition and construction of alterations and additions including a carport and front fence	S80 (Conditions)	NRZ1	Permit	Coordinator	Merits Hearing	26-Apr-19
12 Wheeler Street ORMOND	P2573/2018	Construction of three (3) storey dwellings and one (1) two storey dwelling on land affected by a Special Building Overlay	S77 (Refusal)	GRZ1	Refusal	Council	Merits Hearing	27-May-19
9 Marlborough Street BENTLEIGH EAST	P2364/2018	Construction of three (3) double storey attached dwellings	s77 (Refusal)	NRZ1	Refusal	Officer	Merits Hearing	31-May-19
8 Egan Street CARNEGIE	P11/2019	Construction of an eight (8) storey mixed use building above basement car parking, use of land for dwellings and reduction in standard car parking requirements	S77 (Refusal)	C1Z	Refusal	Council	Merits Hearing	5-Jun-19
58 Patterson Road BENTLEIGH	P2360/2018	Use and Development of the land for a child care centre	s82 (Objector)	C1Z	NOD	DPF	Merits Hearing	7-Jun-19
100-104 Mimosa Road CARNEGIE	P35/2019	Construction of a three (3) storey building comprising of 41 dwellings on land affected by the Design and Development Overlay	S77 (Refusal)	RGZ1	Refusal	Manager	Merits Hearing	11-Jun-19
51 College Street ELSTERNWICK	P2451/2018	Construction of two double storey dwellings	s82 (Objector)	NRZ1	NOD	DPF	Merits Hearing	13-Jun-19
47 Almond Street CAULFIELD SOUTH	P171/2019	Construction of a part two, part three storey apartment comprising of 6 dwellings with basement carparking on land affected by the Special Building Overlay	s79 (Failure)	GRZ1	Support the proposal at VCAT subject to conditions	Council	Merits Hearing	24-Jun-19
57 Snowdon Avenue CAULFIELD	P173/2019	Construction of 4 dwellings within a double storey building above basement parking	s77 (Refusal)	NRZ1	Refusal	Council	Merits Hearing	2-Jul-19
31 Weerona Road MURRUMBEENA	P25/2019	Construction of seven (7) attached dwellings with basement car parking	s77 (Refusal)	GRZ1	Refusal	Council	Merits Hearing	29-Jul-19
749-753 Glen Huntly Road CAULFIELD	P99/2019	Demolition of the existing building and construction of a 4 storey building on land within the Heritage Overlay, use of the land for the purpose of dwellings and reduction of the car parking requirement for a shop	s82 (Objector) and s80 (Conditions)	C1Z	Planning Permit	Council	Merits Hearing	31-Jul-19

## RECENT DECISIONS OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL

Address	VCAT Reference	Description of Proposal	Type of Appeal	Zone	Council Decision	Delegate for Decision	Appeal Outcome	Date of VCAT Decision	VCAT Decision (effect on Council Decision)
26 MacGowan Avenue GLEN HUNTLY	P2000/2018	Construction of two (2) double storey attached dwellings	s80 (Conditions)	NRZ1	Planning Permit	Officer	Merits Hearing	24-Jan-19	Set aside - Consent
411-415 Glen Huntly Road ELSTERNWICK	P2233/2018	Amendment to permit to remove reference to the reduction of visitor car parking and waiver of loading facilities	s87 (Amend)	C1Z	Planning Permit	Officer	N/A	6-Feb-19	Withdrawn
43 Vasey Street BENTLEIGH EAST	p1830/2018	Construction of two (2) double storey attached dwellings	s77 (Refusal)	NRZ1	Refusal	Officer	N/A	5-Feb-19	Withdrawn

168-176 Hotham Street ELSTERNWICK	P2349/2018	Amendment to the permit and endorsed plans to include the construction of a sixth storey and internal changes	s77 (Refusal)	MUZ1	Refusal	Officer	N/A	11-Feb-19	Withdrawn
24 Exhibition Street MCKINNON	P2161/2018	Partial demolition and alterations and additions to the dwelling on land affected by a Neighbourhood Character Overlay	s80 (Conditions)	NRZ1	Planning Permit	Officer	Merits Hearing	14-Feb-19	Affirmed



**9.5 BEYOND LANDFILL - ADVANCED WASTE PROCESSING**

**Author:** James Roscoe, Coordinator Recycling and Waste

**Trim No:** 19/158751

**Attachments:** Nil

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**PURPOSE AND SUMMARY**

To provide information to Council to make an informed decision on Glen Eira City Council's participation with other South Eastern Melbourne Councils to commence the process to procure a future alternative waste and resource recovery facility.

**RECOMMENDATION**

That Council:

1. notes the business case that has been developed by the Metropolitan Waste and Resource Recovery Group (MWRRG) to support the procurement of an alternative waste and resource recovery facility;
2. delegates authority to the Chief Executive Officer to participate in the establishment of a Special Purpose Vehicle; and
3. delegates authority to the Chief Executive Officer to enter into agreements required for Council to participate in the *Phase 1 Expressions of Interest* and *Phase 2 Outline Solution* of the procurement process for an alternative waste and resource recovery solution.

**BACKGROUND**

Council has a responsibility to deliver efficient and environmentally sustainable waste management services on behalf of the community. Historically landfills were the only option for managing residual waste and were perceived to offer a low cost, reliable and long term solution to dispose of waste that couldn't be recycled. This is not the case today and such perceptions are increasingly being questioned. Population growth and increased household waste generation will have a considerable impact on Council's waste disposal arrangements.

Council currently disposes of residual waste to SUEZ Hallam under a landfill services contract that is administered by MWRRG. This landfill is scheduled to close in 2040 but indications are that it may fill faster than expected. In 2018, Council disposed of 28,810 tonnes of kerbside waste to landfill. This is expected to grow to 33,133 in 2026 when a potential alternate waste and resource recovery solution could become available.

While long term landfill capacity exists elsewhere in metropolitan Melbourne, there is concern about haulage costs and there is a desire to manage residual waste closer to its source.

Landfills are essential infrastructure for Melbourne, but with the forecast waste growth in the south east and no foreseeable local landfill option, Council can't rely on landfill as the only way to manage residual waste into the future. At the same time, there is commercial value in

the residual waste being sent to landfill, and Councils have the opportunity to do more with these valuable resources.

The current use of landfills for residual waste disposal leads to a range of environmental and social problems. Landfills generate greenhouse gases and liquid waste water (leachate), cause odour, create litter and attract vermin and create pollution (land, water, noise and light pollution).

Waste in landfill takes years to break down and is a problem for future generations. Even after landfills stop accepting waste and are closed, the environmental and human health risks, such as landfill gases and leachate, must still be managed. These risks can remain active for many years after closure.

In response to these issues, 15 Councils in the south east region of Melbourne agreed to collaborate with MWRRG to develop a South East Advanced Waste Processing Business Case to assess options to manage waste disposal in the long term.

The business case addresses the problems associated with landfill as the current solution to residual waste and assesses potential alternatives to reduce reliance on landfill.

## ISSUES AND DISCUSSION

The business case looked at several solutions that could be implemented to address the problems associated with landfills. The assessment of these solutions focused on five criteria – benefits, cost, time, risk and impacts, to ensure the business case proposes the most effective strategic response.

The strategic solutions that were assessed included a range of measures, that when implemented together provide the best strategic outcome.

Table 1 provides an overview of the strategic interventions that can be implemented to resolve issues associated with long term waste management. These measures have been developed by applying the waste hierarchy.

*Table 1 – Strategic interventions*

Intervention type	Strategic intervention	Description
Avoid and reduce waste	Council works with the community to avoid and minimise waste	Council encourages consumer practices that involve less waste being generated and disposed of in landfill.
Improve recycling	Improve recycling effectiveness of kerbside recycling and organics	Improving commingled recycling practices and reducing contamination, and maximising food organics into the garden organics bin.
Recover energy and resources	Introduce Advanced Waste Processing	Advanced waste processing solutions are sophisticated technologies that recover more resources from waste compared to landfill. These technologies bridge the



		<p>current gap between recycling and sending kerbside waste to landfill.</p> <p>A number of different technologies are used successfully overseas to recover recyclables and produce electricity, heat, gas, liquid fuel and solid fuel.</p>
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The last column of the above table details that advanced waste processing can recover further resources from waste that would ordinarily end up in landfill.

Advanced waste processing is any process that uses technology to extract resources or recover energy from residual waste.

The combined interventions outlined in Table 1 provide the most viable solution when assessed against the potential benefits, risks, timeframes and costs. This intervention includes establishing an advanced waste processing solution whilst also implementing programs to reduce waste and improve recycling.

An analysis of advanced waste processing technology has been undertaken to establish the performance standards that must be delivered by the procurement. The business case does not recommend a preferred technology. Instead, the technology options that deliver the best outcomes will be used to establish benchmark performance standards to be delivered by the procurement process, regardless of the technologies proposed by the market.

*Table 2 - Four alternative waste processing technology options*

<p><b>Option 1</b> - Combustion – combustion of waste materials at controlled high temperature. Includes energy recovery in the form of heat and/or electricity. Metals are recovered from the bottom ash produced from the combustion process.</p>
<p><b>Option 2</b> - Mechanical Biological Treatment (MBT) including mechanical separation of materials (e.g. metals) plus biological treatment of organic material separated during the mechanical process. The biological treatment process (anaerobic digestion) produces energy.</p>
<p><b>Option 3</b> - Mechanical Biological Treatment (MBT) plus the production of a Refuse Derived Fuel (RDF) from outputs from the mechanical process. The RDF is combusted to recover energy.</p>
<p><b>Option 4</b> - Mechanical Biological Treatment (MBT) plus the production of a Refuse Derived Fuel (RDF) from outputs from the mechanical process. The RDF is gasified to recover energy. The process involves heating the RDF to high temperatures to produce 'syngas' that can be used in an on-site gas engine or a furnace to produce energy or exported for off-site use.</p>

Each of the above options were assessed for their capital cost, operating cost, revenue potential, risk, visual impact, impact on transport and road infrastructure, air quality, water quality, carbon abatement, job creation, land take and decommissioning and restoration. The

current business as usual model of landfilling residual waste is used as a base line for assessment comparison.

Performance standards and requirements will be defined at the Expression of Interest stage of the procurement process within an outline service specification. The outline specification will document Councils service requirements and the financial, environmental and social outcomes that they are seeking to achieve through the contract.

These standards will be refined and most likely improved as each stage of the procurement progresses.

The development of a new advanced waste processing facility will require substantial capital investment. A key to ensure there is adequate waste volumes to justify and drive private sector investment will be to aggregate Councils waste tonnages.

### **Using a Special Purpose Vehicle (SPV)**

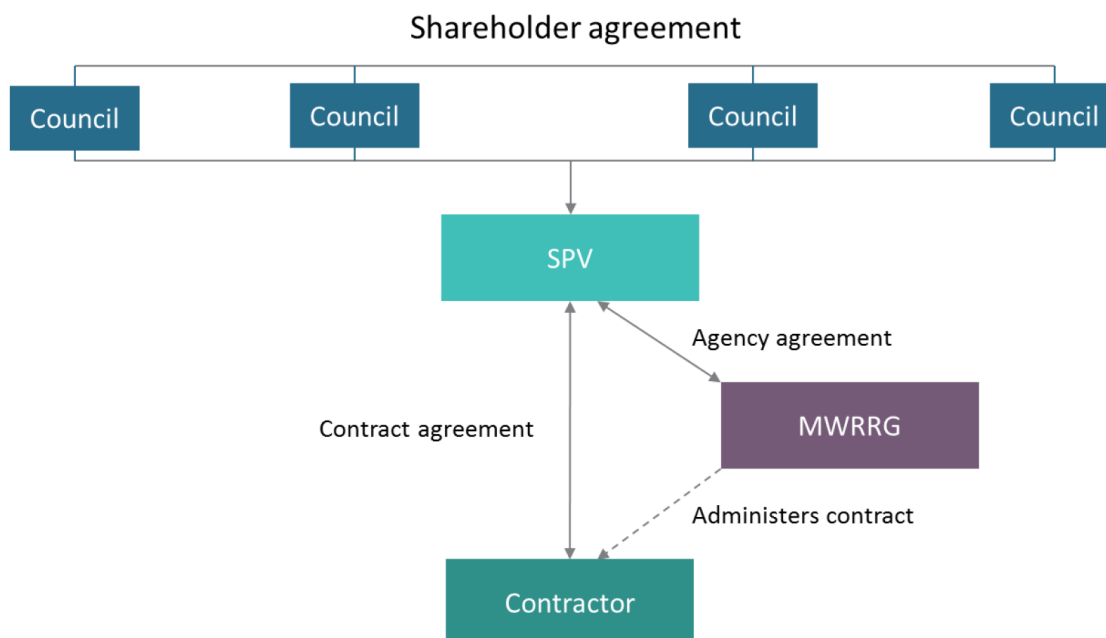
The business plan proposes to introduce a transactional structure that uses a Special Purpose Vehicle (SPV) to enable Councils to aggregate tonnages and enter into a contract with a solution provider. The SPV provides for the following benefits:

- create economies of scale for the contract (by aggregating demand) and will be attractive to the market as a contracting entity
- establishes an entity that can enter into a contract with a solution provider
- it will limit a Council's liability to its shareholding in the SPV, protecting the Council's financial position and wider asset pool
- it provides the vehicle to attract investment from other levels of Government
- it is easier to facilitate decision-making and administration between the Councils with a clear decision-making structure
- the SPV can own, operate or apply for planning permission for a facility.

During the development of the business case, MWRRG sought legal advice to identify the most viable way to facilitate the procurement of advanced waste processing solutions.

The legal representative researched the options including considering relevant international and Australian experience and recommended an SPV to negotiate and enter into a contract with a solution provider.

MWRRG's market sounding revealed industry support for a Special Purpose Vehicle (SPV).

*Figure 1 – Proposed SPV structure*

Each Council would have a shareholding in the SPV. The SPV alone would enter the contract with a contractor to build and operate the advanced waste processing facility. The SPV would have its own board, and its own Officers.

Councils will need to drive the development of the contracting entity to ensure the governance framework is robust, establish and maintain an ethical culture, and provide shareholders with methods to review the entity's performance.

Some principles that will go into developing a SPV include:

- develop solid foundations for management and oversight
- develop a board to add value and accountability
- recognise and mitigate risk
- safeguard integrity in financial reporting
- promote ethical and responsible decision-making
- make timely and balanced disclosure
- remunerate fairly and responsibly.

The governance framework will be detailed in a number of documents such as a constitution, a shareholder agreement, roles and responsibilities of directors, and a communication protocol.

The shareholder agreement between the Councils forming the SPV can provide a method for Councils to join or leave the SPV. The governance arrangements will determine how shareholders join and leave the SPV after its inception.

### **Contract model**

There are different contract models that Councils can use to establish advanced waste processing solutions. The contract model identified as being most suited to delivering the project is a full-services concession contract model, which includes Build-Own-Operate-Transfer (BOOT), Build-Operate-Transfer (BOT) and Build-Own-Operate (BOO).

A concession model is a contractual agreement where a procurer specifies the service and performance standards that must be met, and then invites bidders to offer a solution.

This model provides Councils with a high degree of influence over how services are provided, and also efficiently transfer risk from Councils. Concession models have been used extensively overseas to deliver advanced waste processing infrastructure, and there is recent precedent in Australia. MWRRG's market sounding suggest that a service concession model is a feasible and efficient approach.

Following a decision to proceed to procurement, the contract model will be developed into a detailed set of commercial principles and subsequently into draft contractual documents. The draft contract is issued as part of the invitation to submit a detailed solution.

### **Procurement process**

The business case proposes that Councils adopt a multi-stage procurement process involving four phases. At each phase competitive dialogue will be used to inform and refine the specification. The four phases are:

- *Phase 1 - Expression Of Interest:* an open approach to market that will identify an initial pool of potentially suitable bidders
- *Phase 2 - Outline solution:* an invitation to bidders short-listed at the EOI stage that seeks their responses to the outline specification
- *Phase 3 - Detailed solution:* an invitation to bidders that have been short listed at the completion of the invitation to submit outline solution stage that seeks their responses to the detailed specification
- *Phase 4 - Final tender:* an approach to bidders that have been short listed at the completion of the ISDS stage that seeks their response to the final specification.

At the end of each of these stages, an evaluation report will be provided to Council for review. Council will then be required to make a commitment if they wish to participate in the next phase. Council can also opt out at the various stages.

Council will finally require a resolution to enter into a contract with the solution provider.

It is anticipated that the stages of procurement and subsequent decision making periods will take up to 2 years.

It is envisaged that all stages of the procurement process and facility construction and commissioning will take five to seven years. To ensure that a facility can come online by 2026, procurement will need to commence in 2019.

MWRRG propose that Councils enter into a Management Deed that will consider all the decisions that need to be made throughout the procurement phase. The management deed will establish:

- decisions that can be delegated to the procurement manager (in this case MWRRG)
- decisions that can be delegated by the Council to its CEO
- decisions that can be delegated by the Council to its representative on a working group
- decisions that need to be made by the Council itself.

A Council resolution will be required to endorse the Management Deed which will be designed to provide clarity around decision making processes throughout the multi-stage procurement.

### **Relationship to landfill contracts**

The current MWRRG landfill services contract that Glen Eira is a party to expires in March 2021.

MWRRG is designing a new residual waste disposal service to complement the procurement for advanced waste processing solutions and to recognise the uncertainties regarding the life of some landfills. The collective procurement will be structured to provide a bridging period for the disposal of waste until advanced waste processing infrastructure is available. It will also ensure workable contingency arrangements, consistency across the metropolitan area, integrate with other household waste services, deliver a robust contract model and will seek to appoint more than one provider.

### **FINANCIAL, RESOURCE, RISK AND ASSET MANAGEMENT IMPLICATIONS**

The business case states capital expenditure for the project can be financed by the private sector, with no financing required from Councils, if a full-services concession contract model is used. However, Council will need to fund the processing of each tonne of residual waste at a facility (service charge).

There has been no commitment from State or Federal Government to provide a grant for the project, however the business case provides a solid evidence base for participating Councils to seek funding support from State and Federal Governments.

Risks associated with this project will be detailed in future Council reports where a resolution is required to enter into contracts.

### **POLICY AND LEGISLATIVE IMPLICATIONS**

Section 193 of the Local Government Act 1989 provides the powers for Councils to collaborate and form a company known as a Special Purpose Vehicle (SPV) to engage and manage a contract. This arrangement provides an opportunity for Councils to aggregate the waste volumes that are required to support investment in alternative waste processing facilities.

### **COMMUNICATION AND ENGAGEMENT**

MWRRG is currently drafting a number of documents that will be used to consult and engage with the community and other stakeholders about this project. The communication strategy will be refined in partnership with the Councils that proceed to procurement.

### **LINK TO COUNCIL AND COMMUNITY PLAN**

Theme Four: Clean and Sustainable  
An attractive and sustainable environment for future generations.

### **OFFICER DECLARATION OF CONFLICT OF INTEREST**

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

### **CONCLUSION**

With the forecasted increase in waste tonnages being generated within Glen Eira due to population growth, it is becoming more important than ever to plan for long term residual waste disposal.

The current use of landfills for residual waste disposal leads to a range of environmental and social problems. Landfills generate greenhouse gases and liquid waste water (leachate), cause odour, create litter and attract vermin and create pollution (land, water, noise and light pollution).

At the same time, there is commercial value in the residual waste being sent to landfill, and Council has the opportunity to do more with these valuable resources.





## 9.6 REHABILITATION SERVICES

**Author:** Peter Jones, Director Community Wellbeing

**Trim No:** 19/157290

**Attachments:** Nil

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### PURPOSE AND SUMMARY

The purpose of this report is to respond to the Council resolution of 7 November 2018 that a report be prepared; *informing councillors of the following challenges regarding the provision of rehabilitation services for those suffering alcohol and drug addiction:*

1. *The lack of national or state wide standards of care in the private sector;*
2. *The lack of requirements for formal qualifications for those administering the rehabilitation programs in the private sector;*
3. *The current status of the Victorian Law Reform report into potential changes for the provision of rehabilitation services; and*

*Including the role that Local Government can play in advocating for necessary changes or increased monitoring.*

### RECOMMENDATION

That Council:

1. Include on Council's website a link to;
  - a) Victorian alcohol and other drug charter and resources
  - b) Health Complaints Commission.
2. Write to the Victorian Government and Federal Government to advocate for mandating the National Quality Framework for non-funded private providers.
3. Recommend to the Municipal Association of Victoria to include the adoption of the National Quality Framework for private sector providers of alcohol and other drug treatment services as an advocacy issue to the federal government.

### BACKGROUND

There is increasing demand for publicly funded alcohol and other drug treatment services, and emerging concern about the operation of private rehabilitation services for alcohol and other drug treatment because of a lack of appropriate regulations and standards for these providers.

Policy and regulation in the sector is complex and diverse. Rehabilitation Services are provided in a funded public system, a funded private system, and a non-funded private sector. Different regulation applies to each area of provision.

- Rehabilitation Services provided through the public system are funded by the Victorian Government, Department of Health and Human Services. These services are regulated through service agreements and must comply with Department policies, data collection and monitoring services. Staff employed in the service are required to be accredited by the relevant certified entity. The funded provider for residents of Glen Eira is **Bayside Integrated Services consortium** for client intake, triage and referral to treatment.

- Rehabilitation services provided by funded private system are generally in private hospitals. These are required to be registered with the Victorian Department of Health and Human Services in compliance with the Health Services (Private Hospitals and Day Procedure Centres) Regulations 2013, under the Health Services Act 1988.
- Rehabilitation services in the private sector (which are those not funded by the Department of Health and Human Services or provided by a private hospital) need only abide by the general Code of Conduct which applies under the Health Complaints Act 2016. The general Code of Conduct outlines the standards of safe and ethical healthcare and if breached, provides grounds for a complaint to the Health Complaints Commissioner.

The Health Complaints Commissioner is an independent and impartial statutory body with powers to take action against registered and unregistered health practitioners, including public and private alcohol and other drug service providers. Anyone can make a complaint. The Health Complaints Commissioner can investigate a matter even if no complaint is lodged.

## **ISSUES AND DISCUSSION**

### **Standards for the private sector**

The standards of care in a rehabilitation service in the private sector are determined under the general Code of Conduct in the Health Complaints Act 2016. These just require that the service provider, provide clients with a copy of the general Code of Conduct and information about the way in which clients may make a complaint to the Commissioner.

The onus is on the client to make a complaint to the Health Complaints Commissioner for consideration and possible investigation. A client's family, friends, carers and other health services, are also able to make a complaint on their behalf.

From the first of July 2018, the Health Services (Private Hospitals and Day Procedure Centres) Amendment Regulations 2018 require rehabilitation services providing alcohol and drug withdrawal services to be registered with the Department of Health and Human Services. However, rehabilitation services offering only the rehabilitation phase of alcohol and drug recovery are not required to register with the department.

### **Requirements for professionals in the private sector**

Requirements for professionals in a rehabilitation service in the private sector are included in the general Code of Conduct under the Health Complaints Act 2016, which states a general health service provider must maintain the necessary competence in the provider's field of practice. This is the only obligation regarding qualifications for those administering rehabilitation services in the private sector.

As is the case for standards generally, the onus is on the client who receives treatment to make a complaint to the Health Complaints Commissioner for consideration and possible investigation.

### **Victorian and National Law Reform**

On 29 March 2018 the Victorian Law Reform, Road and Community Safety Committee reported on the "Inquiry into Drug Law Reform". The Committee had received submissions

and inquired into the Victorian alcohol and other drug treatment sector including the non-regulated private sector or non-government funded services.

The report recognised that there were ongoing considerable concerns within the community about private unregistered providers of alcohol and other drug treatment, and made a recommendation "... to continue to advocate for the development of a national regulatory framework and standards for private alcohol and other drug treatment".

In August 2018, the Victorian Government released a response to the 'Inquiry into Drug Law Reform' to include:

- Amendments to the Health Complaints Act 2016 which have given the Health Complaints Commissioner new powers to take action against unethical and dangerous health providers and provision of new resources to investigate complaints.
- Amendments to the Health Services (Private Hospitals and Day Procedure Centres) Regulations 2013 which now require all private overnight residential withdrawal services to operate in a registered private hospital.
- A commitment to mandate the National Quality Framework for all Victorian Government-funded treatment services once finalised. The National Quality Framework for alcohol and other drug treatment providers endorsed in June 2018 by the Ministerial Drug and Alcohol Forum is due to be finalised in early 2019<sup>1</sup>.

### **Role Glen Eira City Council can play**

The alcohol and drug treatment service system is complex with families seeking a rehabilitation service not necessarily aware of the different regulatory obligations for funded and non-funded providers. It is important families are directed to resources which can provide them with information to make an informed choice.

1. A role Council can play is to direct the community to resources provided by the Department of Health and Human Services about how to choose a service, and the Health Complaints Commission general Code of Conduct. This can be done through links on Council's website.

The Victorian Government has made a commitment to mandate funded services to comply with the National Quality Framework is finalised. However, rehabilitation services in the private sector will still only be required to comply with the general Code of Conduct under the Health Complaints Act 2016.

2. A role for Council is to advocate to the State and Federal Government that non-funded drug and alcohol rehabilitation services in the private sector be required to comply with the National Quality Framework when it is finalised.
3. Lobby through the Municipal Association of Victoria to make adoption of the National Quality Framework for private sector providers of alcohol and other drug treatment service as an issue for local government advocacy to the federal government.

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<sup>1</sup> The establishment of a National Quality Framework for alcohol and drug treatment services was an action item in the National Ice Action Strategy. The Commonwealth Government formed the Ministerial Drug and Alcohol Forum to oversee the development, implementation and monitoring of Australia's national drug policy framework, including the National Ice Action Strategy in 2016.

**FINANCIAL, RESOURCE, RISK AND ASSET MANAGEMENT IMPLICATIONS**

There are no financial, resource, risk and assess management implications identified from this report.

**POLICY AND LEGISLATIVE IMPLICATIONS**

This report aligns with relevant policies and plans of Council, State and Commonwealth Governments. There are no policy and legislative implications arising from this report.

**COMMUNICATION AND ENGAGEMENT**

This report was prepared in consultation with Town Planning, Department of Health and Human Services and Department of Health.

**LINK TO COUNCIL AND COMMUNITY PLAN**

Theme Three: Safe, Healthy and Inclusive

A strong and safe community that connects people and enhances health and wellbeing.

**OFFICER DECLARATION OF CONFLICT OF INTEREST**

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

**CONCLUSION**

Funding policy and regulation in the private sector is complex and diverse. Access to private treatment facilities for consumers who can afford a private provider plays a role in easing pressure on the public system. However the sector needs oversight and consumers need protections beyond which is currently enacted.

The National Quality Framework for alcohol and other drug treatment providers which was endorsed in June 2018 by the Ministerial Drug and Alcohol Forum is due to be finalised in early 2019. This provides an opportunity to gather support to ensure that private rehabilitation services be required to comply with the National Quality Framework.

Local government can play a role to facilitate access to accurate information for the community to make an informed choice of treatment services and advocate for greater regulation in the sector.

## 9.7 NATURE STRIP PLANTING GUIDELINES

**Author:** Michelle Van Gerrevink, Sustainability Coordinator

**Trim No:** 19/152901

**Attachments:** 1. *Have your Say - consultation report* [↓](#)  
2. *Nature strip guidelines - March 2019* [↓](#)

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### PURPOSE AND SUMMARY

At the Ordinary Council Meeting on 27 November 2018 the draft Nature Strip Planting Guidelines were endorsed for public consultation. The draft guidelines were open for community consultation from 3 December 2018 to 8 February 2019 via Council's 'Have Your Say' online forum. This report provides a summary of the community feedback. Some of this community feedback has been incorporated and a number of changes have been made to the draft guidelines.

### RECOMMENDATION

That Council endorses the Nature Strip Planting Guidelines.

### BACKGROUND

Nature strips are the public land between the footpath and the kerb on residential streets. The land is set aside for the provision of essential services such as water, gas, sewerage, drainage and electricity.

Nature strips are also an essential part of the urban environment and contribute significantly to the character of neighbourhoods and streetscapes.

Council currently plants more than 1,000 street trees on nature strips in Glen Eira every year. Residents regularly ask about planting on nature strips. Council's previous position was that only grass could be planted on nature strips and there were no guidelines on permitted landscaping.

To guide residents, Council has developed draft Nature Strip Planting Guidelines. These guidelines set out what residents need to know about nature strip planting, namely:

- What types of plants can be planted
- How to apply for a nature strip planting permit, and what is required

The guidelines also set out preferred list of plants for residents to consider. Some of these are species that are indigenous to the Sandbelt Region of Melbourne, which can increase biodiversity in Glen Eira and provide habitat for native birds and insects.

Council endorsed the draft guidelines in November 2018, to seek community feedback. This feedback has been considered by Council and a number of changes incorporated into the guidelines.



## ISSUES AND DISCUSSION

### Consultation Feedback

968 visits were made to the 'Have Your Say' online forum, with 138 people providing feedback. Of these, 64% expressed an interest in planting their nature strip and 87% found the guidelines clear.

Many people who responded yes to being interested in planting their nature strip raised concerns about the restrictiveness of the guidelines and felt that they may actually discourage or stop people planting on nature strips.

The key themes in this feedback, along with changes to the guidelines are outlined in the table below.

Key theme	Changes made
<i>The requirement for public liability insurance is onerous.</i>	<p>The requirement for public liability insurance has been removed.</p> <p>As the responsible authority for road reserves, Council is required to provide a safe environment and respond to any public safety issues that could arise from nature strip landscaping. The guidelines have been designed to minimise these risks. Council will include a condition in the permit that provides for an indemnity to Council should the permit conditions not be complied with, and damage or injury is caused because of that non-compliance.</p>
<i>Planting should be allowed on nature strips in heritage areas.</i>	<p>Planting can be permitted on nature strips in heritage areas.</p> <p>The section of the guidelines referring to heritage areas has been removed.</p>
<i>The requirement to reinstate the nature strip on the sale of the property is onerous and there should be a way to transfer the permit if the purchaser agrees.</i>	<p>A new permit can be obtained by the purchaser of a property if they agree to continue to maintain the nature strip in accordance with the guidelines.</p>
<i>Lantana should be excluded from the recommended planting list because it is a weed.</i>	<p>Lantana is not a weed in Victoria but is considered a weed in some States. While officers do not consider it would be a problem, it is an exotic plant and has limited biodiversity value. It has been removed from the preferred plant list in the guidelines.</p>

Key theme	No changes made to guidelines
<i>The size of the tree protection zone is restrictive.</i>	The tree protection zone (TPZ) is designed to ensure that the tree roots are not compromised by digging. Street trees are valuable Council assets and the TPZ diameter is based on Australian Standard AS4970.
<i>Fruit and vegetable planting should be permitted.</i>	Fruit and vegetable planting was not permitted in the draft guidelines as there was concern that contaminations in the soil or run-off from the roads could contaminate produce grown on nature strips. In addition, dropped fruit could cause slip and trip hazards on the footpath.
<i>Alternatives to grass or plants should be allowed, pavers for example.</i>	Any hard landscape construction on the nature strip (pavers, hard surfaces or structures) was not included in the guidelines to minimise any risks associated with these installations, for example pavers can move and become a trip hazard.

Some residents raised concerns about nature strip planting and did not think it should be permitted. These concerns related to the following points, all of which had been addressed in the guidelines:

- Tripping hazards
- Obstructing visibility for drivers leaving and entering a property
- Spikey or prickly plants
- Concerns for elderly or disabled people exiting from the passenger side of the vehicle
- Plants spreading over the footpath

A number of residents also raised issues around street trees and the Street Tree Planting Palette. These comments will be considered separately from this report as part of the future Street Tree Planting Palette review.

Officers will investigate options for the permit to be transferred to a new owner of a property where there is agreement for them to continue to maintain the nature strip planting.

### **FINANCIAL, RESOURCE, RISK AND ASSET MANAGEMENT IMPLICATIONS**

A new 0.5 EFT position will be required within the Parks & Environment team to manage the permit applications to ensure they meet the criteria set out within the guidelines, conduct follow-up inspections as well as provide appropriate resident support and advice. An estimated cost for this role would be \$45,000 annually.

### **POLICY AND LEGISLATIVE IMPLICATIONS**

As part of a road reserve, the nature strip is subject to the provisions of the Road Management Act 2004 and Road Management (General) Regulations 2005, which prohibits a person from interfering with or damaging any road infrastructure (whether in, on, under or over) without consent from Council or VicRoads.

Any specific Council requirements could be incorporated as a Council Local Law as part of the upcoming Local Laws review.

Residents wanting to plant their nature strip will require a permit from Council in accordance with the Nature Strip Planting Guidelines.

**COMMUNICATION AND ENGAGEMENT**

The draft guidelines were open for community consultation from 3 December 2018 to 8 February 2019. The consultation was promoted in the following ways:

**Advertising**

- 'Have Your Say' notification in the Glen Eira News – December
- Promoted on Council's homepage, Facebook and social channels
- Councils sustainability and gardening e-newsletters

**LINK TO COUNCIL AND COMMUNITY PLAN**

Theme Four: Clean and Sustainable

An attractive and sustainable environment for future generations.

**OFFICER DECLARATION OF CONFLICT OF INTEREST**

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

**CONCLUSION**

Officers recommend that Council endorses the Nature Strip Planting Guidelines.

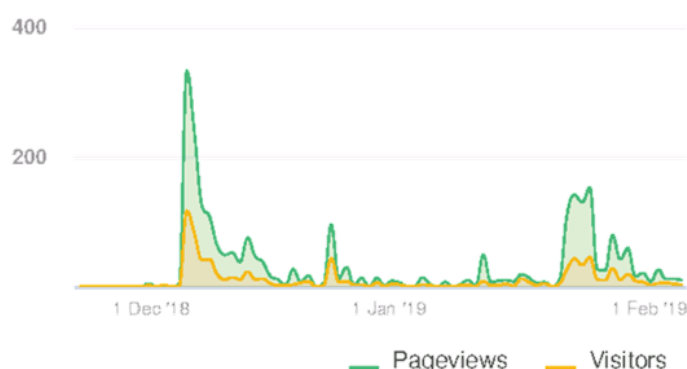
# Project Report

09 October 2010 - 06 February 2019

## Have your say Glen Eira DRAFT Nature Strip Planting Guidelines



### Visitors Summary



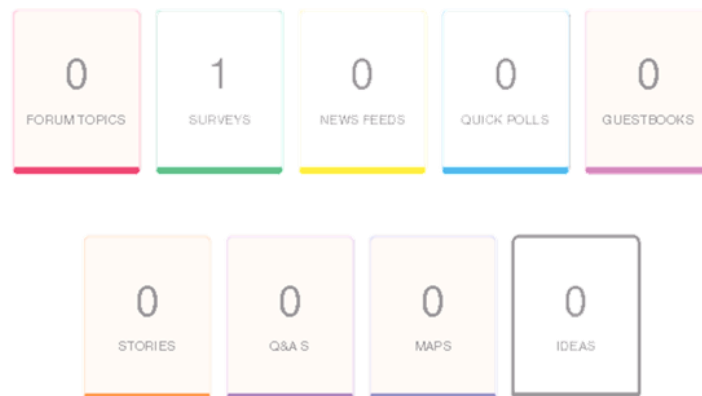
### Highlights

TOTAL VISITS	916	MAX VISITORS PER DAY	116	NEW REGISTRATIONS	1	ENGAGED VISITORS	138	INFORMED VISITORS	506	AWARE VISITORS	749
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Aware Participants	749	Engaged Participants	138		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	749				
Informed Participants	506	Contributed on Forums	0	0	0
Informed Actions Performed	Participants	Participated in Surveys	18	0	120
Viewed a video	0	Contributed to Newsfeeds	0	0	0
Viewed a photo	0	Participated in Quick Polls	0	0	0
Downloaded a document	394	Posted on Guestbooks	0	0	0
Visited the Key Dates page	25	Contributed to Stories	0	0	0
Visited an FAQ list Page	115	Asked Questions	0	0	0
Visited Instagram Page	0	Placed Pins on Places	0	0	0
Visited Multiple Project Pages	349	Contributed to Ideas	0	0	0
Contributed to a tool (engaged)	138				

Have your say Glen Eira : Summary Report for 09 October 2010 to 06 February 2019

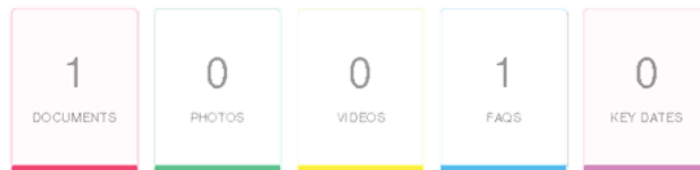
## ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	Your feedback	Published	233	18	0	120

Have your say Glen Eira : Summary Report for 09 October 2010 to 06 February 2019

## INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Draft Nature Strip Planting Guidelines 2018	393	457
Document	deleted document from	1	1
Faqs	faqs	115	124
Key Dates	Key Date	25	25



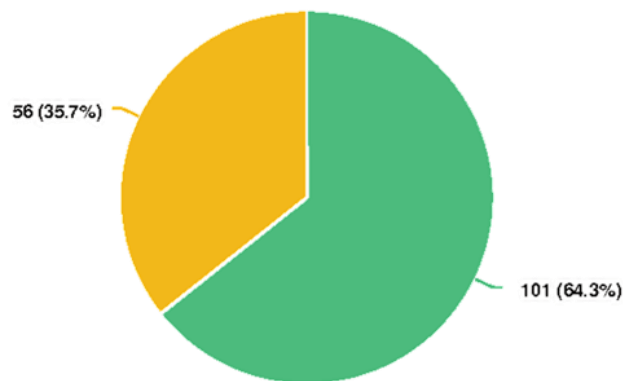
Have your say Glen Eira : Summary Report for 09 October 2010 to 06 February 2019

## ENGAGEMENT TOOL: SURVEY TOOL

### Your feedback

VISITORS	233	CONTRIBUTORS	138	CONTRIBUTIONS	162
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Are you interested in planting out your nature strip?

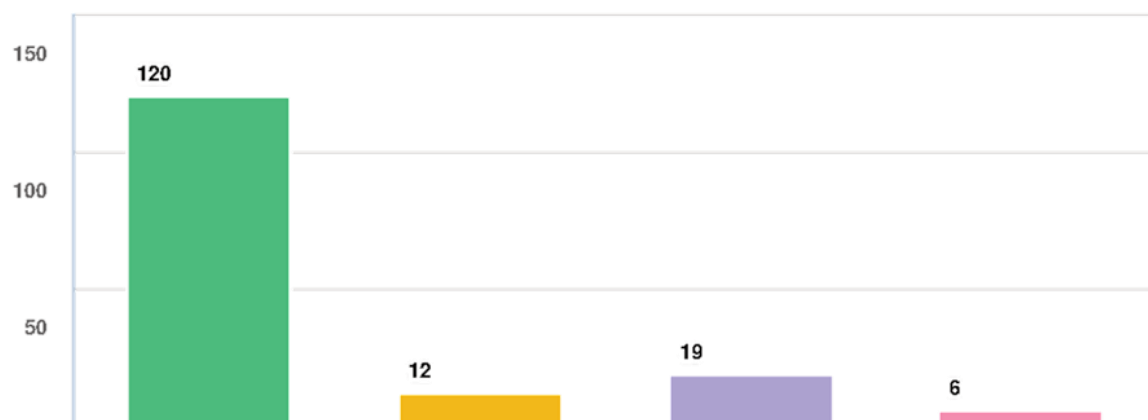


#### Question options

Yes No

Optional question (157 responses, 5 skipped)

Do you think that the draft guidelines provide you with clarity on your obligations should you wish to plant out your natur...



#### Question options

Yes No I'm not sure Other

Optional question (162 responses, 0 skipped)

Your feedback : Survey Report for 01 December 2017 to 08 February 2019

## Q2 What do you think of the draft Guidelines? Do you find them clear and easy to understand?

Anonymous

yes

12/03/2018 01:01 PM

Anonymous

Yet another brilliantly stupid idea proposed by Glen Eira council. First the bins now this. With a few houses already on our street with this it makes it impossible for a passenger to get out on the left side of the car, poses a huge tripping risk and often intrude upon the footpath. With households already unable to cut back their trees to the fence line all you are doing is asking people to walk on the roads. So no, not now not ever. Stick to 'governing' and I use that term loosely and stop trying to be a foolishly progressive council.

12/03/2018 07:02 PM

Anonymous

All good, but unfortunately your 12 times the diameter of tree trunk negates the purpose of the planting out the nature strip.

12/03/2018 07:07 PM

Anonymous

No. They are inadequate for my needs as the area I take care of is a garden area dividing a carpark on the road. I would like to take care of it but I am not prepared to buy plants at my own expense for an area which should be maintained by council. Lantana is also a declared weed in some states, although technically not in Victoria, and should not be planted as it is not native to the region. It should not be included as a suggested species.

12/03/2018 07:14 PM

Anonymous

I have no idea about the draft guidelines because the document would not open

12/03/2018 07:16 PM

Anonymous

Yes. Easy to understand.

12/03/2018 07:21 PM

Anonymous

Not really. Doesn't tell you clearly what you can do. Although it also doesn't really change much anyway. The council tree on my naturstrip has been trying to grow for around 6 years and never does. Yet we are expected to maintain or restore something that doesn't work as it is.

12/03/2018 07:25 PM

Anonymous

yes they are clear.

12/03/2018 07:29 PM

Anonymous

Can't see it attached to this information or Facebook post. So can't commwnt

12/03/2018 08:20 PM

Anonymous

They are clear, but place too many restrictions on the area and requirements for planting. I doubt many people will take this up.

12/03/2018 08:47 PM

malnor

Clear and easy to understand, but unnecessarily restrictive in some of the guidelines. i.e. no planting of anything other than lawn within the Tree Protection Zone.

12/03/2018 09:09 PM

Anonymous

If the above are the guidelines then yes that is clear and simple

12/03/2018 10:04 PM

**Your feedback :** Survey Report for 01 December 2017 to 08 February 2019

Anonymous 12/03/2018 11:42 PM	So detailed and particular so I now wouldn't bother
Anonymous 12/04/2018 06:58 AM	There is no discussion on the planting of a vegetable garden.
Anonymous 12/04/2018 09:47 AM	Yes
Anonymous 12/04/2018 01:28 PM	They seem quite clear and easy to read. My interest in planting out the nature strip is because of the proximity of some large gum trees that cause grass to fail, leaving our nature strip a wasteland. I'm not completely sure that this will solve the problem - due to the small planting zone available. Given that grass will not grow, and I understand that we cannot put hard surfaces down, can we put down mulch to suppress weeds and improve the overall appearance?
Anonymous 12/04/2018 03:04 PM	Clear
Anonymous 12/04/2018 07:04 PM	Yes, I believe it will cause more issues
Anonymous 12/04/2018 07:05 PM	I think it will cause more issues
Anonymous 12/04/2018 08:13 PM	Currently easy to understand however I don't understand why we would encourage plants that encourage native birds when there is no restriction on cats allowed to roam at any time but especially overnight. I have 3 cats around me & they are all out & about overnight. Are cats not the most deadly killer of birds.
Permaculture 12/05/2018 01:58 AM	I think it is quite outrageous & red tape gone too far! I object completely to providing PL insurance.
Anonymous 12/05/2018 12:08 PM	More or less
Anonymous 12/05/2018 01:24 PM	Rather than encouraging residents to plant their nature strip and foster a community feel, the proposed guidelines prevent residents from doing so. We love our garden and follow permaculture principles. We would have loved to extend our passion to our nature strip. However, upon reviewing your proposed guidelines, we have established that they leave no room for planting on the nature strip in front of our house at all, with extensive street-, footpath-, driveway- and tree clearances in place. What a shame! How very restrictive.
Anonymous 12/05/2018 01:35 PM	Yes the are easy to understand however, I'm assuming there is no cost involved to apply for permit. ? If so, it should be made clear.
Anonymous 12/05/2018 02:17 PM	good

**Your feedback :** Survey Report for 01 December 2017 to 08 February 2019

Anonymous 12/05/2018 02:29 PM	Yes, although the diagrams could be a little larger.
Anonymous 12/05/2018 03:56 PM	yes
Anonymous 12/05/2018 08:04 PM	Guidelines only covers large nature strips. Is it possible to plant on smaller nature strips.
Anonymous 12/06/2018 11:37 AM	stupid - we are a unit complex and hav enough trouble putting all our bins on the nature strip now. where do you propose we put our 10 bins to be collected?
Anonymous 12/06/2018 04:36 PM	I think the draft guidelines will be a deterrent for residents to plant on the nature strip because of the many unnecessary restrictions. I do find them clear and easy to understand that's why I state that they are very restrictive.
Anonymous 12/06/2018 05:54 PM	I need to add comments. It will be extremely difficult especially for older residents to exit passenger side of cars. It will be even more difficult if not impossible to do so with a walking frame. It is absolutely impossible if the passenger needs to be transferred to a wheelchair. I have experienced HUGE problems when trying to help elderly passengers exit cars outside cafes where there a barriers between the tables & kerb. Plants on nature stripes will present similar difficulties. I'm puzzled that this stupidity is even under consideration. Please consider people before plants.
Anonymous 12/06/2018 11:31 PM	They are very restrictive and do not consider the notion that gardening and gardens bring people together in a community. The guidelines are clear and easy to understand
Anonymous 12/07/2018 11:15 AM	Guidelines are clear. Re: understanding, stating dimensions in mm will be difficult for many people once you get above 10 mm. For 500 mm, you should state the dimensions at 50 cm or half a metre.
Anonymous 12/07/2018 11:16 AM	Guidelines are clear. Re: understanding, stating dimensions in mm will be difficult for many people once you get above 10 mm. For 500 mm, you should state the dimensions at 50 cm or half a metre.
Anonymous 12/07/2018 11:16 AM	Guidelines are clear. Re: understanding, stating dimensions in mm will be difficult for many people once you get above 10 mm. For 500 mm, you should state the dimensions at 50 cm or half a metre.
Anonymous 12/07/2018 11:22 AM	n/a
smcarlson 12/07/2018 07:00 PM	Yes, however the creeping boobiala looks like it is a very low growing plant that might even be a reasonable substitute for grass. Could this be used instead of grass in the exclusion zones?
Anonymous 12/07/2018 09:19 PM	Why would someone want to spend their time and money planting nature strips that belong to the council. Why doesn't the council fund and maintain them. You say you want plants that attract animals and Birdlife? You mean right next to the road, where cars drive past.....and that will attract animals and birdlife? Crikey.
Anonymous 12/08/2018 09:32 PM	Terrible. I was looking forward to planting native grasses on my nature strip but the draft guidelines are so disappointing! To plant a narrow strip of native

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**Your feedback :** Survey Report for 01 December 2017 to 08 February 2019

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JandS 12/09/2018 12:42 PM	plants no higher than 50cm you expect residents to fork out the cost of public liability insurance for \$20,000,000. Prohibitive and ridiculous to the extreme! Yes, I had no difficulty understanding them.
Anonymous 12/09/2018 03:27 PM	Generally yes.
Anonymous 12/09/2018 05:56 PM	About time.
Anonymous 12/09/2018 05:57 PM	Good idea to encourage more diverse planting instead of bland grass. However, the guidelines are overly bureaucratic and I am not confident that they will encourage residents to change their naturestrips.
Anonymous 12/10/2018 09:41 AM	Yes, they are clear.
Anonymous 12/10/2018 03:46 PM	Yes except for definition of heritage area
Anonymous 12/11/2018 10:10 AM	They are very clear, but too restrictive.
DianeFi 12/11/2018 04:25 PM	Clear statement Yet again people in heritage areas have their desires screwed by the overlay. Feed up with rules for some and not for others. Not sure about the logic of permit lasting for the duration of the ownership. what happens if the house is leased. Unclear as to the reason for extension of household insurance. Again another imposte of people.
DianeFi 12/11/2018 04:25 PM	Clear statement Yet again people in heritage areas have their desires screwed by the overlay. Feed up with rules for some and not for others. Not sure about the logic of permit lasting for the duration of the ownership. what happens if the house is leased. Unclear as to the reason for extension of household insurance. Again another imposte of people.
Anonymous 12/11/2018 05:00 PM	The diagrams and plant images are clear The sentence about vegetables and fruit is clumsy Needs to be clearer
RObradovic 12/11/2018 05:46 PM	yes, they are clear and easy to understand. But it makes me wonder what is the point of planting, the current plan seems a little pointless, because it would make mowing the lawn around the planting too difficult.
DavidRo 12/12/2018 09:00 AM	Yes
Anonymous 12/12/2018 12:28 PM	I am taking this opportunity to express my concern over the type of tree that has been planted on our nature strip (Unit1/6 Balmoral Ave, Bentleigh) The same tree has been planted in Beth Street, and several other surrounding streets. This tree has small yellow round baubles that drop from the tree, which obviously causes the footpaths to be covered in the mess, all over the nature strip, and into the drains??????? Why on earth would a decision be made to plant trees that people will most likely cause a person to slip and fall on the footpath, even having the mess squashed on to the paths??? I have



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Your feedback : Survey Report for 01 December 2017 to 08 February 2019

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Anonymous

12/12/2018 01:09 PM

been meaning to send in a photo for some time to the Council, I hope this is read by the appropriate person responsible for street type tree selection, and has the responsibility of insuring our Council has adequate liability insurance for selection of this tree type.

I think they are very clear and the prompts/pictures for the types of plants to be used is great. I think it is good for Council to support alternatives from the traditional nature strip. I do prefer the lawn and we have a very large tree that would make successful planting difficult. That said other people should have the option of alternative plantings.

They could be a little clearer.

Anonymous

12/12/2018 05:53 PM

Anonymous

12/12/2018 07:03 PM

Easy to understand, but lots of rules. The requirement for owner insurance to extend to the nature strip seems onerous.

craftedx

12/13/2018 02:51 PM

Yes

Anonymous

12/13/2018 05:22 PM

It is very poor & way too restrictive as well as being hard for low income households or renters to be able to enjoy this wonderful gardening option.

Anonymous

12/13/2018 05:34 PM

Couldn't see them "Download a copy from the document library to the right" not visible using my smart phone and I don't have another computer connected to internet!!

Anonymous

12/13/2018 05:36 PM

Yes, they are clear, but a short checklist could be added for people to go through after reading the guideline.

Anonymous

12/13/2018 05:45 PM

The specifications of no planting within the tree protection zone of a street tree are actually counter intuitive. As a horticulturalist, I know that underplant with your recommended ground covers/shrubs/grasses whether indigenous to our sandbelt area or not, helps shade root zone, reduce evaporation, provide mycorrhizal nutrients, etc. The MORE we underplant the root zone THE BETTER it is for the health of the street tree and biodiversity!

JoeSt

12/14/2018 09:01 PM

The draft Guidelines are clear and easy to understand. I must point out a significant contradiction between the draft Guidelines and Council's own Street Tree palette for nature strips - specifically the section in the draft Guidelines as follows: What CAN you plant? The tallest specimen that can be planted must not grow to more than 500 millimetres. Due to run-off and \*\*potential slip hazards\*\*, the production of all vegetables and fruits are not to be planted. "Potential slip hazards" should also apply to Council-planted White Cypress trees which produce hundreds of slip-hazard berries that are like marbles on the footpath.. In our street there have been many complaints and several falls due to these berries, as well as the frequent cleanup hassles. This specific Council street tree species should be removed from your Street Trees Preferred Species palette and phased out, in accordance with your own draft Guidelines re hazards for resident-planted strip plants .

Also see <https://www.sgaonline.org.au/white-cedar-a-shade-tree/>

JoeSt

12/14/2018 09:28 PM

There is a contradiction between a section in your draft Guidelines for residents and Council policy on Street Trees Preferred Species Palette.



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**Your feedback :** Survey Report for 01 December 2017 to 08 February 2019
 

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Anonymous

12/15/2018 10:21 AM

Specifically ( from draft Guidelines) "What CAN you plant? The tallest specimen that can be planted must not grow to more than 500 millimetres. Due to run-off and "potential slip hazards", the production of all vegetables and fruits are not to be planted. " "potential slip hazards" definitely applies to the marble-like berries dropping in their hundreds from your palette-approved White Cedar street trees. In our street alone there have been lots of complaints and several falls due to this. I submit that in accordance with your draft Guidelines for strip plants the White Cedar species should be deleted from your Preferred Species palette and phased out. Also see <https://www.sgaonline.org.au/white-cedar-a-shade-tree/> Your guidelines are very clear and detailed.

Anonymous

12/17/2018 12:54 PM

Too restrictive

Anonymous

12/19/2018 09:50 PM

The guidelines seem highly restrictive. While I can see there is arguably justification for each restriction, they are very conservative and as a whole will make planting unviable and/or pointless for most people. 1. In relation to insurance, surely council's insurance would cover the nature strip even if was planted by a resident. 2. Fruit and vegetables - this is the main game for some people and a fantastic thing for the community. 3. The setbacks on road and footpaths sides are unnecessary. People can figure out their car doors given planting are low. Why be so precious about car? Firstly plantings won't be so dense that people can't work around them. Secondly, most nature strips will not have plantings and will be clear for cars. 4. And why is the no plant zone required at all on the footpath site? 5. For most people, the no-plant zones leave only a tiny planting areas. My nature strip is 1.8m and fairly standard. That leaves 0.4m for planting, less the street tree area 6. The obligation to destroy plantings on sale is also unreasonable.

Anonymous

12/19/2018 09:52 PM

The guidelines seem highly restrictive. While I can see there is arguably justification for each restriction, they are very conservative and as a whole will make planting unviable and/or pointless for most people. 1. In relation to insurance, surely council's insurance would cover the nature strip even if was planted by a resident. 2. Fruit and vegetables - this is the main game for some people and a fantastic thing for the community. 3. The setbacks on road and footpaths sides are unnecessary. People can figure out their car doors given planting are low. Why be so precious about car? Firstly plantings won't be so dense that people can't work around them. Secondly, most nature strips will not have plantings and will be clear for cars. 4. And why is the no plant zone required at all on the footpath site? 5. For most people, the no-plant zones leave only a tiny planting areas. My nature strip is 1.8m and fairly standard. That leaves 0.4m for planting, less the street tree area 6. The obligation to destroy plantings on sale is also unreasonable.

Anonymous

12/22/2018 08:50 AM

They are clear, but incredibly restrictive and narrow. Council should be encouraging more tree and shrub planting where appropriate as part of climate change adaptation and beautification efforts. The ban on using pavers or similar at ground level to seaparate grassed area from planted

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**Your feedback :** Survey Report for 01 December 2017 to 08 February 2019

Anonymous 12/22/2018 12:09 PM	areas is problematic (surely you don't want people using trenching to separate the two). The idea that any planting needs to be removed and replaced with European grass species on sale of the property is very disappointing. Simple to read
Anonymous 12/23/2018 08:50 PM	Good guide. Easy to understand and clear.
Anonymous 12/24/2018 10:30 AM	Very clear
Anonymous 12/24/2018 08:58 PM	Clear and easy to understand
Anonymous 12/26/2018 03:36 AM	I think they are appropriate in most aspects, although I don't agree that residents should need to obtain public liability insurance for planting on the nature strip. The nature strip is council property and council should be responsible for this unless a resident is negligent in their action.
Anonymous 12/26/2018 12:43 PM	Yes easy to read and understand and totally agree with the terms and conditions of planting out your nature strip
Anonymous 12/28/2018 08:38 AM	Yes. I think small colorful shrubs that do not interfere with services. There should not be any 'stakes' that create a hazard. It is great when 'locals' do it as a neighborly project. Council should recognise well maintained attractive nature strips. Remember planting, watering, pruning, & just maintains Council land..., & the trees to keep our streets in the best order. Watering trees is important & should be encouraged
Anonymous 1/03/2019 09:53 AM	Pretty good - bit hard comprehending all the measurements and distances (I grew up with feet and inches) so the diagram is very helpful. Re measuring diameter of tree: it doesn't specify whether that is mm or cm or metres or inches or what? Just one other thing re spelling on Page 4: should be "dependent" not "dependant". A dependant is someone who depends on someone else for care/support.
jdiego 1/03/2019 07:00 PM	Yes
jdiego 1/03/2019 07:06 PM	Yes, easy to understand The area for planting - can this be made bigger? The plants - can succulents be included?
Anonymous 1/09/2019 10:54 AM	I think they are adequate. However this survey doesn't appear to address plant types. I believe there are some native "grasses", Lomandra, Carex, Juncus and a few others are rather spiny and should preferably be planted in the centre of the nature's tip if at all. This way avoiding passers by getting pricked.
Anonymous 1/11/2019 12:00 PM	The guidelines are very restrictive due to planting limitations (clearance and height, insurance, transfer to new owner or reinstatement requirements) and based on this it would seem to me that no one will be asking for such a permit.

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**Your feedback :** Survey Report for 01 December 2017 to 08 February 2019

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Anonymous

1/15/2019 01:03 PM

They are certainly clear. It's quite clear that after accounting for the TPZ, and clearance offsets for the footpath, driveway and kerb I won't be able to plant out any of my nature strip at all. At least I won't have to worry about getting public liability insurance. One thing I would like to know: would it be possible to replace the lawn areas in the 'non-planting zones' with a groundcover like Myoporum? Some varieties are practically flat and don't mind too much if you step on them. Another observation is that many of the suggested species will require a fair bit of maintenance to keep their growth within the planting zone and below the maximum allowed height. The section on maintenance should be expanded to highlight these potential obligations/responsibilities.

Anonymous

1/22/2019 09:43 AM

Yes quite straight forward and clear

Anonymous

1/22/2019 10:28 AM

Yes I do, but I wonder what the associated fees will be, if any, for permit applications?. I hope they will also come with some good practice examples though, and it would be helpful and pertinent to include a directory of places to obtain the correct plant species/horticultural advice.

Anonymous

1/22/2019 06:15 PM

It is good to have guidelines for planting on the nature strip. The guidelines are clear to understand

Anonymous

1/22/2019 06:15 PM

It is good to have guidelines for planting on the nature strip. The guidelines are clear to understand

Anonymous

1/22/2019 10:47 PM

In your draft guidelines, you have created far too many barriers that prevent people from planting on nature strips. They are mired in red tape with convoluted wording and too many rules regarding heights, plans and insurance policies. Please use plain English, please consider reducing the rules, which creates barriers for people who could hugely benefit from planting out on the nature strip. Give us more choice on what we can plant. You may own it but we have to maintain it.

Anonymous

1/22/2019 10:48 PM

In your draft guidelines, you have created far too many barriers that prevent people from planting on nature strips. They are mired in red tape with convoluted wording and too many rules regarding heights, plans and insurance policies. Please use plain English, please consider reducing the rules, which creates barriers for people who could hugely benefit from planting out on the nature strip. Give us more choice on what we can plant. You may own it but we have to maintain it.

Anonymous

1/23/2019 04:42 PM

Fairly easy, however it would be good to have a forum where residents can attend to find out more. It is a little unclear with regards to apartments.

Anonymous

1/23/2019 05:05 PM

they're clear although I am disappointed that the content is so risk-averse

Belasch

1/23/2019 05:59 PM

Very clear

Anonymous

1/23/2019 06:52 PM

Easy to understand and comprehend just really poorly thought through policy

**Your feedback :** Survey Report for 01 December 2017 to 08 February 2019

Anonymous 1/23/2019 06:59 PM	Easy to understand. However, they are very restrictive.
Anonymous 1/23/2019 07:16 PM	Basically well thought through, although being a little oppressive on owner responsibilities, but totally misses what's needed.
Anonymous 1/23/2019 08:01 PM	They are simple and clear
Anonymous 1/23/2019 08:36 PM	I'm much more concern that the council does not have a say with regards to the utility companies. The electricity council, for example, places ugly and not safe pole mounted electricity transformers, instead of placing the transformers under ground.
Anonymous 1/23/2019 10:22 PM	I don't find them easy to understand
Anonymous 1/24/2019 08:51 AM	The draft guidelines are very clear. The inclusion of the diagrams is great, to show exactly where planting is allowed. The inclusion of suggested species to plant is very good.
Anonymous 1/24/2019 10:01 AM	Yes they are xlear
Annette 1/24/2019 12:01 PM	Yes.
Anonymous 1/24/2019 11:50 AM	NA
Anonymous 1/24/2019 12:42 PM	Cant access on a mobile device because there is no document library 'to the right'.
Anonymous 1/24/2019 12:43 PM	Yes
Anonymous 1/24/2019 12:47 PM	Yes clear.
Sunshine 1/24/2019 02:01 PM	Yes
Sunshine 1/24/2019 01:29 PM	Yes
Anonymous 1/24/2019 02:05 PM	It seems clear and easy to understand
Anonymous 1/24/2019 04:16 PM	Yes
Jbecher 1/24/2019 04:27 PM	Guidelines are clear but the whole idea is inappropriate for the disabled and elderly. cars would have to park across driveways for people to exit. mothers who wanted to take their kids out of cars would have difficulty as they would



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Anonymous 1/24/2019 06:50 PM	have to park over driveways ,extract their children and then park? The only way for this to work is having a well maintained pathway on the nature strip. Yes clear, easy to read
Anonymous 1/24/2019 07:03 PM	More flowering plants varieties need to be added to the current list
Anonymous 1/24/2019 07:04 PM	v
Anonymous 1/24/2019 09:27 PM	I think the requirements are too onerous and expensive and will not encourage any resident to plant their nature strip. The council should provide public liability insurance. As a large bureaucracy it would have much greater negotiating power than individual residents and it would reward residents who have gone to the effort to improve the natural biodiversity and greenery of the local community. It is also unreasonable to expect residents to remove plantings before house sales as this would destroy the added amenity and biodiversity the council wishes to encourage. I like that indigenous plants are encouraged and the list provided is good. The guidelines that show how much space to leave for people to get out of cars etc are good.
Anonymous 1/25/2019 09:22 AM	I am disappointed that owners are required to take out additional insurance in order to obtain a permit. I think this should be covered by councils insurance.
Anonymous 1/25/2019 09:52 AM	I want to plant vegetables and I'm not sure if I can
Anonymous 1/25/2019 09:56 AM	Yes
Anonymous 1/25/2019 02:33 PM	Yes, but it's a pity it has to be formalised. Gardening programs etc. recommend the use of this extra land for sharing with the community and so on, and it used to be nice and informal. I understand this particular Council has been very strict on any plantings, so I can only hope from this new idea of Guidelines means a softening of attitude. Naturally, there are some things one should not plant on the nature strip, but variety is good.
Anonymous 1/25/2019 04:31 PM	Yes
Anonymous 1/25/2019 04:32 PM	Clear explanations. Yes easy to understand
Anonymous 1/25/2019 05:55 PM	reads okay
Anonymous 1/25/2019 05:55 PM	reads okay
Anonymous 1/25/2019 07:40 PM	I am confused about fruit and vegetables. Why is it that growing spinach or silverbeet, or herbs for example, would provide a slipping hazard? I would like clearer guidelines on which edible plants are permitted to be planted.

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Anonymous 1/26/2019 12:59 PM	Perhaps there are some that wouldn't be hazardous. yes
Anonymous 1/26/2019 03:42 PM	yes
Anonymous 1/27/2019 10:11 AM	yes
Anonymous 1/27/2019 08:43 PM	1. the guidelines are very clear. 2. it is pleasing to see the guidelines encourage planting of Indigenous Plants of the Sandbelt. 3. Suggest the Council to display a mini sample of planting of nature strip (recommended and not recommended examples) at the Council for residents to view and ask questions.
Anonymous 1/27/2019 08:49 PM	1. suggest Council to display mini example of nature strip planting at the Council. Residents can ask questions. 2. Pleased to notice Council encouraging residents to plant Indigenous Plants of the Sandbelt area. 3. Council should provide suppliers of Indigenous Plants in the guidelines.
Anonymous 1/28/2019 09:29 AM	No
Anonymous 1/28/2019 11:34 AM	I dont have a nature strip but enjoy the flowers when others plant them. I have found the guidelines very comprehensive, considering all aspects of the issue eg pedestrians, trees, watering, services etc
Anonymous 1/28/2019 09:07 PM	Guidelines look fine
Anonymous 1/29/2019 01:50 PM	Seeing you say you wish to encourage it you make it pretty onerous. Why will anyone bother if they have to extend their insurance and potentially incur costs at a later date to take back to lawn.
Beena Local 1/29/2019 02:33 PM	Yes, I found the guidelines simple and easy to understand.
Anonymous 1/29/2019 06:15 PM	Very clear and easy to understand.
Anonymous 1/29/2019 07:16 PM	I wasn't aware that they existed.
Anonymous 1/29/2019 10:48 PM	Yes, I find the guidelines basic enough to understand. However, I have feedback on the content as described below.
Anonymous 1/30/2019 01:28 PM	Very clear and detailed. It specifically lists what is acceptable and what is not. It also states that the resident responsible for the planting must extend liability insurance to cover the nature strip. This is a reasonable expectation, but one that I believe many people would be aware of. I found the list of suggested indigenous plants helpful for future planting within my own property.
Anonymous	Very restrictive

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1/30/2019 09:29 PM

Anonymous

1/30/2019 10:13 PM

Mostly clear The area around a telephone pole must be kept clear, but I didn't notice a specific distance. I did not see a mention of poles for street signs. Can they be planted right up to? Fruit plants are prohibited, yet you suggest Midgen Berry (: small white flowers in spring and summer followed by an edible berry.)

Anonymous

1/31/2019 03:21 PM

Yes

Anonymous

2/01/2019 10:36 PM

Written clearly for residents to understand the process and requirements for planting out the nature strip

kb57

2/02/2019 03:29 PM

The guidelines are very clear on what you can and cannot do. It's the limited scope of what you can do that I find very frustrating. Most ratepayers wanting to plant out their naturestrip would, like us, be wanting to plant vegetables and maybe some herbs so not happy with your "offering".

Anonymous

2/03/2019 12:24 AM

They are quite cclear but giving dimensions in millimetres is quite strange and difficult to work out. Better to use centimetres or metres

Anonymous

2/03/2019 03:06 PM

very clear to understand but somewhat impractical when one considers the clearances required. If i take into account the tree protection zone plus the required clearance from the curb and footpath the area available is essential nil.

Anonymous

2/03/2019 09:17 PM

It is very clear to understand. The guidelines on what is possible to plant and the restrictions on space allowance doesn't leave much room to actually plant anything. The guidesline are too restrictive and therefore doesn't motivate me to consider putting in the effort to consider this as an option.

Stewart\_Howell

2/06/2019 05:01 PM

Yes. Best thing is that it's short and to the point. Any more pages it won't be read by most people.

Stewart\_Howell

2/06/2019 04:57 PM

Yes. Best thing is they are short and to the point. Any longer and people won't read.

**Optional question** (144 responses, 18 skipped)

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#### Q5 Could the Guidelines be improved?

Anonymous

12/03/2018 01:01 PM

Yes. Make sure they don't block the view of vehicles entering and leaving properties. Also how would it affect the vision impaired people? What about small children and pets walking along the footpath? Can you plant cacti or plants with sharp points on leaves such as Yuccas?

Anonymous

12/03/2018 07:02 PM

Yes, cancel them and enforce people having tended lawns.

Anonymous

12/03/2018 07:14 PM

I have a parking area at the front of my house which I voluntarily take care of. There are no guidelines for that. It has had absolutely no maintenance from council and it is not my property as it is a divider of parks on the road. It is terrible in terms of maintenance, it has not been watered, pruned, planted etc and looks terrible. It would be good to see council assist residents to move the amenity of the streetscape by providing/assisting residents with suitable plants.

Anonymous

12/03/2018 07:16 PM

Please see above - draft guidelines document would not open

Anonymous

12/03/2018 07:21 PM

Some photos might help. Like with recycling people don't picture what it actually means until they see it.

Anonymous

12/03/2018 07:25 PM

Yes. As above. I understand their cost reasoning but it's not really helpful for society. Veggie grower are generally responsible people.

Anonymous

12/03/2018 07:29 PM

who would bother if you have to destroy it to sell your property? surely there can be provision for permits to be transferred with house ownership as long as proof of insurance is provided.

Anonymous

12/03/2018 08:20 PM

Where / what are they? Can't ask us to view and not have an easy link on the article.

Anonymous

12/03/2018 08:47 PM

Less restrictions. Crazy that you need insurance. And can only plant in a tiny strip.

malnor

12/03/2018 09:09 PM

Allow a little more leeway especially in regard to planting in the tree protection zone. It makes no sense to say that some of the small native grasses and ground covers could not be planted in the TPZ, but it is OK to have a lawn. A think mat of lawn that is mown regularly would cause more harm to the tree than having most of the species listed in the guidelines planted there.

Anonymous

12/03/2018 11:42 PM

I think they could as when I read this document it killed off any desire to plant my nature strip out. Quite frankly why would you bother.

Anonymous

12/04/2018 09:47 AM

Need more information about where to source these plants locally, eg from Bili nursery in Port Melbourne Need more information on extending public liability insurance as this is not a standard process and will discourage people from trying Please remove reference to Lantana montevidensis as it is a very serious weed

**Your feedback :** Survey Report for 01 December 2017 to 08 February 2019

Anonymous 12/04/2018 01:28 PM	<a href="https://keyserver.lucidcentral.org/weeds/data/media/Html/lantana_montevidensis.htm">https://keyserver.lucidcentral.org/weeds/data/media/Html/lantana_montevidensis.htm</a> See my note about questioning what can be done in the non-planting zone in the circumstance that grass will not grow. Given our circumstances, I think it would be better if we had an option to not revert the nature strip to original condition upon sale - is there a way for the new owner to decide if they wish to keep the nature strip with plantings? Perhaps a transfer process?
Anonymous 12/04/2018 03:04 PM	Alternatives to grass, but not plantings would be useful. I have a nature strip with poor soil and a large tree, so grass is difficult to grow.
Anonymous 12/04/2018 08:13 PM	See above
Permaculture 12/05/2018 01:58 AM	Yes!
Anonymous 12/05/2018 12:08 PM	Probably not relevant, however I hate, loathe and detest the tree on my "nature strip" which is actually only dirt and dandelions, and it's one that the council seems hell-bent on planting everywhere - I think someone has shares in the nursery that grows them. Queensland box myrtle or something. Huge leathery leaves that don't compost, gumnuts, strips of bark that come off, and I really can't for the life of me understand why big trees like this are planted under power lines, meaning that they have to have to guts chopped out of them to avoid the wires.....just sayin'.....
Anonymous 12/05/2018 01:24 PM	Yes, see above. Also allow for edibles to be planted. With higher density living, the mental health benefits from tending your own patch of nature strip can not be underestimated. Consider the reduction in food miles:)
Anonymous 12/05/2018 01:35 PM	Yes, INCLUDE HERITAGE areas - that's so disappointing. Our property is part of the Glenhuntly Park Estate. Don't agree with the statement regarding Heritage in the Draft - Heritage areas — Heritage areas in the City of Glen Eira can only plant grass on their nature strips. This maintains the character of neighbourhood. If you are unsure if the nature strip is located in a heritage area, contact Council's Service Centre on 9524 3333. WHO MADE THAT DECISION - In the so called Heritage compile a separate list of plants that would complement the Heritage era. Will be very disappointed if you don't.
Anonymous 12/05/2018 02:29 PM	I strongly suggest that Lantana be removed as a preferred plant from the list. The species of Lantana suggested is an introduced plant to Australia and may be toxic. It is classified as an invasive weed in Victoria. Parking is at a premium in many of the streets in our medium density areas. Unimpeded access from vehicles directly to the footpath is essential. People loading and unloading vehicles with goods, luggage, strollers and the like may not have sufficient room do do so safely from the narrow unplanted strips along the roadside. This may lead to more illegal parking across footpaths at driveway entrances resulting in inconvenience to footpath users and postal services. Perhaps more small trees rather than low shrub-like plants would be suitable.
Anonymous 12/06/2018 11:37 AM	common sense and look at the whole picture of the types of residential blocks there are in the area.
Anonymous 12/06/2018 04:36 PM	What can't be improved? For a start, encourage, not deter, people to plant on their nature strip by not being so dogmatic. The guidelines should also

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Anonymous

12/06/2018 11:31 PM

include guidelines about property boundary interface with the footpath. No action has been taken about the 1 metre high planting which encroaches the footpath from the front fence at 153 and 155 Jasper Road Bentleigh by over half a metre and yet the guidelines require planting on the nature strip to be half a metre from the footpath.

Yes. We should be able to grow vegetables in properly constructed boxes which do not effect street trees or services.

Anonymous

12/07/2018 11:15 AM

1. There should be a mechanism to not have to return the nature strip to grass with change of tenant or owner. If the new owner or tenant wants the planted strip, and is prepared to take on the obligations and responsibilities required, why should you have to turn it back to grass and then re-plant it. That would be inefficient, particularly if the planted strip is a feature that attracts the new tenant or owner. 2. Insurance requirements should be managed by council, not the owner, provided that the nature strip is designed and maintained according to these guidelines. Planted nature strips are of community benefit, so the costs of insurance should be socialised. Council should consider a scheme of purchasing insurance in bulk, and then require a contribution from planted nature strip owners (e.g. as a surcharge to their rates notice), if it works out to be cheaper than taking out \$20M PI individually. 3. The concept of only allowing grass under trees because it protects the root zone is at odds with natural ecological systems, which generally will have a vibrant and diverse understorey beneath the canopy. It also breaks up ecological continuity along the nature strip for whatever insects might call the planting home. Perhaps council could broaden its advice here to specify which of the species listed at the back of the guidelines could be used in the tree root zone. 4. As the guidelines stand at the moment, if you want to keep a tree and have a driveway, there is pretty much no room left for plantings after the various buffers have been allowed for, unless you have a wide frontage at the property. Not sure what you can do about that, other than point 3 above.

Anonymous

12/07/2018 11:16 AM

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Anonymous

12/07/2018 11:16 AM

insects might call the planting home. Perhaps council could broaden its advice here to specify which of the species listed at the back of the guidelines could be used in the tree root zone. 4. As the guidelines stand at the moment, if you want to keep a tree and have a driveway, there is pretty much no room left for plantings after the various buffers have been allowed for, unless you have a wide frontage at the property. Not sure what you can do about that, other than point 3 above.

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n/a

Anonymous

12/07/2018 11:22 AM

smcarlson

12/07/2018 07:00 PM

No. Whilst it is pretty restrictive, I appreciate the need for zones where people need to be able to walk and for access to services etc. I think it's pretty clear.

Anonymous

12/08/2018 09:32 PM

Yes, remove the public liability insurance requirement if you are serious about encouraging residents to provide a diversity of native plants on nature strips. The guidelines provide residents the opportunity to plant on average about one fifth of the nature strip or less keeping plants clear from the roadside, footpath and driveways. And for that you want evidence of public liability insurance ? Who are you kidding?

JandS

12/09/2018 12:42 PM

I don't think so. However, the real test comes when you try to implement the instructions. Have you had people 'test drive' them to see if there's any area of confusion?

Anonymous

12/09/2018 03:27 PM

What about nature strips narrower than 2100mm?

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Anonymous 12/09/2018 05:57 PM	Allow irrigation systems to be installed subject to legitimate safety risks, remove the requirement to restore a nature strip to grass when a property changes owners, Council (rather than residents) should provide public liability insurance coverage where the guidelines have been followed correctly.
Anonymous 12/11/2018 10:10 AM	We should be able to plant vegetables, in slightly raised beds
DianeFi 12/11/2018 04:25 PM	Address the above issues. Perhaps dot points rather than paragraphs
DianeFi 12/11/2018 04:25 PM	Address the above issues. Perhaps dot points rather than paragraphs
Anonymous 12/11/2018 05:00 PM	renderings of examples of fully planted nature stripe
RObradovic 12/11/2018 05:46 PM	I can understand the point of the guidelines lines, but for the majority of the nature strips, it would be pointless and make it too difficult to manage the lawn.
Anonymous 12/12/2018 12:28 PM	Liability Insurance
Anonymous 12/12/2018 01:09 PM	I would suggest a review after the policy has been in place for a period of time. It may also be helpful if Council had an annual 'month' where they source the plants approved for the plantings to make these easier for residents to participate in this great initiative.
craftedx 12/13/2018 02:51 PM	I do not understand the ban on pavers if they are to provide a dry hard surface for people who have to cross the grass to the footpath. The guidelines need to specify that there must be sufficient space to place bins for collection.
Anonymous 12/13/2018 05:22 PM	In many ways! There should be no PL insurance requirement. There should be a minimal listing of 'preferred plants' & get rid of the ridiculous rules of no planting in tree zones [whatever you deem that to be]. Mimic nature & stop obstructing people to get fulfilling use out of the verge space. Stop making it hard for kids or low income families to comply. Don't make rules for the sake of having rules - this council is unbelievable leading 'the nanny state' of affairs in this country. Take a look at what Monash Council do.
Anonymous 12/13/2018 05:36 PM	Yes, There appears to be a lot of red tape for something as simple as some planting. Understandably there are considerations that put each layer of tape there. However, I find that not all conditions have been appropriately reasoned. Such as plant height, no paving conditions. It is also in my opinion that the majority of people interested in planting their nature strip will go ahead without applying for a permit. Either because of the effort required to do so or just from lack of awareness.
Anonymous 12/13/2018 05:45 PM	Yes they are ridiculously over the top in terms of extending house insurance to cover it, demanding no fruit fall when the limit in plant height is 500mm. plenty of the street trees your council plants drop slippery fruit eg lillypillies, because they're so tall you can't pick them!
Anonymous	No way to predict public stupidity & perceptions, so good luck with that



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12/15/2018 10:21 AM

Anonymous

12/17/2018 12:54 PM

Most of the restrictions could be removed without harm. No need for extra insurance. Could plant small fruit and vegetables. Could allow planting to footpath edge and allow appropriate edging, small boxes etc. and room around trees not needed. Also draft very limited guidelines which, if complied with, mean no permit is required. Remove restriction on heritage areas - planting would not harm heritage. Overall rewrite to sound like you want to encourage plantings.

Anonymous

12/19/2018 09:50 PM

Kudos to council for exploring this area, but unfortunately the result is bureaucracy gone made.

Anonymous

12/19/2018 09:52 PM

Kudos to council for exploring this area, but unfortunately the result is bureaucracy gone made.

Anonymous

12/22/2018 08:50 AM

I suggest much less limitation - improved vegetation in the public domain is a good thing. European grasses should not be encouraged. Not clear how council intends to communicate and enforce these guidelines, whether there are sanctions for breach and whether they will be retrospectively applied. The preferred species seems to exclude species that council uses extensively in its own plantings.

Anonymous

12/22/2018 12:09 PM

Part on insurances was unclear, scary and made me feel uneasy.

Anonymous

12/22/2018 12:16 PM

My question is - what if I don't want a plant on my nature strip? You don't give us a choice :(

Anonymous

12/22/2018 11:05 PM

Many existing grassed nature strips are raised above footpath level. This causes precious rain to run-off to storm water. Could nature strips be managed in a way that water from footpath runs into the nature strip to contribute to irrigation of street trees and ground water, and decrease the surge of storm water and wasted water resources? Many existing street trees will tolerate temporary inundation, and will drain rapidly through Glen Eira's mostly sandy soil.

Anonymous

12/23/2018 08:50 PM

Include examples of indigenous species that grow in shade (all examples in guide are full sun or partial shade)

Anonymous

12/24/2018 08:58 PM

Although I personally can read the guidelines and are very clear to me, in order to make them more accessible, it would be better that the planting zones and described in words as a diagram explanatory statement and not just architectural drafts.

Anonymous

12/26/2018 03:36 AM

Yes. The following sentences do not make sense. Due to run-off and potential slip hazards, the production of all vegetables and fruits are not to be planted. Plants must be healthy and striving, no weeds or pests and diseases.

Anonymous

12/26/2018 12:43 PM

Penalties for non-compliance should be stressed and enforced. I walk to and from the train station everyday and am impacted by overhanging fruit trees which drop fruit or attract birds which eat the fruit and leave the stone pits on the footpath as tripping hazards and there is poo everywhere (which in turn

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Anonymous 12/28/2018 08:38 AM	attracts flies and bugs). Flowers and shrubs are best. Also maintenance and access to the nature strip should also be highlighted.
Anonymous 1/03/2019 09:53 AM	Of course. All things can be improved but less regulation is usually better than more. It usually discourages Sandy Anderson. 0411 570 888. 28 Dec 18
jdiego 1/03/2019 07:00 PM	See above re spelling of dependent/dependant. The list and pictures of preferred plants is great. It would be fantastic if Glen Eira had a native plant nursery so residents have easy access to suitable plants and appropriate advice for our area. I have become more interested in natives recently but find it difficult to find them at a convenient and affordable source. Would the council be considering something like this?
jdiego 1/03/2019 07:06 PM	Yes. Definitely. There is always room for improvement. For example, the area for planting could be bigger? The reason I want to plant on the nature strip is that someone in the street always leaves their grocery cart on our strip and not theirs (we have a big one in front with GIVE WAY street sign). Also, in the past, some random teenagers sit and hang out there then leave their rubbish. Planting on the strip is a subtle way to stop this. I was thinking of planting succulents as we already have them in the garden, they propagate easily, they don't need much care and in case they are damaged, you can just replant the broken branches easily.
Anonymous 1/09/2019 10:54 AM	Yes, please. Consider increasing area for planting. There is a big nature strip in front of our house and someone in the street likes to leave their grocery cart in our strip rather than theirs (been trying to catch them for years!!). Also, some random teenagers like to sit and hang out there and leave their rubbish. This is a subtle way to stop this (we'll leave space for rubbish collection). Succulents should be considered as they don't need much care, they propagate easily and if broken or damaged accidentally, broken branches can be easily replanted.
Anonymous 1/11/2019 12:00 PM	Probably with my comments above. That is Fruit, Vegetables and certain natives should not be planted. Note I have a power pole in my nature strip and I expect there are additional caveats around planting against/on it which must be observed.
Anonymous 1/15/2019 01:03 PM	Currently many people plant on their nature strips and although it is not always to my taste, it is generally acceptable and allows freedom of expression. I don't really think that we need any restrictive planting guidelines. I haven't seen plantings that bothered me as a motorist or pedestrian. It would seem to me that the guidelines are designed to prevent any planting on the nature strip, and I am generally against these guidelines. The best improvement is their absence. Though I must say that the guidance on native plants was good to see.
	If the aim of these Guidelines is to discourage people from planting out their nature strips then well done. If, as it says in the introduction, you actually do want to encourage people planting native plants in their nature strip then an extended introduction on the benefits of it and Council's support of it would help rather than diving straight in and detailing the many obstacles in the way. Also most people aren't familiar with producing a plant schedule or plan. It would be good to elaborate more or include an example so that people

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Anonymous

1/22/2019 09:07 AM

know exactly what they need to provide. I read the FAQ and some of the answers to those common questions aren't captured in the Guidelines. The Guidelines should really include all of the information explained in the FAQ. YES - the guidelines could incorporate residents determining the type of Street Trees planted by the City of Glen Eira. In Newstead Street, Melia Azederach is the majority tree. This tree sends out roots that are constantly lifting the pavement and invading our properties in search of water resulting in costly damage to sewer pipes. The fruit drops in droops that creates a tripping and slip hazard. The fruits exude a viscous slippery fluid on decomposition leaving behind very hard stones, another slip hazard. The fruit is toxic to most indigenous and domestic fauna. The fruit is also toxic to humans.

Anonymous

1/22/2019 09:43 AM

Not that I can see. Thanks for the initiative

Anonymous

1/22/2019 10:28 AM

I hope they will also come with some good practice examples though, and it would be helpful and pertinent to include a directory of places to obtain the correct plant species/horticultural

Anonymous

1/22/2019 10:47 PM

YES. Were these rules developed with consultation with the community? I think there are too many 'rules' and barriers and this needs to be simplified to encourage people to plant out their nature strips. Not discourage them. You have placed far too many rules and regulations - red tape- which prevents people from creating a beautiful garden that everybody can enjoy . Firstly, you need to reconsider nature strips as being food and vegetable friendly. Home owners, etc., need more freedom to plant what they want. The listed plants are far too limited. We should be allowed to plant food, dwarf fruit trees, edible foods, etc. The reasons you have given for not being able to plant food (because of slip hazards and health and safety) does not make sense and is actually irrelevant as non-food plants (or the plants you suggest on your recommended plant list) could create the same hazards. Forbidden bricks, paths, etc: reasons for banning this is contrary to what is stated. Actually putting paving between plantings makes the nature strips more accessible. Neighbours should be able to wander through a nature strip and be able to pick fruit, herbs and plants. I don't see how this creates slip hazards any more than the roots that are sticking out on the footpath and on my nature on account of your council-planted tree. I currently have a council tree on my nature strip and the roots have spread under the footpath causing an uneven surface. This is far more dangerous to residents and I have tripped on it countless times. Far more dangerous than planting fruit and vegetables on a nature strip. City of Port Phillip has a height restriction of 1 metre? Why did you choose the random number 50cm? Add it to our home insurance and thereby, increase already expensive premiums? I am single woman on a low income with a mortgage living in a house in McKinnon. I grow my own food as it is cheaper than store-bought food. By limiting what I can grow, you have shut out lower income woman like myself to grow my own food. Having proof of extended insurance coverage to plant out your nature strip? This is not going to encourage people to turn their nature strips

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Anonymous

1/22/2019 10:48 PM

into garden beds, this is going to turn people away. This is Ridiculous. Your guidelines are far too strict. I had ideas of planting a food forest on my nature strip on McKinnon Road but after reading your draft guidelines I have no interest in doing it now. The extra cost of insurance for this will be a barrier for me. Secondly, removing the ability to plant food is another barrier to creating a food forest that everyone should be able to enjoy. Google Ron Finley. He created a food forest in LA. He created it on his nature strip to provide a variety of food to his neighbours and his neighbourhood. Not only does his mixture of flowers and food provide a better alternative to food sources currently available, people who are poor can pick and cook the food available to them. More and more people are gardening and more people are growing their own food. The food not only tastes better, it is free from chemicals. Even if food is grown on nature strips, it is far healthier than the food found in supermarkets. The nature strip must be made available for food cultivation and harvesting. Tree protection zone: Trees benefit from ground covers around their trunks. It keeps their roots cool in hot summers, provide a natural form of mulch. By putting rules on distance from the tree, you are curtailing what trees do in forests.

YES. Were these rules developed with consultation with the community? I think there are too many 'rules' and barriers and this needs to be simplified to encourage people to plant out their nature strips. Not discourage them. You have placed far too many rules and regulations - red tape - which prevents people from creating a beautiful garden that everybody can enjoy. Firstly, you need to reconsider nature strips as being food and vegetable friendly. Home owners, etc., need more freedom to plant what they want. The listed plants are far too limited. We should be allowed to plant food, dwarf fruit trees, edible foods, etc. The reasons you have given for not being able to plant food (because of slip hazards and health and safety) does not make sense and is actually irrelevant as non-food plants (or the plants you suggest on your recommended plant list) could create the same hazards. Forbidden bricks, paths, etc: reasons for banning this is contrary to what is stated. Actually putting paving between plantings makes the nature strips more accessible. Neighbours should be able to wander through a nature strip and be able to pick fruit, herbs and plants. I don't see how this creates slip hazards any more than the roots that are sticking out on the footpath and on my nature on account of your council-planted tree. I currently have a council tree on my nature strip and the roots have spread under the footpath causing an uneven surface. This is far more dangerous to residents and I have tripped on it countless times. Far more dangerous than planting fruit and vegetables on a nature strip. City of Port Phillip has a height restriction of 1 metre? Why did you choose the random number 50cm? Add it to our home insurance and thereby, increase already expensive premiums? I am single woman on a low income with a mortgage living in a house in McKinnon. I grow my own food as it is cheaper than store-bought food. By limiting what I can grow, you have shut out lower income woman like myself to grow my own food. Having proof of extended insurance coverage to plant out your nature strip? This is not going to encourage people to turn their nature strips



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**Your feedback :** Survey Report for 01 December 2017 to 08 February 2019
 

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	<p>into garden beds, this is going to turn people away. This is Ridiculous. Your guidelines are far too strict. I had ideas of planting a food forest on my nature strip on McKinnon Road but after reading your draft guidelines I have no interest in doing it now. The extra cost of insurance for this will be a barrier for me. Secondly, removing the ability to plant food is another barrier to creating a food forest that everyone should be able to enjoy. Google Ron Finley. He created a food forest in LA. He created it on his nature strip to provide a variety of food to his neighbours and his neighbourhood. Not only does his mixture of flowers and food provide a better alternative to food sources currently available, people who are poor can pick and cook the food available to them. More and more people are gardening and more people are growing their own food. The food not only tastes better, it is free from chemicals. Even if food is grown on nature strips, it is far healthier than the food found in supermarkets. The nature strip must be made available for food cultivation and harvesting. Tree protection zone: Trees benefit from ground covers around their trunks. It keeps their roots cool in hot summers, provide a natural form of mulch. By putting rules on distance from the tree, you are curtailing what trees do in forests.</p>
<p>Anonymous 1/23/2019 05:05 PM</p>	<p>This reads like the council was looking for a way to stop anyone from altering a nature strip. This is so restrictive that no-one would be able to do anything. In essence, a planting needs to be 500mm from the footpath and 900mm from the road with a suggested planting width of 700mm. How many nature strips in the city of Glen Eira are at least 2100mm wide? I suggest starting again, and writing a guideline for nature strip planting which would be relevant for the majority of Glen Eira residents.</p>
<p>Belasch 1/23/2019 05:59 PM</p>	<p>Seems clear enough.</p>
<p>Anonymous 1/23/2019 06:19 PM</p>	<p>Too wordy. Try listing bullet points Far too long unless summaries. No one read 9 pages to find out do,s &amp; dont,s</p>
<p>Anonymous 1/23/2019 06:52 PM</p>	<p>1. These guidelines are absurdly specific and restrictive and will simply be ignored by the population. 2. The guidelines so wildly over estimate the width of peoples nature strips that the permit program is limited to at most handful of select streets in the entire council. 3. The heritage area only being able to plant grass will simply be ignored by people in those areas that wish to. 4. The footpath and drive way restrictions serve only to further restrict the area people can plant with few if any reasons to justify it. 5. The no planting of anything vaguely near a tree makes literally no sense and again will simply be ignored.</p>
<p>Anonymous 1/23/2019 06:59 PM</p>	<p>Don't recommend lantana. It's a declared weed. Provide addresses to community indigenous nurseries in the region (eg, bayside, st kilda)</p>
<p>Anonymous 1/23/2019 07:16 PM</p>	<p>Yes, apart from all the above. Coastal Tussock Grass is very prickly, possible not suitable if the guidelines are trying to avoid this type of plant</p>
<p>Anonymous 1/23/2019 08:01 PM</p>	<p>No they would be too wordy</p>

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**Your feedback :** Survey Report for 01 December 2017 to 08 February 2019

Anonymous 1/23/2019 10:22 PM	Yes
Anonymous 1/24/2019 08:51 AM	Not sure, but I feel the guidelines are a great first draft.
Anonymous 1/24/2019 10:01 AM	I think they are quite thorough
Annette 1/24/2019 12:01 PM	I find it unfortunate that some hard surfaces are not to be used on nature strips. I have just read an interesting article in one of my magazines about this very subject and there are some examples shown of nature strips that have been tastefully and safely set out with a flat brick or paved path through the grasses to break up the greenery.
Anonymous 1/24/2019 12:43 PM	-NO Owners insurance -Planting of fruit and vegetables on naturestrip 'at owners risk' (Explain why, such as possible pollutants) -This is too much for renters and many people to do to apply: • property owners or body corporate consent (if you are renting or leasing); • a copy of public liability insurance of \$20,000,000 with acknowledgment of the extended liability cover; • evidence there are no services that will prohibit your proposal; and • planting schedule/plan
Anonymous 1/24/2019 12:47 PM	It tells me what I need to do eg get permit extend cons cover but does not tell me how I stand legally. Also I wonder what the premium cost of extending insurance is - bet it becomes prohibitive!
Sunshine 1/24/2019 02:01 PM	No
Sunshine 1/24/2019 01:29 PM	No
Anonymous 1/24/2019 02:05 PM	I think it covers what is needed, maybe the illustrations could be identified on the drawings ....side view, aerial view to avoid confusion, but that would be it.
Anonymous 1/24/2019 04:16 PM	No I think they are very specific and clear
Jbecher 1/24/2019 04:27 PM	see above
Anonymous 1/24/2019 05:50 PM	No
Anonymous 1/24/2019 07:03 PM	could you justify the liability of 20 million for the land owner. I think, 10 million public liability is more than enough.
Anonymous 1/24/2019 07:04 PM	v
Anonymous 1/24/2019 09:27 PM	See above comments re public liability and removal of plantings at the time of house sales.



**Your feedback :** Survey Report for 01 December 2017 to 08 February 2019

Anonymous 1/25/2019 09:56 AM	There should be an option for trees in suitable areas. This would mean an additional guideline about what areas would be suitable for trees. I would like to plant an Indigenous tree like a Macadamia Nut tree. Your current guidelines don't allow for this, but the length of our nature strip would look good with another tree.
Anonymous 1/25/2019 04:31 PM	I think they are clear and don't need any improvement
Anonymous 1/25/2019 04:32 PM	No they are good
Anonymous 1/25/2019 05:55 PM	reads okay
Anonymous 1/25/2019 07:40 PM	Clearer guidelines on edible plants would be helpful. Perhaps some examples of plants that are recommended, such as natives, would be good.
Anonymous 1/26/2019 12:59 PM	not sure
Anonymous 1/26/2019 03:42 PM	I think it would be helpful to provide additional diagrams in regard to potential acceptable designs and factors which need to be considered especially access from parked cars over the nature strip to and from the footpath and not obstructing pedestrian traffic. Even though there is a theoretical 900 mm clearance, I am concerned that I may not be able to park in line with this clearance I can foresee this as a safety hazard and a reduction of access for many in the community. I have an elderly mother who uses a walker. It would not be safe for her to get out of the car if the nature strip is not even. This would greatly affect where I can park the car for her to safely get in and out of the car and use her walker.
Anonymous 1/27/2019 08:43 PM	should provide guidelines translated into other commonly used languages within Glen Eira Council.
Anonymous 1/27/2019 08:49 PM	Guidelines to be translated into commonly spoken community languages within Glen Eira Council.
Anonymous 1/28/2019 09:29 AM	Yes
Anonymous 1/28/2019 11:34 AM	No, I think they cover everything that I would consider
Anonymous 1/29/2019 01:50 PM	Yes, "Plants must be healthy and striving," suspect it should read .....healthy and thriving.
Beena Local 1/29/2019 02:33 PM	Not in my opinion. Clear and simple is best.
Anonymous 1/29/2019 06:15 PM	They seem fine to me. I was disappointed by the insurance clause and needing to reinstate grass if a tenant moves out.

## Your feedback : Survey Report for 01 December 2017 to 08 February 2019

Anonymous

1/29/2019 10:48 PM

Yes, I believe the guidelines could be significantly improved. I would like to make the following points. Your first statement regarding "Glen Eira encourages to plant nature strips..." is a positive statement, however, I do not see the the conditions that you have set on residents support this statement. I agree that a permit from Council must be applied for and granted prior to planting as well as the other obligations for leaving space for bin collection and essential services. I disagree on the onus being placed on the land owner to procure public liability insurance for a piece of public land owned and already insured by the council. If you refer to to Nature Strip Planting guidelines of Monash City Council, they explain that the landowner must apply for a permit to plant on nature strips, but once they are granted a free permit they are then covered under the councils' insurance. Please refer to this website and document: <https://www.monash.vic.gov.au/Services/Roads-Streets-and-Footpaths/Nature-Strips> <https://www.monash.vic.gov.au/files/assets/public/our-services/environment/natural-environment/planting-on-nature-strip-guidelines2.pdf> I don't understand why Glen Eira can not do the same as presented above? I find it difficult to imagine land owners being able, or willing, to pay hundreds if not thousands of dollars for public liability insurance. This alone is likely to stop the idea before it can even get started. I think the tree exclusion zone you propose is too large and I do not think it is required. The native grasses and herbs likely to be planted will not jeopardize the existing trees and would be equivalent in water requirements to the existing exotic lawn/grass which is found on most nature strips. Again, the Monash guidelines which were implemented five years ago, do not state this requirement. As a general statement, I would not agree with recommending to residents to plant exotic plant species, while they may be attractive to some fauna species and people, I believe it would be much more beneficial and send a clear message to land owners to plant locally indigenous species or at least native plant species. Therefore, I would remove Trailing Lantana and Blue Rock Bindweed from the planting list. Glen Eira is largely devoid of remnant indigenous vegetation, therefore, we need as much planting of indigenous plants as possible (as opposed to exotic species) to encourage more biodiversity within the urban fabric. I would like to conclude my feedback in terms of the bigger picture of nature strip planting and its role in supporting habitat for biodiversity in the municipality and its role in place-making for residents. Planting on nature strips is an important step in increasing our green spaces in Glen Eira. For local residents it can provide a sense of place and an opportunity to connect and interact with nature on a daily basis (many people do not have this opportunity, especially in high density urban areas). It also provides residents/land owners with a sense of self-worth and achievement in that they are doing something worthwhile for local biodiversity. Providing for biodiversity provides many benefits. Being around nature has been shown to reduce stress, lower blood pressure, and create a sense of calm for people. For the urban environment, biodiversity is critical for ecosystem services such as pollination, seed dispersal, reducing the urban heat-island effect and reducing storm water run off (which can

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**Your feedback :** Survey Report for 01 December 2017 to 08 February 2019
 

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Anonymous

1/30/2019 10:13 PM

cause flooding in high rain events). Increasing green spaces in urban environments assists in mitigating and adapting to global warming, by sequestering carbon and, as stated, reducing temperatures. Children do not always have access to nature in their backyards, providing more natural spaces gives residents an opportunity to increase children's time outside and interacting with nature. I think the guidelines are a definite step in the right direction for enhancing biodiversity values in Glen Eira, and I think will play an important role in 'greening the gaps' in Glen Eira. However, I think in their current form they are too restrictive for the majority of land owners to implement. I do hope the council will re-evaluate the conditions and obligations and align the guidelines with other councils which have been successfully implementing nature planting guidelines for several years. Thank you for allowing me and other residents the chance to provide comment on the guidelines.

Setting the permit to the property. The nature strip is part of the street appeal. Tearing it down when you sell is unreasonable; the incoming owner would be expecting it maintained as purchased. Similarly, it discourages tenants from beautifying the property and area. (Perhaps here the permit could be in the landlords name) Plant growth often exceeds the sizes indicated in textbooks/nursery labels. How closely will the 500mm limit be enforced? Trimming straplike plants like the native grasses destroys their natural look. Margins must be kept between the bed and the footpath/curb. You I suggest several spreading plants yet devices that limit their growth, such as barriers, are prohibited. Similarly, plants need to be contained so that they do not spread to neighbouring properties (particularly given the permit and insurance requirements).

Anonymous

2/01/2019 10:36 PM

While these guidelines are drafted for residential areas maybe looking into ways the green up shopping areas with streamline planter boxes on concrete strips. Also council could look into having community garden spaces in larger local parks set up for vegetable growing that residents could assist in caring for and sharing the produce grown. I think when granting planning permits for these larger apartment buildings there should be a mandated amount of frontage for green space.

Anonymous

2/03/2019 12:24 AM

They seem t they c ok ver everyyhing I would want , however please fo not use millimetres as the unit better centimetres or metres

Anonymous

2/03/2019 03:06 PM

Yes, could permit planting in some form around the trunk of the tree.

Anonymous

2/03/2019 09:17 PM

I feel you need to reconsider what can be planted and the space allowance from the kerb because once you take that into consideration, there isn't much space left to plant. If it's this restrictive then it's not even worth having this policy as it isn't much of a policy to motivate people. I think it's an awesome idea to do bring community out and about with this initiative, but the guidelines are ridiculously restrictive to allow me to even consider doing anything to change from the status quo.

Stewart\_Howell

2/06/2019 05:01 PM

Not really. The assumption is that there is always a footpath. Maybe sometimes there's grass all the way from the fence to the kurb?

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Your feedback : Survey Report for 01 December 2017 to 08 February 2019

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Stewart\_Howell

2/06/2019 04:57 PM

Covers 2 scenarios. 2100mm with a tree and without a tree. Are there other scenarios? Anyway if they are insignificant in number then I agree to leave them out.

**Optional question** (111 responses, 51 skipped)





Glen Eira City Council

# Nature strip Planting Guidelines



Bentleigh | Bentleigh East | Brighton East | Carnegie  
Caulfield | Elsternwick | Gardenvale | Glen Huntly  
McKinnon | Murrumbeena | Ormond | St Kilda East

## Nature strip Planting Guidelines

Nature strips are the public land between the footpath and the kerb on residential streets. A permit is required from Council before planting a nature strip.

Glen Eira City Council encourages residents to use these guidelines for all nature strip planning and planting. This land is set aside for the provision of essential services, such as telephone, gas, water, sewerage, drainage and electricity.

In addition to providing clear viewing lines for pedestrians and vehicle traffic, the nature strip provides a stable area for postal and waste collection services, and clearances for entry and exit from motor vehicles parked on the road for passengers, prams and wheelchairs.

Council currently plants more than 1,000 street trees on nature strips a year.

### If you are making changes to your nature strip

Before making changes to your nature strip, always check for underground services. To do this, contact Dial Before You Dig on 1100 or apply online at [www.1100.com.au](http://www.1100.com.au)

### Access for utility companies

While Council provides permission for residents to plant areas of the nature strip, utility companies may require access to their infrastructure for upgrades or repairs. Please be aware that the utility companies are only obligated to reinstate the nature strip as grass.

### Where you can plant

The nature strip is a busy place, services pass through this area; cars park at the kerb and people alight onto the nature strip; and trees are planted that must have an exclusion zone to ensure their survival.

### What you can plant

You can plant: annuals, perennials, ground cover, low shrubs and low grasses. The tallest specimen that can be planted must not grow to more than 50 cm high. A list of plants suitable for planting is contained at the end of these Guidelines.

### What you cannot plant or use

Those plants selected for the nature strip area must not be prickly, have thorns or pose a threat to the community. Fruit and vegetables cannot be planted.

Landscaping hard surfaces, such as bricks or pavers, rocks, fences, sleepers or edges, planter boxes and other raised structures, ornaments (includes gnomes), or bollards are not permitted.

Artificial turf or grass is not permitted. Hand watering only is suitable - the installation of irrigation systems and any electrical components are not permitted.

### Maintenance

The planted area must be maintained and kept neat and tidy. Plants must be healthy and thriving, with no weeds, pests or diseases present.

### What happens if I no longer wish to continue with the nature strip planting?

If you decide to no longer maintain the garden on the nature strip, then you are required to reinstate the area to natural lawn which is level with the footpath and kerb.

The nature strip must also be returned to grass on sale or vacating of the property, as the permit is owner specific, not transferable.

On receipt of your permit, it is the applicant's responsibility to ensure all other relevant approvals/permits are obtained, eg. Dial Before You Dig before works commence. The granting of a permit is made with the understanding that access by Council or other utility authorities, under their relevant legislation, can occur at any time and without notification. Maintaining your nature strip is critical to ensure access to infrastructure within the nature strip.

### Things to note

#### Clearance

Street trees require space to be left free of planting to protect their root zone (a tree protection zone). The tree protection zone is calculated by measuring the diameter of the trunk at chest height and multiplying this number by 12 to determine the closest distance to the tree where planting is allowed.

For young trees, the minimum distance is two metres and for large trees, the maximum distance is 15 metres. You can plant lawn within the tree protection zone.

Footpaths require 50 cm to be left clear of planting to allow for pedestrian safety and clear passing.

Driveways require a one metre clearance of planting on either side to allow for car doors to be opened and pedestrian safety and passing.

Power poles, storm water pits, service pits and fire hydrants require one metre be left clear of planting around them.

### Parking

Maintain a 90 cm clearance between the kerb and the planting to allow for a car door to be open and for safe pedestrian access.

### Height restriction

Height restriction for plants is 50 cm. Ground covers and native grass species are preferred. A list of plants suitable for planting is contained at the end of these Guidelines.

### What to do next

The property owner, or if you are a tenant and you have written approval to act on their behalf, is responsible for obtaining all necessary approvals before residents' plant out nature strips.

Please ensure you have obtained a permit before planting your nature strip. Council or utility asset owners may direct you to reinstate the nature strip back to its original condition if a permit is not sought, or if permit conditions are not met. Applications can be made through Council's website [www.gleneira.vic.gov.au](http://www.gleneira.vic.gov.au).

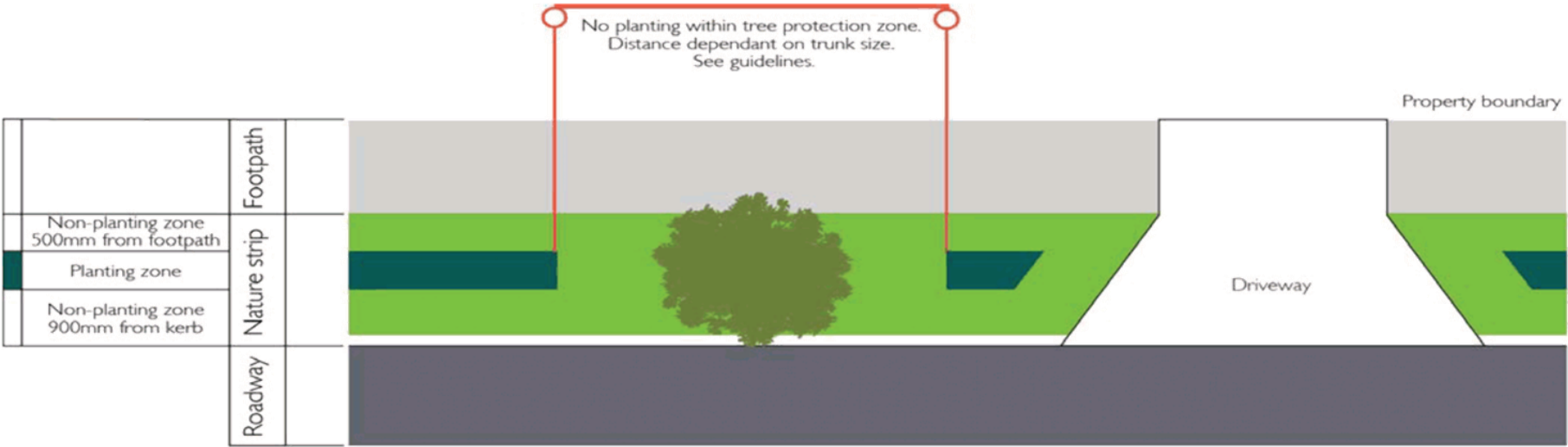
However you will need the following before lodging:

- property owners or body corporate consent (if you are renting or leasing)
- evidence there are no services that will prohibit your proposal; and
- a planting schedule/plan.

This information can be uploaded and incorporated into your application. Council officers will endeavour to inspect and assess your application within 14 days.



Nature strip Planting Guidelines:  
2,100 mm nature strip with street tree



Nature strip Planting Guidelines:  
2,100 mm nature strip without a street tree

Glen Eira City Council is planting 1,000 street trees per year into nature strips that do not have street trees. Check with Council if a street tree is to be planted on the nature strip before commencing your planting.



## Preferred plants

Many local species of grasses and ground covers can be planted into the nature strip.

Planting species that are indigenous to the Sandbelt Region of Melbourne (south of the Yarra River, along the Port Phillip Bay coastline, extending to Frankston) can increase biodiversity and provide habitat for native birds and animals.



### Chocolate Lily

*Arthropodium strictum*

Indigenous to Glen Eira.

Description of plant: chocolate scented deep pink to mauve flowers in spring and summer.

Growing preferences: full sun to part shade. Prefers well-drained soil.

Withstands dry periods.

Dimensions: 30cm to 60cm high, 20cm to 80cm wide.

Photo: © Colleen Miller, [www.victorianflora.com](http://www.victorianflora.com)



### Cut Leaf Daisy

*Brachyscombe* species eg. *multifida*

Native to Victoria.

Description: various varieties with different colour flowers in spring, summer and autumn.

Growing preferences: full sun to part shade.

Dimensions: 20cm to 40cm high, 80cm to 1.2m wide.

Photo: © Colleen Miller, [www.victorianflora.com](http://www.victorianflora.com)



### Yellow Bulbine-lily

*Bulbine bulbosa*

Indigenous to Glen Eira.

Description: grass like with yellow flowers in spring, summer and autumn.

Growing preferences: full sun to part shade. Prefers well-drained moist soil.

Withstands dry periods.

Dimensions: 20cm to 40cm high, 20cm to 30cm wide.

Photo: © Colleen Miller, [www.victorianflora.com](http://www.victorianflora.com)



### Karkalla

*Carpobrotus rossii*

Indigenous to Glen Eira.

Description: purple flowers.

Growing preferences: full sun to part shade. Prefers well-drained soils.

Withstands dry periods.

Dimensions: 20cm high, 2.5m wide.

Photo: © Colleen Miller, [www.victorianflora.com](http://www.victorianflora.com)

**Common Everlasting***Chrysocephalum apiculatum*

Indigenous to Glen Eira.

Description: yellow flowers in spring, summer and autumn.

Growing preferences: full sun to part shade. Prefers well-drained soil.

Withstands dry periods.

Dimensions: 30cm to 50cm high x 1.3m wide.

Photo: © Colleen Miller, [www.victorianflora.com](http://www.victorianflora.com)**Pale Flax Lily***Dianella longifolia* var. *longifolia*

Indigenous to Glen Eira.

Description: strappy plant. Blue flowers followed by blue berries.

Growing preferences: Full sun to part shade. Withstands dry periods.

Dimensions: 30cm to 60cm high, 50cm wide.

Photo: © Colleen Miller, [www.victorianflora.com](http://www.victorianflora.com)**Spreading Flax Lily***Dianella revoluta*

Indigenous to Glen Eira.

Description: strappy plant. Blue flowers followed by blue berries.

Growing preferences: full sun to part shade. Withstands dry periods.

Dimensions: 50cm to 60cm high, 80cm wide.

Photo: © Colleen Miller, [www.victorianflora.com](http://www.victorianflora.com)**Running Postman***Kennedia prostrata*

Indigenous to Glen Eira.

Description: scarlet pea-shaped flowers in spring and summer.

Growing preferences: full sun to part shade. Prefers well-drained soil.

Withstands dry periods.

Dimensions: Prostrate, 10cm high, 1m to 2m wide.

Photo: © Colleen Miller, [www.victorianflora.com](http://www.victorianflora.com)





### Creeping Boobiala

*Myoporum parvifolium*

Indigenous to Glen Eira.

Description: dense foliage with white flowers in spring, summer and autumn.

Growing preferences: full sun to part shade. Withstands dry periods.

Dimensions: 10cm to 20cm high, 1.5m to 2m wide.

Photo: © Colleen Miller, [www.victorianflora.com](http://www.victorianflora.com)



### Tufted Bluebell

*Wahlenberia communis*

Indigenous to Glen Eira.

Description: blue flowers in spring and summer.

Growing preferences: full sun or partial shade. Prefers well-drained moist soil.

Dimensions: 15cm to 50cm high, 15cm to 40cm wide.

Photo: (CC BY 2.5 AU) Russell Best, [natureshare.org.au](http://natureshare.org.au)



### Midgen Berry

*Austromyrtus dulcis*

Native to northern New South Wales and southern Queensland.

Description: small white flowers in spring and summer followed by an edible berry.

Growing preferences: full sun to part shade.

Dimensions: 40cm to 50cm high, 1m to 1.5m wide.



### Fern-leaf Banksia

*Banksia blechnifolia*

Native to Western Australia.

Description: red flower spikes in spring and summer.

Growing preferences: full sun. Withstands dry periods when established.

Dimensions: 20cm to 40cm high, 1.2m to 1.5m wide.

Photo: Australian National Botanic Gardens, [www.anbg.gov.au](http://www.anbg.gov.au)



### Dusky Bells

*Correa 'Dusky Bells'*

Native to Victoria.

Description: pink flowers in autumn to spring.

Growing preferences: full sun to part shade. Withstands dry periods.

Dimensions: 50cm high, 1m wide.

Photo: Australian National Botanic Gardens, [www.anbg.gov.au](http://www.anbg.gov.au)

**Blue Rock Bindweed**

*Convolvulus sabaticus*

Exotic.

Description: mauve flowers in spring, summer and autumn.

Growing preferences: full sun to part shade. Withstands dry periods.

Dimensions: 15cm to 20cm high, 2m wide.

**Dampiera**

*Dampiera diversifolia*

Native to southwest Western Australia.

Description: purple to blue flowers in spring and summer.

Growing preferences: full sun to part shade. Prefers well-drained soil.

Dimensions: 10cm high, 1.5m wide.

Photo: (CC BY 2.5 AU) Chris Clarke, [natureshare.org.au](http://natureshare.org.au)

**Bent Goodenia**

*Goodenia geniculata*

Indigenous to Glen Eira.

Description: yellow flowers in spring and summer.

Growing preferences: full sun to part shade. Withstands dry periods.

Dimensions: 5cm to 10cm high, 30cm wide.

Photo: (CC BY 2.5 AU) Russell Best, [natureshare.org.au](http://natureshare.org.au)

**Common Tussock Grass**

*Poa labillardieri*

Indigenous to Glen Eira.

Growing preferences: full sun to part shade. Withstands dry periods.

Dimensions: 30cm to 70cm high, 40cm wide.

Photo: © Colleen Miller, [www.victorianflora.com](http://www.victorianflora.com)

**Coastal Tussock Grass**

*Poa poiformis*

Indigenous to Glen Eira.

Growing preferences: full sun to part shade. Withstands dry periods.

Dimensions: 30cm to 70cm high, 40cm wide.

Photo: Plants of the Elster Creek Area, [www.elster-creek.org.au](http://www.elster-creek.org.au)





## 9.8 VIABILITY OF STEAM WEEDING

**Author:** Glenn Greetham, Manager Parks and Environment

**Trim No:** 19/137863

**Attachments:** Nil

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### PURPOSE AND SUMMARY

At the Council meeting 27 July 2018 Council resolved:

*That a report be prepared to consider the viability of Glen Eira City Council investing in alternative non-toxic weed control such as 'steam weeding' to move away from herbicides.*

This report considers the various options for Council consideration.

### RECOMMENDATION

That Council:

1. notes the report;
2. endorses that officers continue with current methods of weed control; and
3. endorses that officers trial alternative herbicide products to control weeds that do not contain Glyphosate and continue to investigate new options as they become available.

### BACKGROUND

Council has historically relied on chemical control to manage weed growth in conjunction with hand removal and the application of mulch, which remains the most efficient and economical means of controlling weeds. The motivation to explore these methods has been driven predominately by the perception that chemical control may cause adverse health effects over the long term.

The use of steam and hot water as alternative methods of weed control has been trialled by a number of Council's with mixed results.

Moreland City Council, Byron Shire Council, Melton City Council reported that trials were successful on annual weed growth but larger weeds, even with repeat applications, were only scorched as a result of treatment and grew back. Bayside Council has introduced the use of steam following trials to control weeds around their play areas and childcare centres, with increased costs in the order of \$140k per annum (2018/19).

This report includes the comparison between thermal weed control and the traditional methods of control e.g. manual, mechanical or through the application of herbicides currently in place.

The Parks and Environment department currently controls weeds through using a number of methods to reduce weeds throughout our parks and street scape areas as follows:

- Physical weed control - hand weeding, tilling, matting or mulching.
- Mechanical weed control - mowing, scarifying and slashing.
- Chemical weed control - selective or non-selective herbicides

Parks undertook a trial using thermal weed control in 2014 within Caulfield Park garden beds and around tree bases along Inkerman Road. The cost of the trial was \$1,475.

Issues noted during the trial were:

- Noisy generators were required to carry out works.
- Fumes and use of fuel from the generator.
- The location of the trial was limited due to difficulty accessing areas such as shopping centres due to the large equipment required.
- The kill rate was low and some weeds (mainly perennials) often came back.

Long hoses are often used which potentially can create OH&S issues such as tripping or slipping hazards to pedestrians or users.

## **ISSUES AND DISCUSSION**

There are primarily four types of thermal weed control. They are fire, hot water, steam, and hot water and steam combination. The use of fire provides an unacceptable risk in Australia and this option is considered unsuitable as a viable alternative.

### **Option 1 Thermal Weed Control - Hot Water**

The hot water method uses a large amount of water (greater than 600 litres per hour). In considering the quantities of water used, this option is also considered unsuitable as a viable option.

### **Option 2 Thermal Weed Control - Steam**

The steam method is much more water efficient and delivers temperatures that are initially higher than the hot water method, however there are issues with loss of temperature and it is therefore less effective in controlling perennial weeds.

### **Option 3 Thermal Weed Control - Hot Water and Steam**

The hot water and steam combination does in effect combine the attributes of the previous two options, however although it has a reduced amount of water use (250 to 350 litres per hour) it is still significant and is not considered suitable as a viable option. This operation is effectively a contact, non-systemic means of controlling weeds and if part of the weed is not treated, there is a risk that the whole plant will survive.

### **Best Practice**

Thermal weed control has been suggested as a safer alternative to herbicide use. However, research and trials into thermal weed control have generally found it to be less effective than chemical weed control and is more expensive, uses large amount of energy, is non-selective harming adjacent plants and is not practical in natural areas.

Thermal weed control generally kills the uppermost portion of the weed and is therefore more suited to annuals or young perennials. Perennial weeds with deeper roots will generally regenerate as the thermal treatment does not affect the deeper root systems. As a result, more repeat treatments are required when using thermal weed control and are found to be more expensive and it takes longer so the labour costs are higher and more treatments are required.

## **FINANCIAL, RESOURCE, RISK AND ASSET MANAGEMENT IMPLICATIONS**

Council currently performs weed control via both the in-house team and contractors for specialist applications of non-selective, selective herbicides on sport grounds and footpaths across the municipality. Given that steam control is not part of the current operation, there would be significant set up costs if the service formed part of our current in-house provision or through variations to existing contractual arrangements

**POLICY AND LEGISLATIVE IMPLICATIONS**

Council uses herbicides that are approved for use in Australia and provides appropriate training and instruction to staff delivering this service. At this stage, there is no risk in continuing with our existing practice.

**COMMUNICATION AND ENGAGEMENT**

Not applicable.

**LINK TO COUNCIL AND COMMUNITY PLAN**

Theme Four: Clean and Sustainable

An attractive and sustainable environment for future generations.

**OFFICER DECLARATION OF CONFLICT OF INTEREST**

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

**CONCLUSION**

The use of steam or hot water weeding treatments for weed control requires a significant amount of water and equipment that may not be suitable for use in many areas.

The Parks and Environment team will continue to control weeds through existing methods. The team will continue to explore best practice procedures, investigate new options to control weeds as they become commercially available, and trial alternative herbicide products that do not contain Glyphosate.

## 9.9 OUTER CIRCLE RAILWAY LINEAR PARK MANAGEMENT PLAN

**Author:** Matt Barbetta, Open Space Coordinator

**Trim No:** 19/130319

**Attachments:** 1. Outer Circle Linear Park Management Plan March 2019 [↓](#)  
2. Have Your Say Responses [↓](#)  
3. Email Feedback [↓](#)

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### PURPOSE AND SUMMARY

To present the Outer Circle Railway Linear Park Management Plan to Council for adoption.

### RECOMMENDATION

That Council adopts the Outer Circle Railway Linear Park Management Plan.

### BACKGROUND

The Outer Circle Railway Linear Park consists of Boyd Park, Springthorpe Gardens and Riley Reserve.

The previous Management Plan has provided guidance, vision and management direction since it was adopted in 2004. Recent projects, the Caulfield to Dandenong grade separation project and Murrumbeena main drain upgrade, have changed the nature, functionality, access and usage of these areas resulting in the need for an updated management plan.

The draft Outer Circle Railway Management Plan and community consultation feedback was presented at the Ordinary Council Meeting on 18 December 2018, where it was resolved that Council:

- *notes the feedback received during community consultation and officers comment; and*
- *endorses the recommended changes to the Management Plan which will be updated and presented to a future Ordinary Council Meeting for adoption.*

### ISSUES AND DISCUSSION

#### ***Draft Management Plan***

The draft Plan was developed around a set of Key Design Principles which identify key issues and opportunities, these include:

- Strengthening Connections;
- Closing Gaps;
- Cohesive Zones and Spaces;
- Legible Landscape Character; and
- Defined Active and Passive Spaces.

**Consultation**

An updated draft Outer Circle Railway Management Plan was promoted for community consultation for five weeks between Monday 22 October and Sunday 25 November 2018.

An overview of the consultation actions and community feedback is presented in the next section of this report.

**Feedback Themes**

The following provides analysis and discussion of the themes, suggestions and ideas raised during the consultation, with officer comments on response and proposed actions.

1. **Relocation of Scout Hall** - The draft suggested investigating opportunities to relocate the scout hall; or potentially investigate other uses for the building. This would provide opportunity to extend the indigenous planting area, timber fencing and provide a link from the Djerring Trail (LXRA path) into the Boyd Park shared path, removing the need to cross the carpark and station precinct.  
Feedback highlighted the long connection the Scout Hall (9<sup>th</sup> Caulfield) have had to Boyd Park and the synergies between Scout activities and the natural woodland setting of Boyd Park. This consultation process has included discussions with both Scouts Victoria and 9<sup>th</sup> Caulfield Scout representatives.

**Officer's comment**

*Remove the recommendation to investigate the relocation of the scout hall. Include a recommendation to look at opportunities to enhance the scout hall interface and connection to the park; this could include signage, fencing and access.*

**Change actioned in draft plan** - *The relocation of the Scout Hall has been removed as an action and in its place is the action "Investigate opportunities to enhance the scout hall interface and connections to the park".*

2. **Toilets in Boyd Park** – A public toilet has been proposed near the central play area. There was a favourable response to this suggestion and it was highlighted that toilets are important for children playing and also elderly visitors. Residents in the two aged care facilities in close proximity to the parks would be able to visit the park more often if there was a toilet facility.

Conversely there was some concern around public toilets attracting negative behaviour.

**Officer's comment**

*The provision of a toilet in a central location will provide for a number of park users. Similar to other parks, an automated toilet would be recommended as it provides flexibility to close overnight, are self-cleaning and require a smaller footprint.*

*The position of the toilet would take into account Crime Prevention Through Environmental Design principles to ensure suitable visibility, passive surveillance and safety. Additionally it will be designed to complement the surrounding environment.*

*A toilet is now also provided at Hughesdale Station by Metro Trains/VicTrack.*

**No change required to draft plan**

3. **Additional play equipment for older children / teenagers** - A number of people requested play equipment for older children. The existing playground equipment has a focus towards younger children. Suggestions included basketball half court, tennis hit up wall, climbing wall, flying fox, outdoor table tennis table, spider swing and climbing frames.



**Officer's comment**

*A mini basketball court was removed from Boyd Park in 2011. The removal was due to the cracking of the concrete base and some noise complaints from neighbours. As part of the proposed expansion of the existing playground, further community consultation will be sought for current views on play equipment for older children / teenagers.*

**Change actioned in draft plan** - *"Investigate additional options for intergenerational play equipment".*

4. **Request to expand the existing playground with nature play space, barbecue facilities and shelter.** Favourable responses were received for the proposal to expand the current playground and provide barbecue facilities and a shelter.

**Officer's comment**

*This area of Boyd Park has a number of constraints including access, visibility, car parking and sensitive vegetation. Further consultation would occur during the design phase.*

**No change required to draft plan**

5. **Park lighting** - Many people welcomed the proposal for lighting in Boyd Park to increase safety, especially in winter months. A concern was raised regarding possible negative side effects to wildlife.

**Officer's comment**

*The proposed park lighting along the path in Boyd Park North would be considerate of any possible side effects to both flora and fauna. Sections through sensitive areas could be placed on timers to avoid interference for extended periods. Additionally lighting bafflers could be used to prevent unnecessary light pollution.*

**Change actioned in draft plan** - *"Additional park lighting throughout the space will improve safety for visitors whilst being considerate of environmental impact to surrounding flora and fauna".*

6. **Separation of cyclists, playground, dogs off leash and pedestrians** – There were many comments regarding the separation of people and areas. This included fencing around the playground, fencing along the shared path and fencing to separate natural areas from dog off-leash areas. Additionally there were suggestions to relocate the shared user path to provide different paths for different users. Notably the comments had a focus on safety and reducing conflict.

**Officer's comment**

*Boyd Park has many users and is a highly contested space. Fencing of playgrounds does not increase safety – active supervision by parents or carers is more effective. Gates can be left open, provide barriers to access and fences can be climbed by young adventurers. Similarly fenced off leash areas do not promote active ownership, nor would they be compatible to the landscape and character of Boyd Park.*

*To accommodate the range of users the following changes are recommended:*

- *Remove proposed seating areas from open grassed area.*
- *Investigate barrier to northern bushland of Boyd Park – an extension of the log fencing may be an option sympathetic to the character of the park.*
- *Increased and improved signage to remind and educate all park users of their responsibilities.*

- *Investigate the appropriateness of ripple strips to slow cyclists near the playground, shelter or similar conflict points.*

*The existing suggestion to relocate the shared user path further from the play space will remain.*

**No change required to draft plan**

7. **Overpass / link between Boyd Park and Urban Forest** - A large number of favourable responses were received regarding a future link between Boyd Park North and the Urban Forest. Feedback highlighted the current safety risks to bicycle riders and pedestrians crossing Dandenong Road and the broken link in the dedicated bicycle paths incorporating the Djerring Trail, Outer Circle Railway Path and the Gardiner's Creek Trail.

**Officer's comment**

*The inclusion of this action will assist in future advocacy to achieve this link.*

**No change required to draft plan**

8. **Habitat** - Suggestions were received to give greater consideration to biodiversity; specifically the local fauna habitat corridor.

**Officer's comment**

*The Management Plan references the Biodiversity in Glen Eira Report (2017). Further reference will be included regarding the importance of habitat for local fauna, and opportunities to improve this.*

**Changed actioned in draft plan** - "Provide new indigenous trees to enhance local biodiversity values".

9. **Riley Reserve Usage** - A range of suggestions were received in relation to Riley Reserve, these included creation of an open woodland area revegetated using indigenous plants, active spaces and open grassed areas for play. A combination of Melbourne Water works and a new link to the Djerring Trail has significantly altered this space, with only a small number of trees remaining.

**Officer's comment**

*The concept plan for Riley Reserve will change to show some active spaces and elements, while areas around the Melbourne Water drainage pit will be used to continue the indigenous planting theme from Boyd Park.*

*Melbourne Water works will be complete in the first half of 2019 and the intention is to have upgrades commence in 2019/20. Melbourne Water will contribute funds to park upgrades – in addition to the required rectification works.*

**No change required to draft plan**

10. **Road Crossings** – Improved road crossings have been proposed to link the spaces and provide safer crossings.

The Neerim Road crossing will give vehicles priority and will be highlighted to shared path users to improve safety. The crossing at Omama Road is proposed to be a zebra crossing with pedestrian priority, due to it being a low volume road.

**Officer's comments**

*It is recommended to retain both crossing proposals.*

**No change required to draft plan**

11. **Tree Management Plan** – A suggestion to provide a management plan for each significant red gum through the space, particularly the south end of Boyd Park where there is a Vegetation Protection Overlay. Additionally, there was a suggestion to provide more guidance around replanting indigenous vegetation in Boyd Park.

**Officer's comment**

*The Management Plan provides the vision for the management and decision making around the spaces – unlike a masterplan it is by nature more prescriptive. Although it is not intended to be an operations manual, further prescriptive actions will be investigated to ensure the unique vegetation is protected. Guidance on the appropriate type of trees, plants and grasses will also be investigated.*

*Future development of a Council tree strategy or urban forest strategy will further enhance this approach.*

**Changed actioned in draft plan** – *the future development of the Council Tree Strategy or Urban Forest Strategy has been referenced in the draft plan.*

12. **Melbourne Water pumping station** – There was online discussion regarding the status of the Melbourne Water pumping station to the south of the Boyd Park playground. It was suggested this is no longer in use and could potentially transition to open space.

**Officer's comment**

*Officers have made enquiries to Melbourne Water in relation to this matter who advised that the pumping station is still operational and required.*

**No change required to draft plan**

13. **Boyd Park Vision** – A number of suggestions have been made around the wording of the management plan 'vision'. These relate to how the community see the space, how they interact with it and what it can become.

**Officer's comment**

*The refreshed vision has been prepared which is reflective of feedback.*

**Change actioned in draft plan** – *Vision has been updated.*

## **FINANCIAL, RESOURCE, RISK AND ASSET MANAGEMENT IMPLICATIONS**

Actions and projects arising from the Outer Circle Railway Management Plan will be presented to Council for consideration in future capital works budgets.

As part of the Murrumbeena Main Drain Upgrade, Melbourne Water will contribute \$450k towards enhancement works through Riley Reserve, Springthorpe Gardens and Boyd Park. These works are planned to commence in 2019/20 following completion of the Melbourne Water works.

The Management Plan may be presented to other agencies for advocacy, funding or information, e.g. Level Crossing Removal Authority, Sport and Recreation Victoria, etc.

## **POLICY AND LEGISLATIVE IMPLICATIONS**

Not applicable.

**COMMUNICATION AND ENGAGEMENT**

The Management Plan Outer Circle Railway consultation was promoted for five weeks from Monday 22 October to Sunday 25 November 2018 and consisted of the following:

- Over 800 information flyers distributed to all properties within proximity of the Outer Circle Railway Linear Parks on Tuesday 23 October and Wednesday 24 October;
- Six A1 Corflute signs were installed in the parks at the following locations:
  - Riley Reserve
  - Springthorpe Gardens
  - Boyd Park Kitmont Street near the mosaic feature (with brochures in holder)
  - Boyd Park Central at the playground (with brochures in holder)
  - Boyd Park Central at entrance off Neerim Road
  - Boyd Park North near the rotunda (with brochures in holder)
  - Boyd Park Kitmont Street
- Information was posted on Council's website
- 'Have your Say' information portal and discussion forum
- On-site consultation on 1st, 8th, 19th and 20th November
- Notified Glen Eira Environment Group
- Notified Melbourne Water
- Notified Scouts Victoria
- Article in the November Glen Eira News
- Advertising in the Leader Newspapers
- Promoted on Council's Facebook and social channels

***Engagement Snapshot***

- 699 people visited the 'Have Your Say' forum page
- 46 people contributed on the discussion forum – including comments/likes/dislikes
- 104 people viewed the information booklet
- 91 people downloaded the landscape concepts
- 54 people downloaded the background information
- 34 people downloaded the Draft Management Plan
- 16 emails were received
- One meeting with representatives of the Glen Eira Environment Group
- One meeting with the 9<sup>th</sup> Caulfield Scouts Group

***Feedback and Comment***

All consultation feedback received on the 'Have Your Say' forum and by email is contained within the attachments:

- Attachment 2 – 'Have Your Say' forum comments.
- Attachment 3 – Email comments.

**LINK TO COUNCIL AND COMMUNITY PLAN**

Theme Four: Clean and Sustainable

An attractive and sustainable environment for future generations.

**OFFICER DECLARATION OF CONFLICT OF INTEREST**

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

**CONCLUSION**

The endorsed changes have been updated in the draft Outer Circle Railway Linear Park Management Plan.

The Outer Circle Railway Linear Park Management Plan will ensure that the existing historical and environmental values are protected and celebrated, and that improvements to the diverse range of spaces are able to meet the changing needs of the community into the future.

# Outer Circle Railway Linear Park Management Plan

March 2019

Glen Eira City Council



GLEN EIRA  
CITY COUNCIL

ASPECT Studios®



Document Title: Outer Circle Railway Linear Park Management Plan

Date: March 2019

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## 1. Executive Summary

### 1.1. Executive Summary

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This landscape management plan proposes a refined vision for the Outer Circle Railway Linear Park - Boyd Park, Springthorpe Gardens, and Riley Reserve.

The Management Plan provides a refreshed framework to guide management, development and decision making into the future, based on a shared vision and guiding principles.

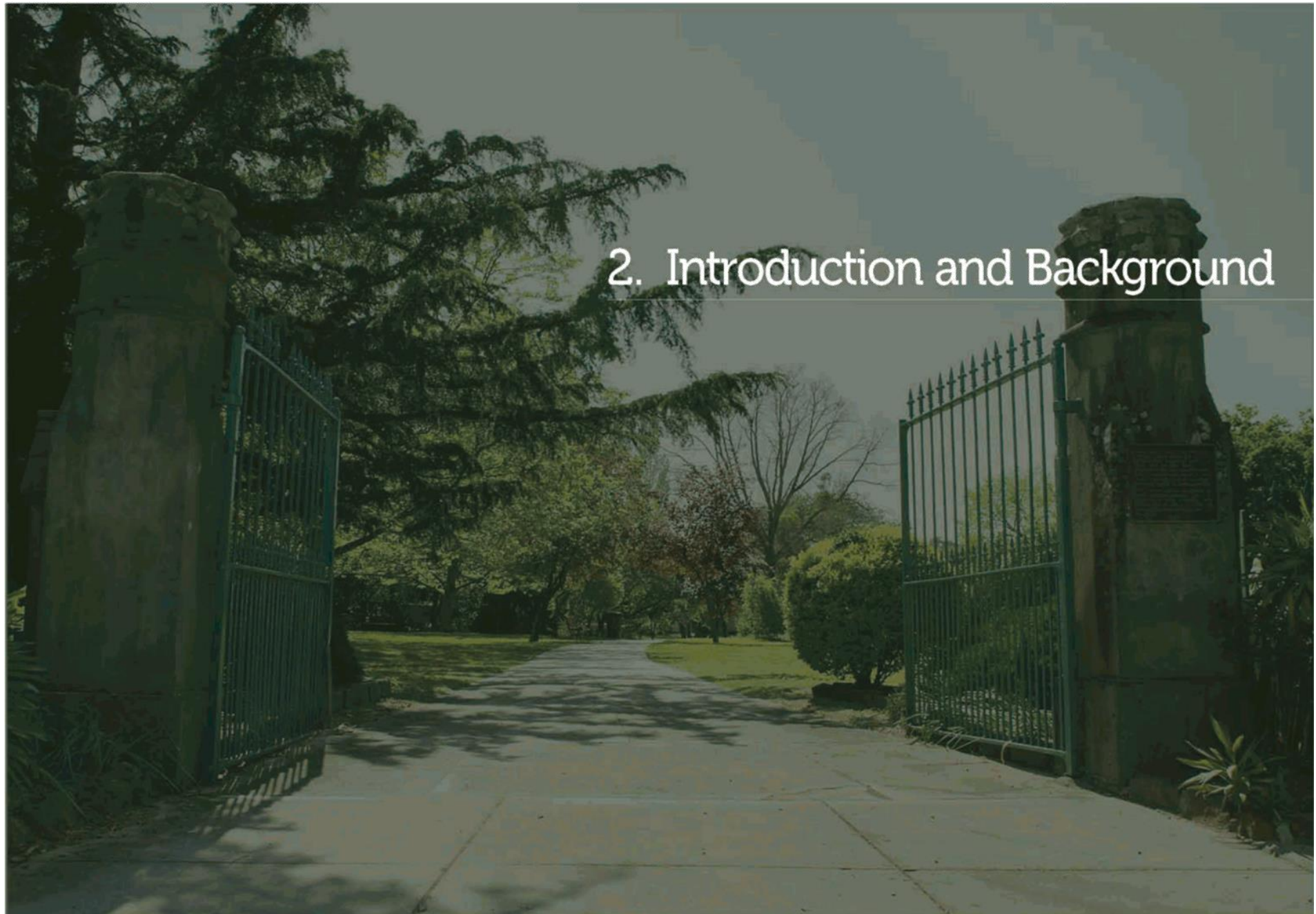
It is the Vision of the plan to celebrate the existing historical and environmental values of the Outer Circle Railway Linear park as a collection of diverse spaces, valued by the community.

The overall design principles seek to connect and integrate the linear park to its local and municipal context, with an increased legibility of character and defined spaces.

The Management Plan encompasses the overall design strategies and actions for Boyd Park, Springthorpe Gardens and Riley Reserve.

The document is broken down into the following sections:

- Introduction and background, provides a short summation of the location and scope of the site, as well as a historical overview.
- Context, an overview of the project site and surrounding areas.
- Site analysis.
- Vision and principles, the vision and principles established to inform the development of the project.
- Landscape Management Plan, guidelines, recommendations and future directions for each area within the Outer Circle Linear Park.
- Additional guidelines, provides an overview of proposed park furniture elements and wayfinding signage throughout the park.



## 2. Introduction and Background

## 2.1. Location &amp; Context

The Outer Circle Railway Linear Park consists of Boyd Park, Springthorpe Gardens and Riley Reserve. The site is located in the city of Glen Eira, 16km south-east of the Melbourne CBD.

While each is considered a separate open space, due to their proximity and connectivity they are however considered a collective significant local open space.

The linear park is bordered by Dandenong Road in the north, Wilson Street, Riley Street and Kitmont Street to the east, the Dandenong Railway Reserve to the south and Montrose Court and housing to the west. The land is a combination of Council freehold land, Crown Land and VicTrack land and is managed by Council under Committee of Management delegation.

Southern Boundaries of Boyd Park and Riley Reserve are adjacent to the Djerring Trail, a 17km shared user path which connects between Caulfield and Dandenong. This was created as part of the Caulfield to Dandenong Grade Separation project.





## 2. Introduction and Background

## 2.2. Scope

The refreshed Management Plan provides an update of the existing 2004 Landscape Management Plan for the Outer Circle Railway/Boyd Park.

Importantly the Plan will address the significant changes being made to the southern boundaries of Boyd Park and Riley Reserve through the Caulfield to Dandenong Grade Separation project. Areas that once adjoined a fenced rail corridor become activated through the Djerring Trail, and see the connections, access and function of these spaces change dramatically.

Additionally a Melbourne Water project to duplicate drainage pipes has seen major disruptions to the environment to Riley Reserve, Springthorpe Gardens and the central area of Boyd Park.

The Management Plan will address the following matters, but not limited to:

- Assessment of maintenance regimes and their impact and make any necessary recommendations to ensure the integrity of the park is adhered to with a suitable action plan;
- Address the significant landscape characteristics of each space;
- Recommendations presented in the Glen Eira Open Space Strategy;
- Development of specific landscape and infrastructure treatments;
- Consideration to align the level crossing removal project and Melbourne Water drain upgrade;
- Management and development of the existing vegetation and facilities;
- Consider connectivity and access around the park; and
- Security and CPTED considerations.

## 2.2.1 Boyd Park

Boyd Park is a linear open space and part of the former Outer Circle Railway that originally extended much further north to Kew East.

Facilities located at Boyd Park include a playground, picnic facilities, walking/bicycle track, rotunda, Merrick Boyd memorial marker and a Scout hall adjacent to the railway line.

Sections of Boyd Park are included in a S.B.O (drainage) overlay under the local planning scheme.

The southern section of Boyd Park contains a large number of indigenous and remnant vegetation species, and is protected by a 'Vegetation Protection Overlay'. These trees and vegetation are highly valued by the Glen Eira community and provide a popular destination for residents to walk and picnic.

## 2.2.2 Springthorpe Gardens

Springthorpe Gardens is a Council owned reserve of 0.75 ha bordered by Neerim Road, Tuckett Street and Omama Road in Murrumbeena. Springthorpe Gardens have a more formal layout with exotic trees, garden beds and open grassed areas. This is in contrast with the indigenous and native species found within Boyd Park.

A major feature of Springthorpe Gardens are the park gates which were the original lodge gates of the Royal Melbourne Hospital prior to 1860, before being installed as entrance gates to Joyous Gard, the property of Dr Springthorpe. The gates were later donated and installed at their present site in 1934. The gates are protected by a heritage overlay and the park site is included in a S.B.O (drainage). An adjoining property (21 Omama Road, Murrumbeena) has a significant landscape overlay under the local planning scheme.

## 2.2.3 Riley Reserve

Riley Reserve is a Council owned reserve of 0.41 ha and is bordered by Neerim Road, Arthur Street and the Djerring Trail. Significantly the southern boundary is adjacent to the elevated rail corridor and Djerring Trail recently created through the State Government Grade Separation project, which will impact the future use and character of this space.



## 2. Introduction and Background

## 2.3. Background Documents

In the development of this landscape management plan and associated drawings, ASPECT Studios have taken into consideration the following background documents.

**Open Space Strategy 2014**

Recommendations from the document:

**Boyd Park**

Continue to implement the existing management plan with an emphasis on strengthening the indigenous and landscape character of this reserve.

**Riley Reserve**

Minor upgrade to provide additional informal recreation facilities including seats and walking path to improve accessibility. Investigate the need for a pedestrian crossing between Riley Reserve to Springthorpe Gardens to improve linear links.

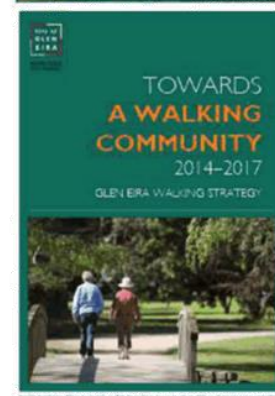
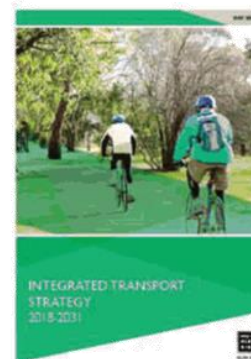
\*N.B - These recommendations were made prior to the grade separation works, which is taken into account in the proposed management plan.

**Springthorpe Gardens**

Continue to maintain this open space and link through to Boyd Park, and implement recommendations in the existing Boyd Park Management Plan.

Other relevant strategies considered:

- Outer Circle Railway Linear Park Management Plan 2004
- Street Tree Strategy
- Environmental Sustainability Strategy 2016-2021
- Integrated Transport Strategy 2018-2031
- Towards A Walking Community 2014-2017
- Biodiversity in Glen Eira 2018
- Glen Eira Reconciliation Action Plan October 2018 - October 2020





## 2. Introduction and Background

## 2.4. Aboriginal Significance

The people of the Boon Wurrung\* language groups of the Kulin Nation are the Traditional Owners of this area that now makes up the southern and south-eastern suburbs of Melbourne, which includes the municipality of Glen Eira.

The Outer Circle Railway rests on the ancient ancestral family estates of the Ngaruk Willam clans of the Boon Wurrung language people. To the north, close neighbours are the Wurundjeri Willam clans of the people who speak the Woiwurrung language—both are part of the much larger Kulin nation.

The Ngaruk Willam and Wurundjeri Willam clans, are parts of an ancestral canvas that made up the vast Kulin nation. The Kulin nation is a millennia-old federation of five distinct language groups and hereditary estates; respectively being the Boon Wurrung, Woiwurrung, Daung Wurrung, Dja Dja Wurrung, Watha Wurrung people. The Kulin nation covered an area of more than 2.5 million hectares of land, extending well beyond the furthest limits of today's 21 century Melbourne, and encompassing much of Central and Southern Victoria.

The Kulin Nation were bound through a complex bond of language, reciprocity, sacred sites and ceremony, judicial law, economy, blood ties and marriage. All were equally strong in their independence, with distinct dialects and customs from clan to clan. A true multicultural state of nations.

Council approved its inaugural Innovate Reconciliation Action Plan 2018-2020 (RAP) in October 2018. Glen Eira City Council's RAP has a vision is for a unified, respectful and thriving community that embraces Australia's First Peoples for their experiences of the past, their resilience in the present and their aspirations for the future. The plan is focused on building respectful relationships and providing meaningful opportunities for Aboriginal and Torres Strait Islander peoples to live well, work, be acknowledged as Australia's First Peoples and play a central role in Glen Eira's development.

(\*Also known as the Bunurong, Bunwurrung, Boonwerung, Bunurwurrung and Bururong)



## 2. Introduction and Background

## 2.5. Cultural Significance

## 2.5.1 Boyd Park &amp; Outer Circle Railway

Boyd Park formed part of the Outer Circle Railway. The railway was completed in 1891 and ran in three sections from Oakleigh to Fairfield Park. After closure in 1897, sections of land surrounding the railway link (now Boyd Park and surrounds) were fenced off and leased for agistment of horses.

While the land was not officially public parkland, it was frequented by community members for recreation activities such as bike riding, bonfires, fishing and canoeing in the creek. Murrumbeena Creek flowed under Dandenong Road and frequently flooded during heavy rainfall. The land remained as an unkempt paddock until 1960, when a local resident group formed, with intentions of beautifying the area. Council took over the maintenance of the park during the mid 1960s.

Following the announcement by the Premier in February 1988 of the creation of the Outer Circle Linear Park between Kew and Caulfield, residents proposed that part of the park within Caulfield be named Boyd Park. This was to honour the family of talented painters, writers and musicians, one branch of who lived and worked close to the parkland.

Boyd Park is part of the original route of the Outer Circle Railway line. Despite it being long closed, the remnants of the railway line, including its tracks and a bridge, were present when Merric Boyd came to Murrumbeena. The line opened in 1890 and operated for just five years in Murrumbeena. It had originally run for 12 kilometres, from Fairfield to Oakleigh, and its construction overseen by the young, and later highly distinguished, Sir John Monash. It was first proposed in the early 1870s in a period of Victorian railway expansion to bring rail traffic from Gippsland into Melbourne through its northern suburbs. Its construction was seen as being an advantage to the government of the day in restricting the growth of privately owned rail companies, and was supported by Melbourne's outer eastern districts which saw the line as a way of encouraging development.

The railway was a commercial failure. A major problem was that it never ran as one continuous line, which made it necessary for passengers to change trains between sections. The land boom that was expected to take place along its course did not eventuate, and goods and passenger traffic from Gippsland never used the line into Melbourne. By the time it was in operation, the government had bought the private railway which operated from South Yarra to Flinders Street, and a line connected Oakleigh to Melbourne. The Outer Circle was shut down in sections, beginning in 1893. The Oakleigh to Ashburton section, which included Murrumbeena, closed in 1885 and by 1897 the entire line was closed.

In Murrumbeena, the Outer Circle came off the Dandenong line near present day Hughesdale and ran the short distance to Neerim Road, continuing on a gentle downhill slope into a minor valley formed by Murrumbeena Creek in present day Boyd Park. The creek, now barrelled and running entirely underground, ran through what is now Springthorpe Gardens in Neerim Road and into Boyd Park. It and the Outer Circle Railway intersected at the bottom of Wahroonga Crescent, a bridge and embankments carrying the line over the creek. Although the creek ran barely a trickle in summer, it could become a torrent after heavy rain. Local children, including the Boyd children often played in the creek after a downpour. A number of them, including David and Mary Boyd, and Lucy's son Robert, almost lost their lives in a flooded Murrumbeena Creek.

After the Outer Circle's closure and as Murrumbeena developed, it became a space for local residents to use. Sections were fenced and leased for horse agistment and for a period, a riding school operated from there. Children used the reserve — and especially the railway bridge and its embankments — as an adventure playground. They, including David Boyd, built a bike track on the large section of open space on the slope between Wahroonga Crescent and Wahroonga Road. Locals constructed communal bonfires for events such as Guy Fawkes Night. An especially large one was built to celebrate the end of the Second World War.

Around 1930, the railway bridge was demolished. The line remained until wartime when the rails were pulled up for scrap. Later, when the creek was barrelled, the two small footbridges that had crossed it at Wahroonga Crescent and Wahroonga Road were demolished. Merric often sketched from the Wahroonga Crescent bridge. It was also frequently used by the Boyd family and countless others to buy their milk from the well-known Cove's Dairy in Wilson Street.

In 1955 the Outer Circle Railway in Murrumbeena was rezoned from Railway Easement to Future Main Road Reservation, in order for a new road to be built. This was abandoned in December 1983. It was then proposed to zone the railway land Residential C, enabling sections of it to be sold and subdivided. A community association, the Murrumbeena Outer Circle Parkland Retention Group, formed to fight the proposal. Their lobbying, which included significant media events and the involvement of Guy Boyd through The Age newspaper, was supported by Caulfield Council. It led to the formation of a study group to investigate creating one long linear park that incorporated all of the remaining Outer Circle land. In late 1986 the study group recommended that the Outer Circle Railway land be transferred to Crown ownership and that an Outer Circle Railway Linear Park be established, and in February 1988, this took place. In 1989 and 1990 significant community tree planting began in the reserve, organised by the Caulfield Environment Group with the assistance and support of Council. It was officially named Boyd Park in 1992.

## 2. Introduction and Background

## 2.5. Cultural Significance

### 2.5.2 Springthorpe Gardens

These bluestone gates stood at the entrance of Dr John Springthorpe's Joyous Gard Estate. These gates were originally from the Lodge of the Royal Melbourne Hospital, Melbourne's first public hospital, on the corner of Lonsdale and Swanston Streets. Dr Springthorpe was presented with these gates in 1910 in appreciation for his services when the hospital site was redeveloped. Tuckett Street was once a part of the original driveway of the Tuckett's Omama home. Apart from the Springthorpe Estate, the subdivision of Omama led to the creation of the Corinan Estate, which extended from Tuckett Street almost to Hobart Road. This estate included a grand house which faced Neerim Road near Tuckett Street. It included ponds, aviaries and free running deer.

The Springthorpe Estate, along with Corinan and remnants of the Wahroonga Estate, were the last of the significant properties to be subdivided in the northern section of Murrumbidgee between Neerim Road and Dandenong Road. They had been present when Merric Boyd arrived and remained intact until their development in the 1930s. It was then that the rural nature of northern Murrumbidgee was changed forever. The only home that remains from the subdivision of Omama is Yaralla, on the corner of Omama Road and Tuckett Street.

While many Murrumbidgee residents lamented the loss of Murrumbidgee's estates and rural character, Merric Boyd does not appear to be one of them. He seems to have adapted readily to the changes that occurred around him. He was genuinely interested in all things in his environment, natural and man-made, and created images of both.

The Boyd heritage is one of the very special features of Murrumbidgee. As a creative family whose interests touched virtually every area of the arts, the Boyds stand alone, and while their physical presence has gone, their memory in Murrumbidgee lives on. It survives in the presence of Tralee, the original home of Arthur Merric and Emma Minnie Boyd at 4 Wahroonga Crescent. It endures in the thousands of drawings that Merric created of the area, and in the minds of those who knew the Boyds and pass on their memories to others. It continues with those who appreciate and value the things the Boyds valued — like creativity, self-expression and family life. And it lives on in those who take the time to travel the streets of Murrumbidgee and learn about this creative Australian family.

### 2.5.3 Riley Reserve

In 1924 Caulfield Council negotiated the purchase of a parcel of land bound by Arthur Street and Neerim Road, for the purposes of building a 'pleasure ground'. In 1929 the southern portion was transferred from the Railways department. In 1937 Council resolved to name the park Riley Reserve.



## 2. Introduction and Background

## 2.5. Cultural Significance



The 'Black Bridge', over Gardiners Creek between East Malvern and Alamein c.1935. Source: Glen Eira City Council.



Gates shortly after their installation, c.1935. Source: Glen Eira Historical Society.



Gates in present day, 2018

### THE OUTER CIRCLE RAILWAY.

A public meeting of the ratepayers of Sandridge was held last evening with reference to the proposed line of railway to Tripp's Land, and to oppose the outer circle scheme. The mayor of the borough occupied the chair, and he stated that the meeting had been convened in consequence of a resolution which was passed at the last meeting of the borough council, Mr. Swallow, in proposing the first resolution, dwelt at some length upon the injustice which would be done to the inhabitants of the colony by the adoption of the outer circle line of railway in making them pay for a railway which would take an unnecessary detour of at least eight miles. The only persons benefited by the proposed route would be the property holders in that district. The traffic from Tripp's Land would, by the outer circle line, be conveyed to North Melbourne, and thence to Williamstown, instead of going by the most direct and nearest road, Sandridge. The resolution was as follows:—"That in the opinion of this meeting the proposal is to carry that portion of the Tripp's Land Railway from Melbourne to Oakleigh along the route known as the outer circle is at once impolitic, extravagant and unfair, inasmuch as by so doing the great centres of population between the points named would be entirely avoided, the cost of construction of the line, as well as the transit of passengers and merchandise, would be greatly and unnecessarily increased, and an amount of recon-

### TRAGEDY OF THE OUTER CIRCLE RAILWAY



The Outer Circle in its heyday. The picture shows the type of engine and carriage used on the line in the 'nineties.

### A Visionary Line to Relieve City Traffic Had a Chequered, Depressing History

By JOHN STEELE

TO the residents of the eastern suburbs of Melbourne the Outer Circle railway is a remnant connecting East Camberwell with Ashburton, but this remnant is all that remains of a courageous vision conjured up by misplaced confidence in the

Source: <https://www.gleneira.vic.gov.au/Places-and-events/Arts-and-Culture/Boyd-walking-tour/Site-6-Boyd-Park-and-the-Outer-Circle-Railway>



Source: <https://www.gleneira.vic.gov.au/Places-and-events/Arts-and-Culture/Boyd-walking-tour/Site-8-Springthorpe-Gardens>



2. Introduction and Background

2.6. Ecological Significance

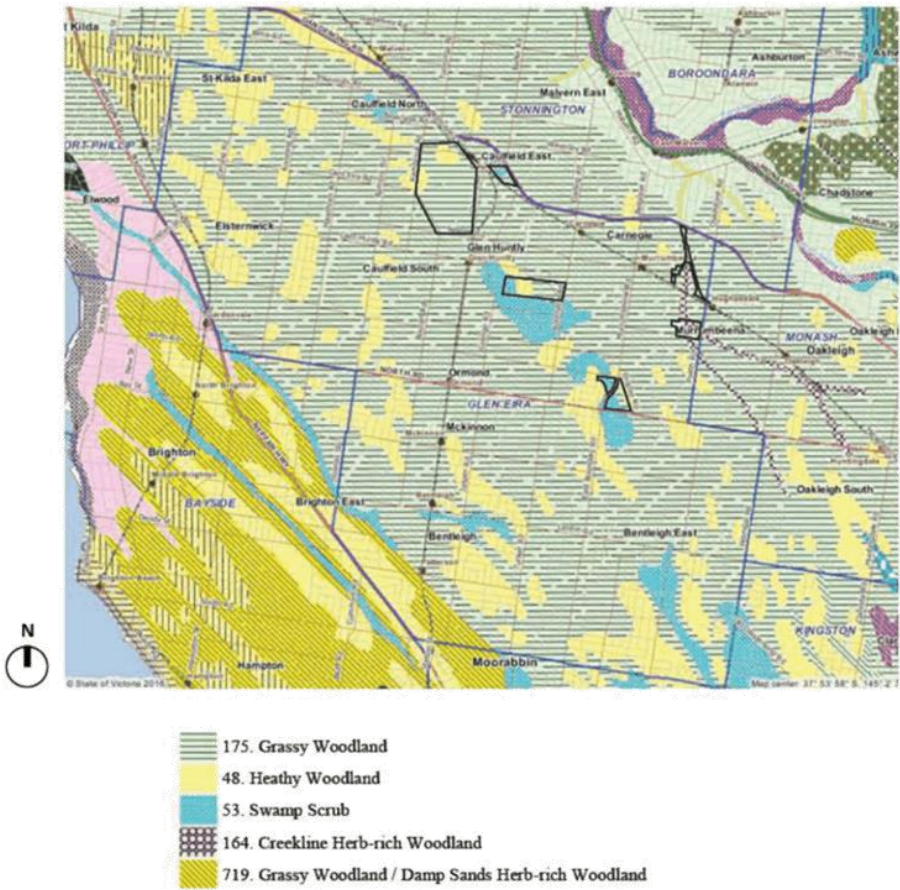
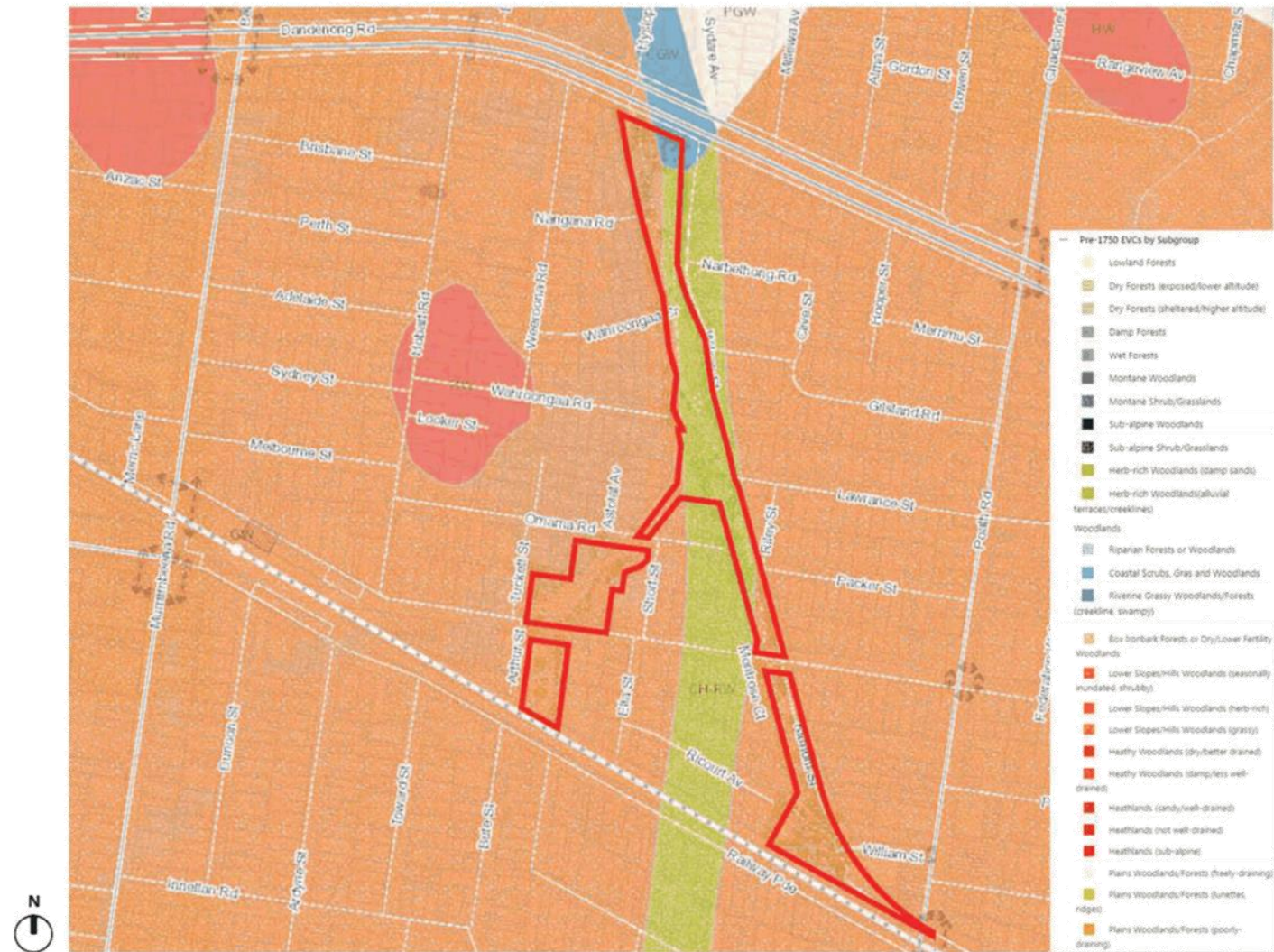


Figure 1. Map of Ecological Vegetation Classes in and near Glen Eira in 1750, inferred from geology and topography. From the Department of Environment, Land, Water and Planning's 'Biodiversity Interactive Map' website. Municipalities are outlined in dark blue, with Glen Eira in the middle.

Source: City of Glen Eira Biodiversity Report

## 2. Introduction and Background

## 2.7. Ecological Vegetation History





## 2. Introduction and Background

## 2.8. Aerial Imagery

## 2.8.1 Date - 1945



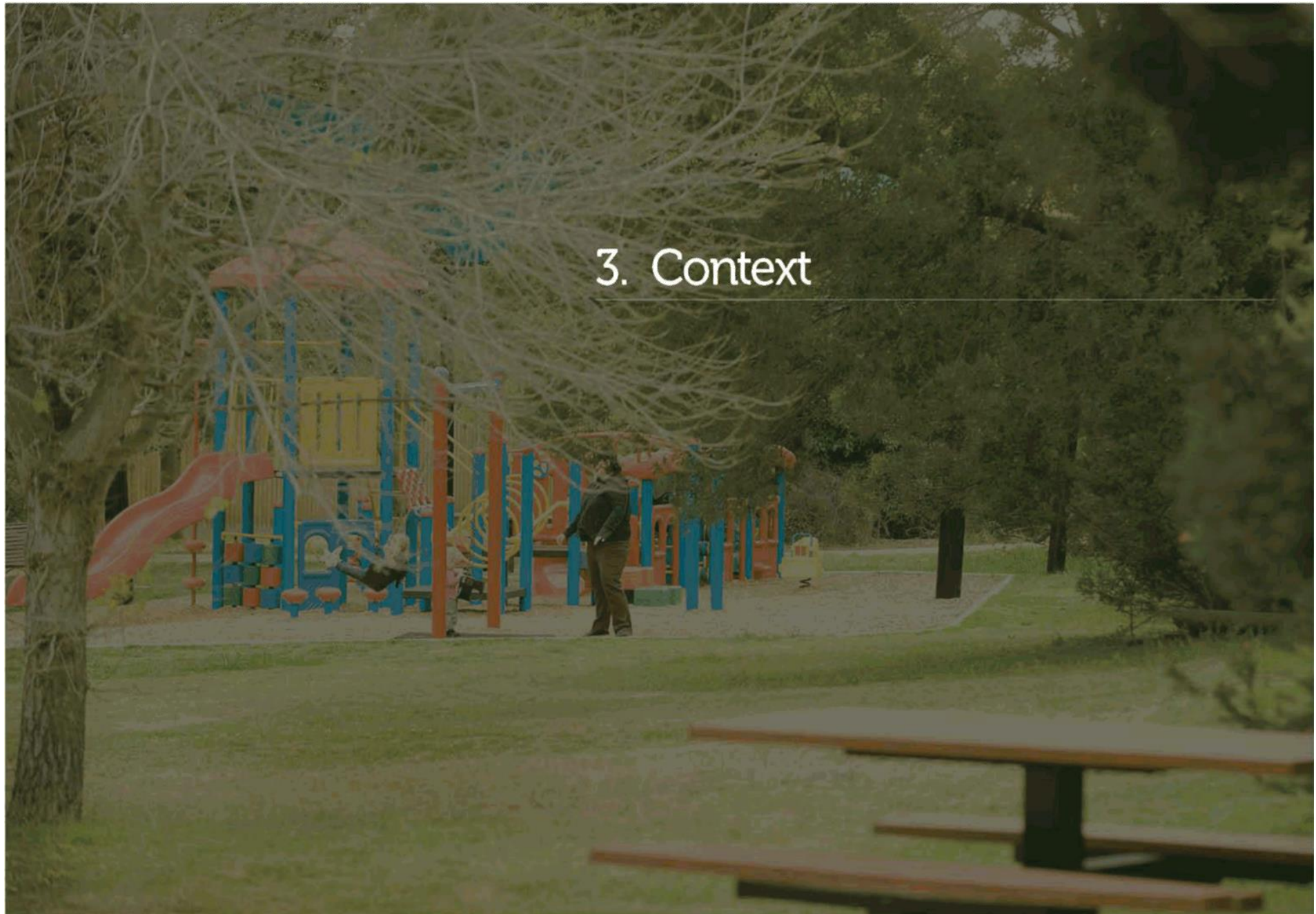


## 2. Introduction and Background

## 2.8.2 Date- 2018









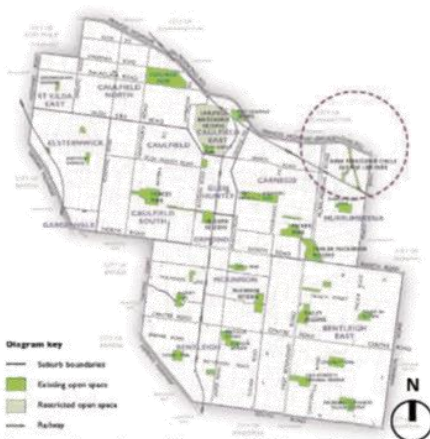
## 3. Existing Conditions and Uses

## 3.1. Open Space Provision

Boyd Park (including Springthorpe Gardens and Riley Reserve) is the most significant and accessible open space within the local context. Immediate to the north is the Urban Forest Reserve, which is bisected by the Princes Highway.

Whilst the City of Glen Eira has a widely distributed provision of public recreational space, there are no significant other municipal open spaces within the immediate context of the Outer Circle Linear Park.

The works of the level crossing removals along the rail corridor are of key relevance to open space provision, and the newly developed linear park will have wide-reaching consequences on the usage, visibility and access to these spaces.



Source: *Open Space Strategy* GECC

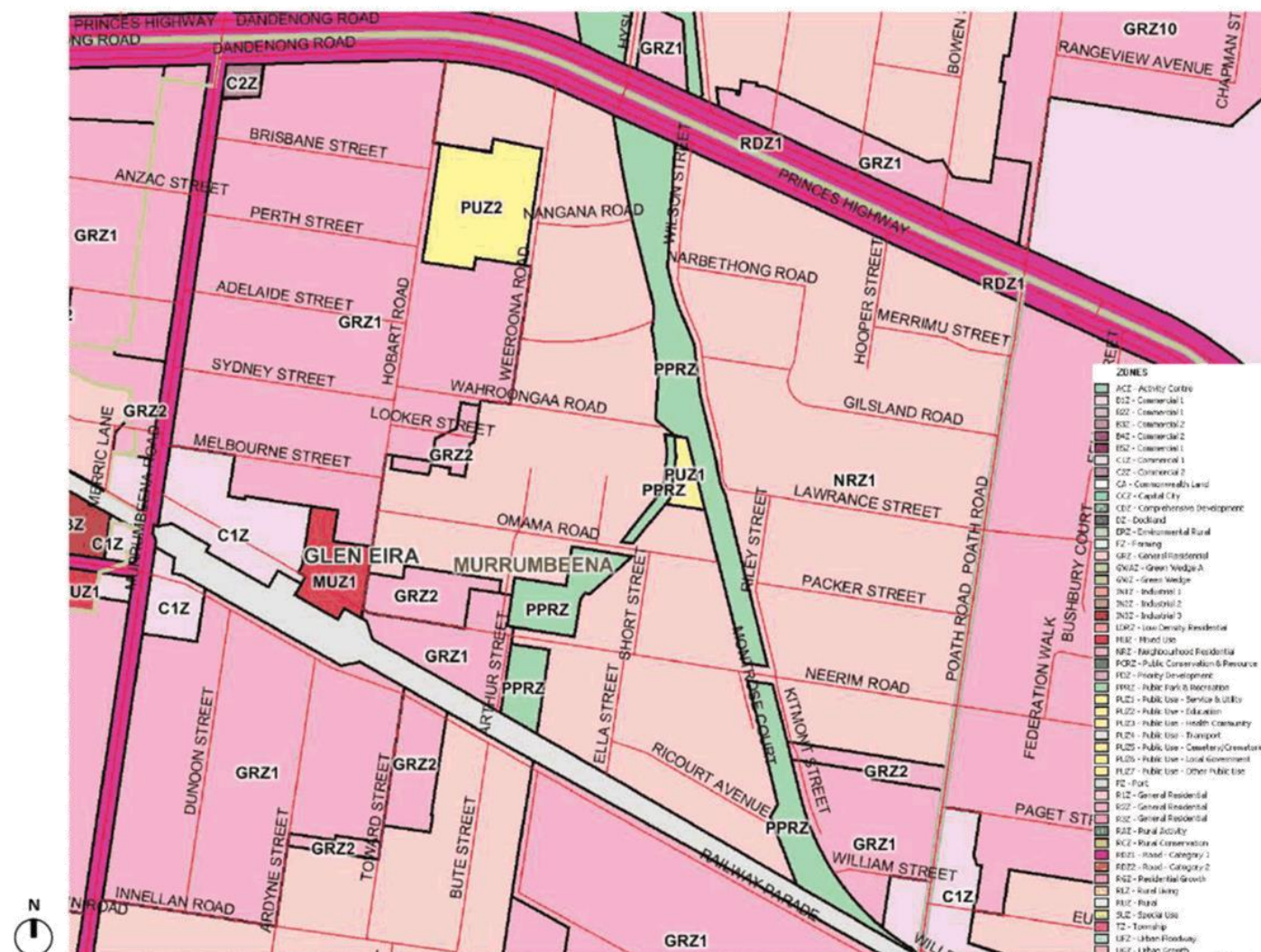


### 3. Existing Conditions and Uses

### 3.2. Planning and Environment - Zoning

Map source: Planning Schemes Online - Glen Eira Maps.

Map source date: 26.02.2019



Outer Circle Railway Linear Park Management Plan 2019 | 20

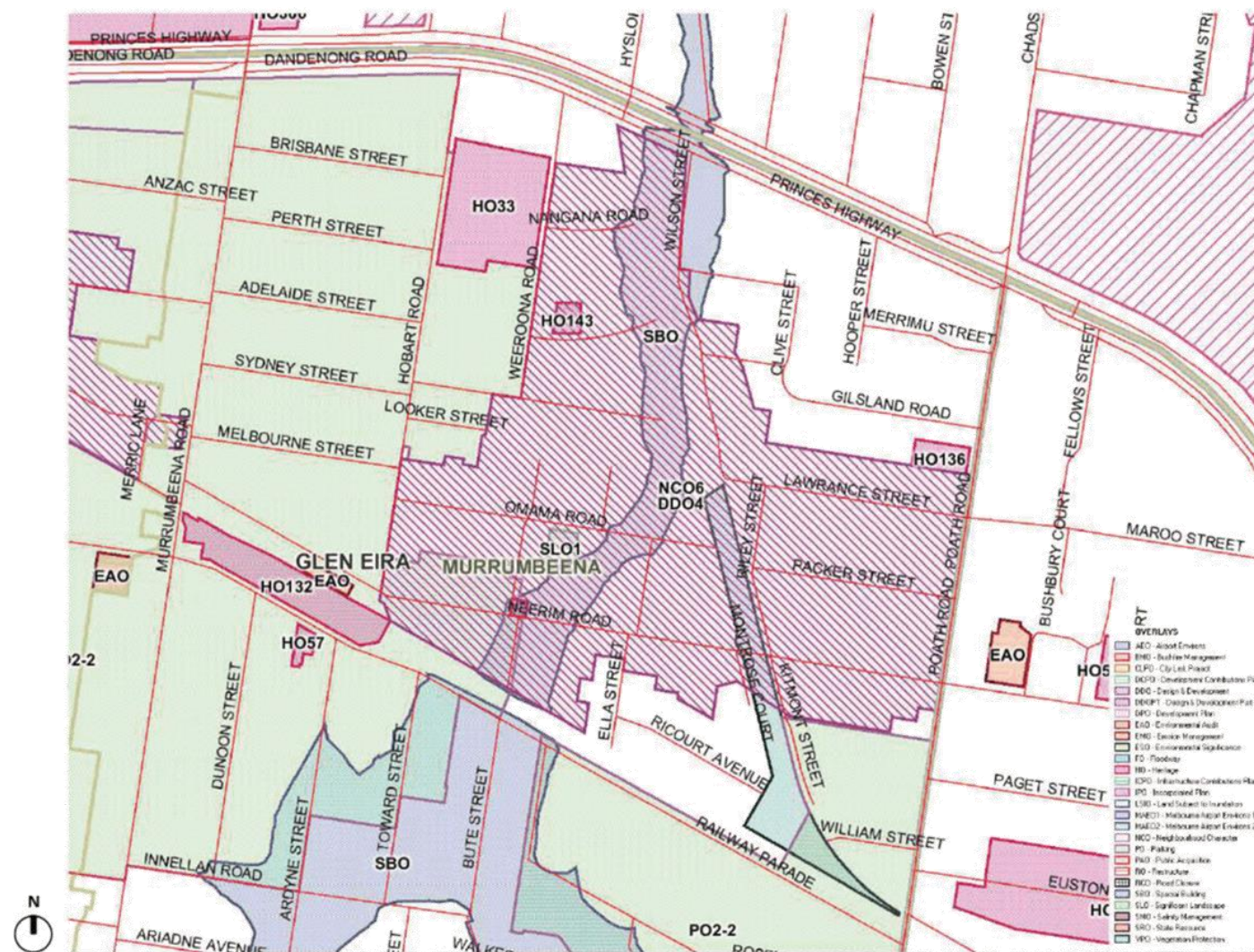


## 3. Existing Conditions and Uses

## 3.3. Planning and Environment - Overlays

Map source: Planning Schemes Online -  
Glen Eira Maps.

Map source date: 26.02.2019





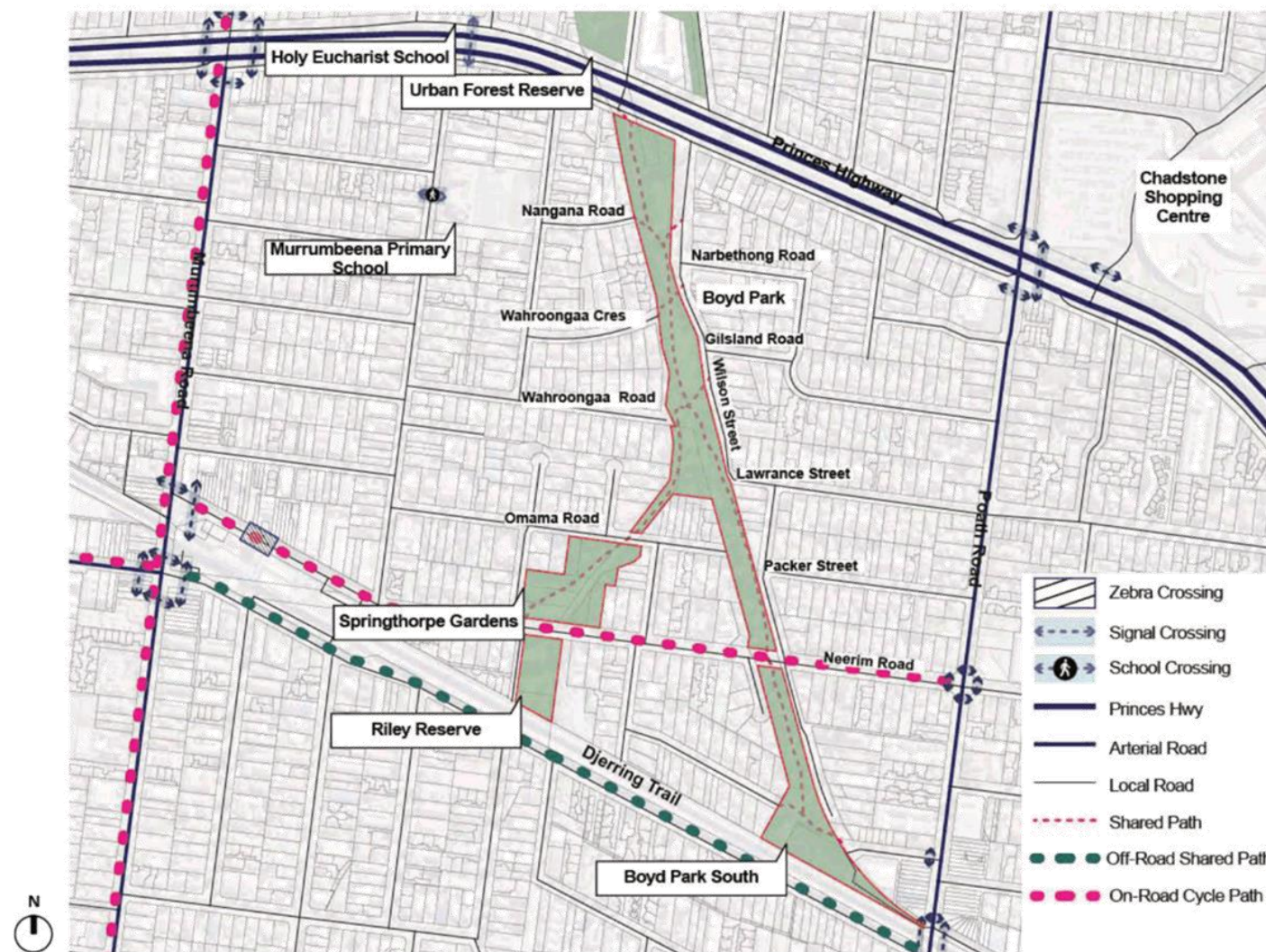
## 3. Existing Conditions and Uses

## 3.4. Public Transport Network



## 3. Existing Conditions and Uses

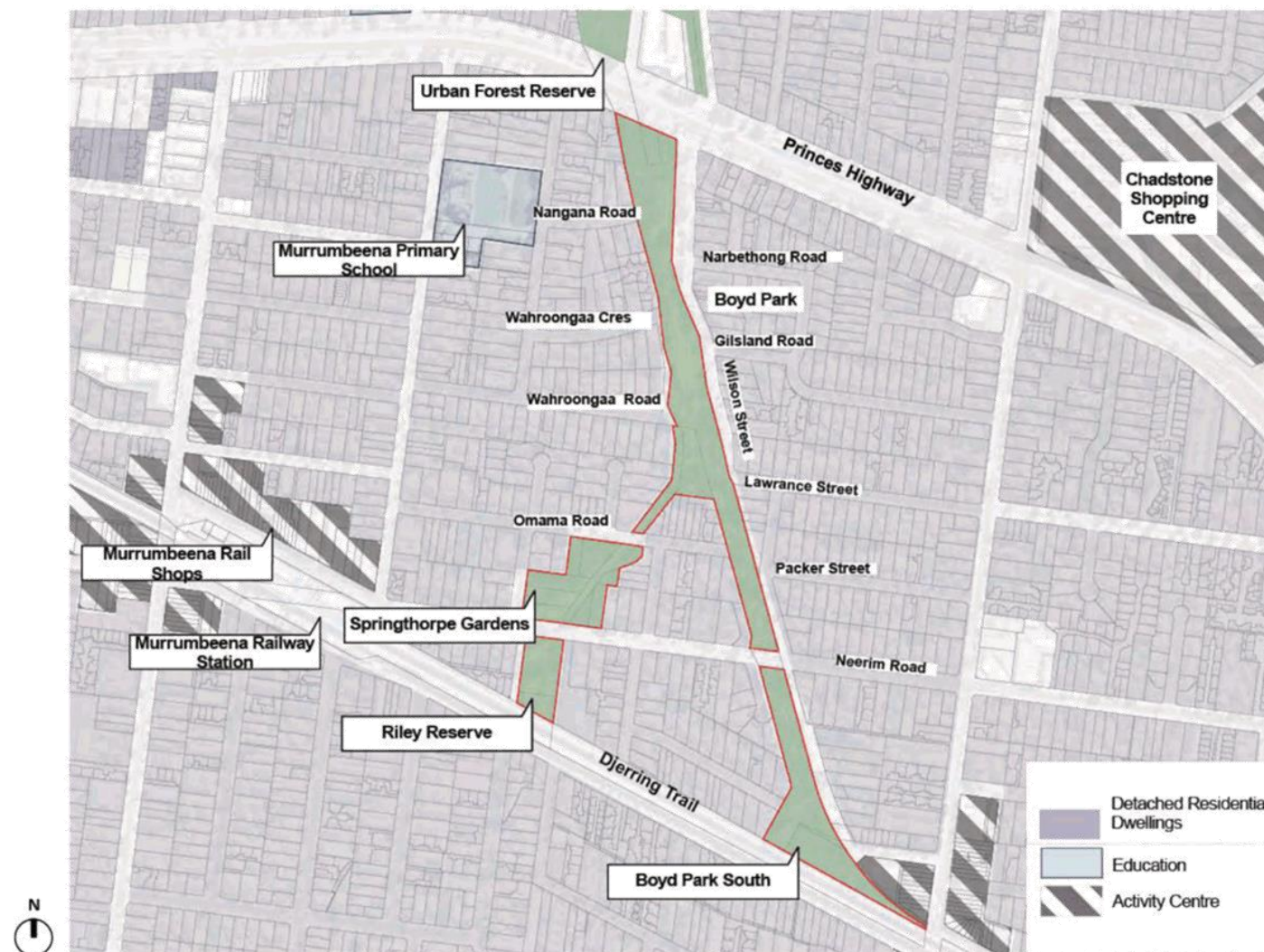
## 3.5. Active Transport Network





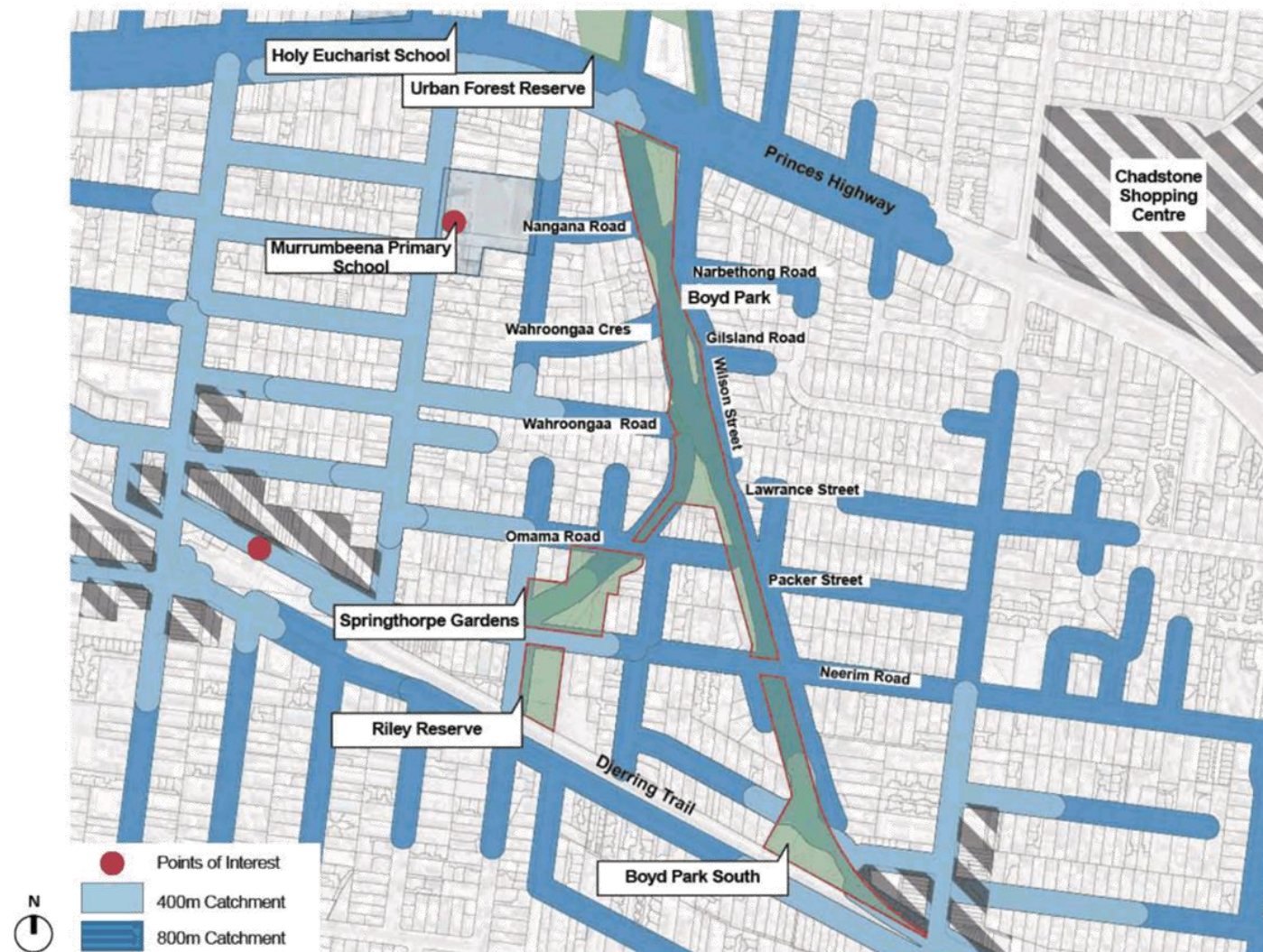
## 3. Existing Conditions and Uses

## 3.6. Locations/Points of Interest

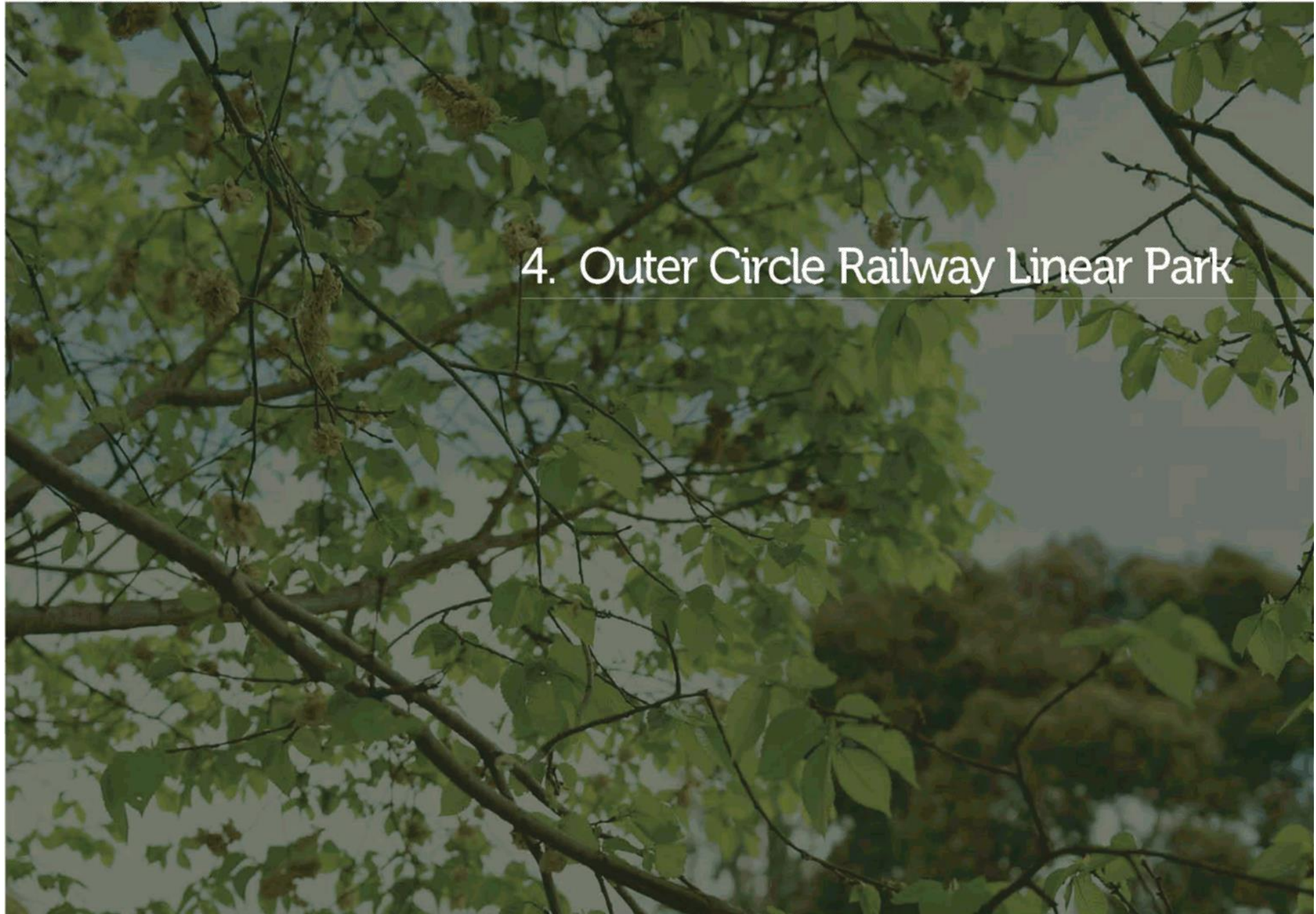


## 3. Existing Conditions and Uses

## 3.7. Movement and Access (PEDSHED)









## 4. Outer Circle Railway Linear Park

## 4.1. Existing Landscape Character Overview

**Boyd Park North**

Along the northern park boundary is an extensive mulched planting area containing predominantly indigenous plant species, with isolated native and exotic trees which create a 'naturalistic' bushland character.

Further south, the dominant landscape character is open grassed areas with trees of mixed species, and isolated mulched garden beds.

The topography in this area is generally flat with gentle slopes/variations, and does not contain any significant grade changes.

Dominant activities here include walking, dog walking, cycling, use of the picnic facilities and rotunda, as well as use of open areas for informal recreation.

Sightlines are open and expansive given the open nature of the space, and allow long and clear lines of sight from the rotunda to the playground area in Boyd Park Central.

**Boyd Park Central**

An open grassed area acts as a transition between the northern and central areas of Boyd Park, with trees of mixed species and isolated garden beds. South of the playground, the landscape is mostly a linear space comprised of open grassed areas with mixed tree species and mulched planting beds. There are also a few remnant Red River Gums.

The topography in this area is generally flat with gentle slopes/variations, and does not contain any significant grade changes.

Dominant activities here include walking, dog walking and cycling, and is mainly used as a passage to other areas of the park. A central playground area includes a basic shade structure and other play elements. The linear space adjacent to Riley Street towards the southern section of this area is mostly used as a passage to other local areas.

Visually, sightlines can be limited due to the narrow linear nature of the space and ranges from poor to moderate levels of visual quality, due to a lack of vegetation and boundary fencing from neighbouring residential properties.

**Link Space**

This is a narrow, linear space which is comprised of a single path and grass cover which connects Boyd Park Central to Springthorpe Gardens. Due to recent Melbourne Water works, this area was completely stripped of vegetation and any surface cover.

**Boyd Park South - Kitmont Street**

A predominantly nature conservation landscape containing large numbers of remnant indigenous trees with clusters of native and exotic species. A significant vegetation protection overlay has been applied on this section which also contains a fenced sanctuary containing a high amount of remnant plant species.

The topography in this area is generally flat with gentle slopes/variations, and does not contain any significant grade changes.

Dominant activities here include walking, dog walking and cycling. The natural indigenous landscape character is a main point of interest.

Sightlines are open and clear along the extent of the path, with vegetation on the edges providing a visual buffer between the park and the neighbouring properties.

**Springthorpe Gardens**

A traditional local public garden consisting of mainly open grass and exotic trees, with isolated ornamental garden beds and a mulched garden bed on the perimeter.

Dominant activities include walking, dog walking, with some amenities for users such as benches, tables, bins and drinking fountains.

Lines of sight are clear along the path, with a clear visual connection to the adjoining roads.

**Riley Reserve**

An open grassed area with isolated exotic trees and ad-hoc distribution of garden beds.

The topography in this area is generally flat with gentle slopes/variations, and does not contain any significant grade changes.

Dominant users of the space are dog-walkers, but this is expected to change due to the recently completed Djerring Trail and its influence on future plans for the area, which is addressed in this plan.





## 4. Outer Circle Railway Linear Park

## 4.2. Existing Landscape Character

## 4.2.1 Boyd Park North



Boyd Park North

The planting at the northern end of Boyd Park consists of extensive areas of mulched garden beds that have been established with Indigenous plant species. This zone provides a significant and successful buffer and visual screen to Princes Highway. The planting creates a more naturalistic or bushland character to this part of Boyd Park, yet it is dotted through with isolated, mature exotic trees such as Monterey Pines, a Canary Island Palm, an Apple tree etc., and remnants from an old house site. This area has had significant input from the Glen Eira Environmental Group.

The central part of this area includes wide-open grassed areas, with isolated trees of indigenous, native and exotic species, with areas of mulched garden beds. These garden beds were established with a range of various styles, with native trees and shrubs: Grevilleas, Hakeas, Eucalypt species, Acacias, Casuarinas, etc., some of which have now reached maturity. Those which have been established close to path edges, have been trimmed and 'hedged', and have lost 'naturalness' and informality seen in other areas of planting.





## 4. Outer Circle Railway Linear Park

## 4.2.2 Boyd Park Central



Boyd Park Central

From the central playground area, this area narrows down and contains less open grassed areas and less mulched massed planting beds. There are some isolated remnant River Red Gums and some significant stands of remnant rows of Desert Ash trees, which were commonly planted along the railway lines in earlier times. This tree species is regarded as an environmental weed tree species, in most natural site contexts. These trees should be removed over a reasonable period of time.

Due to Melbourne Water works at the time of site visits, several areas were impacted throughout the park. Section 4.5 'Existing Trees and Vegetation' outlines these zones, as well as affected trees. The draft management plan is based on the information available at the time and recognises that the location of specific trees in the impacted zones will need to be verified.





## 4. Outer Circle Railway Linear Park

## 4.2.3 Link Space

**Link Space**

This is a narrow, linear space which is comprised of a single path and grass cover which connects Boyd Park Central to Springthorpe Gardens. Due to Melbourne Water works, this area has been completely stripped of the path and vegetation cover, and a plan for its management is addressed in the proposed plan.





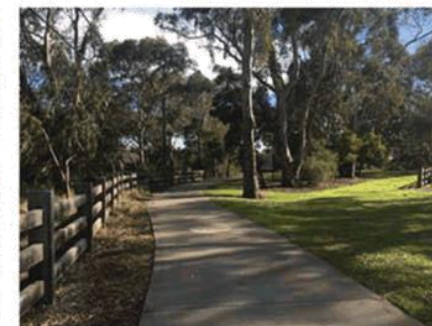
## 4. Outer Circle Railway Linear Park

## 4.2.4 Boyd Park South (Kitmont Street)



Boyd Park South - Kitmont Street

This area is predominantly indigenous landscape with a few clusters of native and exotic trees such as Iron Bark (*Eucalyptus sideroxylon*) and Ash Trees (*Fraxinus excelsior*). This area also contains the largest number of remnant River Red Gums (*Eucalyptus camaldulensis*) and Swamp Gums (*Eucalyptus ovata*). There are approximately 26 indigenous species found in this area and the significant vegetation diversity warrants the area's inclusion as a special vegetation protection 'Overlay' area in the Glen Eira Planning Scheme. The southern section of Boyd Park has been developed as a primarily indigenous vegetation environment. It has a focus on replanting, rejuvenating and protecting the remnant vegetation.





## 4. Outer Circle Railway Linear Park

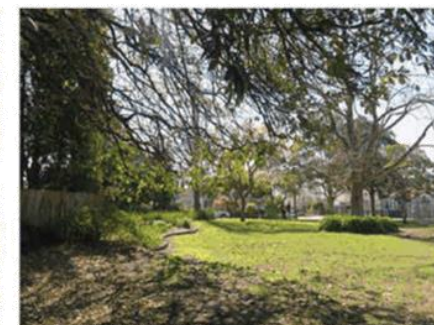
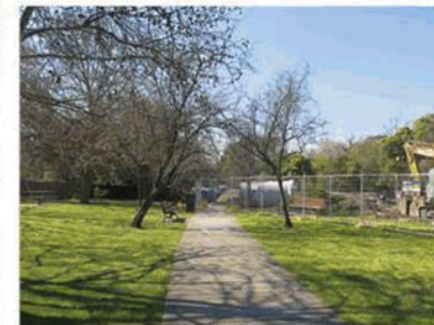
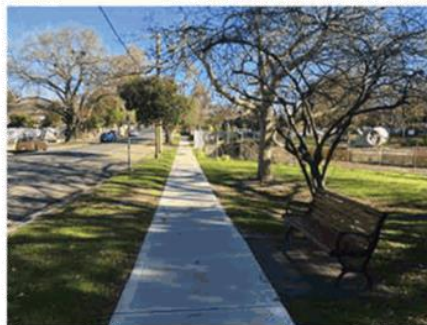
## 4.2.5 Springthorpe Gardens



## Springthorpe Gardens

Springthorpe Gardens provides a completely contrasting landscape character to that of Boyd Park. It is a traditional 'municipal-style' park, with open grass and isolated specimen trees. Most of the trees are exotic, including Cedars, Tulip Tree, Liquidamber, Plane Trees, Palms, Poplars etc. There are three bluestone edged circular ornamental planting beds, some planted with annuals/perennials, and a perimeter garden bed with extremely sparse planting adjacent to the residential lots to the north-west and south-west. Many of the trees in Springthorpe Gardens are now starting to decline and some trees have been removed, leaving gaps with a corresponding decline in the visual quality of the open space.

Due to Melbourne Water works at the time of site visits, several areas were impacted throughout the park. Section 4.5 'Existing Trees and Vegetation' outlines these zones, as well as affected trees. The draft management plan is based on the information available at the time and recognises that the location of specific trees in the impacted zones will need to be verified.





## 4. Outer Circle Railway Linear Park

## 4.2.6 Riley Reserve



Riley Reserve

The dominant character of Riley Reserve is open grass with isolated exotic specimen trees. The location of garden beds within Riley Reserve is somewhat adhoc, consisting of a rose garden with sleeper edge, and a bluestone edged garden bed to the east boundary, planted with species such as Cannas, Cordylines, Ginger, Geraniums etc. Due to Melbourne Water works at the time of site visits, several areas were impacted throughout the park. Section 4.5 'Existing Trees and Vegetation' outlines these zones, as well as affected trees. The draft management plan is based on the information available at the time and recognises that the location of specific trees in the impacted zones will need to be verified. The use and character of this space has also been impacted by the level crossing removal works, as well as the Djerring Trail which now interfaces the park.

During Melbourne Water and Level Crossing Removal works (2018)



From Riley Reserve, towards southern section of site boundary - before level crossing removal works (2016)



#### 4. Outer Circle Railway Linear Park

### 4.3. Community Uses Overview

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As part of the former Outer Circle Railway, Boyd Park is recognised for its heritage values and its environmental character including stands of indigenous vegetation.

The survey undertaken as part of the Open Space Strategy in 2014 highlighted that the main reasons people visit the reserve is for walking, dog walking, visiting the playground, cycling, convenient/close by and its natural character and trees.

The smaller open space reserves include Springthorpe Gardens and Riley Reserve, both of which are exotic in character, providing diversity in landscape character from the predominantly native and indigenous landscape character of nearby Boyd Park.

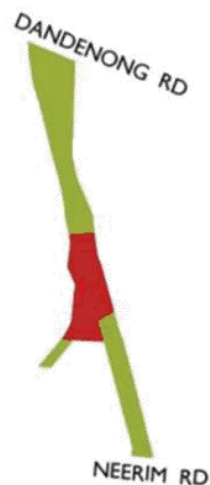
The Pakenham/Cranbourne Line railway runs east-west through Murrumbeena, and where Railway Avenue adjoins the railway line to the south, the overstorey trees provide a contribution to the open space character of the precinct.

Areas within Murrumbeena recognised for the heritage and neighbourhood character values include the Boyd Park Area. This is significant for its tree-lined streets grading down to Boyd Park and the picturesque inter-war and post-war homes with landscaped gardens.

Significantly, Riley Reserve and Boyd Park South are positioned adjacent to the elevated rail corridor and Djerring Trail recently created through the State Government Grade Separation project. This has already impacted the existing character of these spaces, and will change how the community use these parks into the future.

Source: <https://www.gleneira.vic.gov.au/Places-and-events/Parks/Boyd-Park>

## 4. Outer Circle Railway Linear Park



Dog on / off-leash areas

Open space	Area Ha	Hierarchy	Primary Character Classification	Secondary Character Classification
Boyd Park	3.79	Municipal	Linear	Nature conservation
Duncan Mackinnon Reserve	8.68	Municipal	Sporting	Informal, Nature conservation
Mallanbool Reserve	2.21	Neighbourhood	Nature conservation	Restricted sporting, Informal, Linking space
Murrumbeena Park	5.34	Municipal	Sporting	Informal
Riley Reserve	0.41	Local	Informal	
Springthorpe Gardens	0.75	Local	Heritage	Public garden
<b>Total area</b>	<b>21.20</b>			

## Most frequently visited open space reserves:

Use	Open space	Reason to visit	Suggested improvements
<b>Open space within walking distance</b>			
51%	Boyd Park	walking (17%) dog walking (13%) playground (10%) relaxing (8%)	Provide additional toilets and trees.
40%	Murrumbeena Park	walking (12%) dog walking (10%) playground (10%) dogs off-lead area (6%) exercising (6%)	Provide shade to playgrounds, provide additional trees and toilets and enforce dog off-lead areas.

Source: 2014 Open Space Strategy, pp.240

4. Outer Circle Railway Linear Park

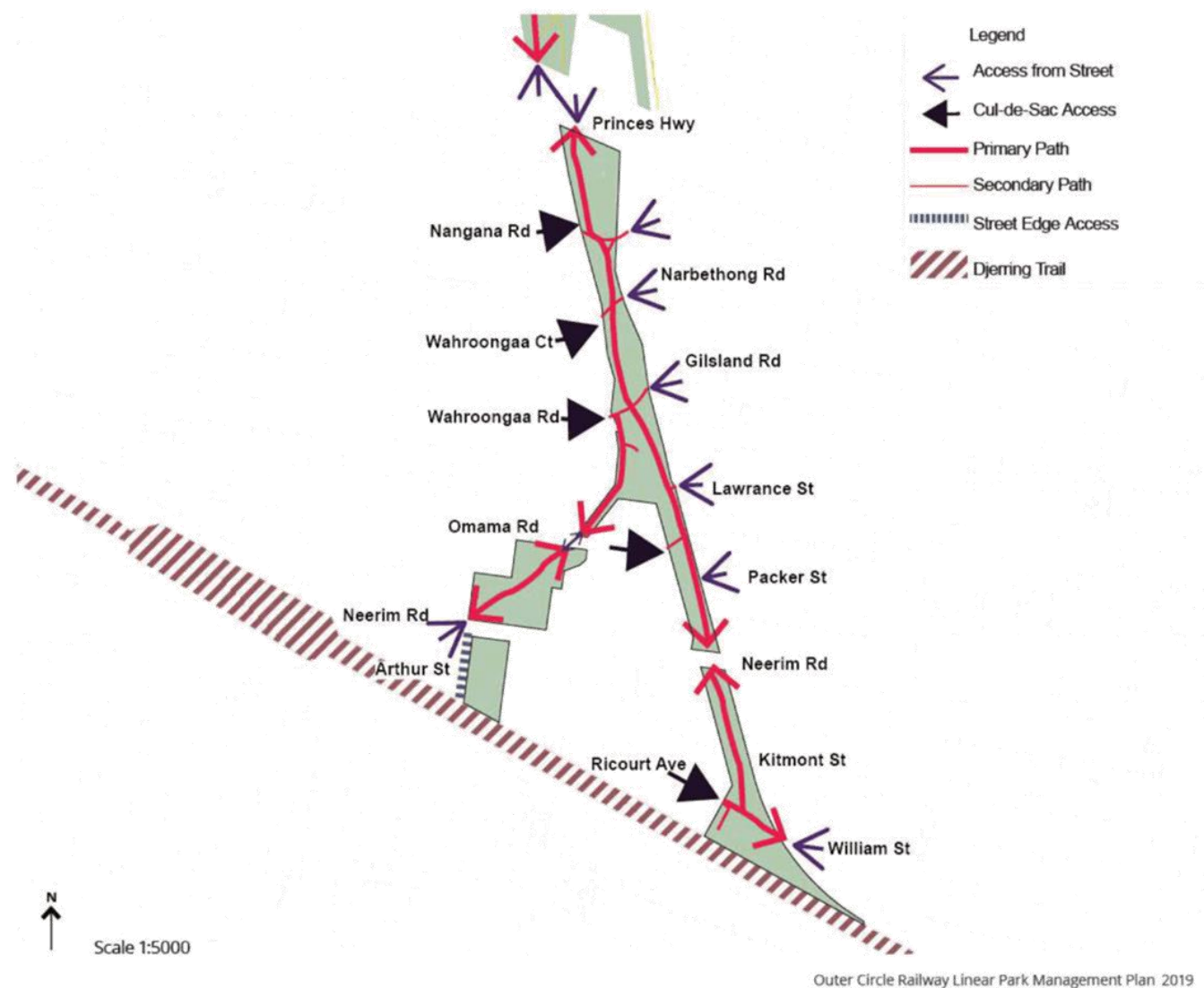
4.4. Site Analysis

4.4.1 Points of Interest



## 4. Outer Circle Railway Linear Park

## 4.4.2 Site Movement and Analysis



## 4. Outer Circle Railway Linear Park

## 4.4.3 Site Edge Condition

The site edge conditions of the linear park varies in permeability and type of fencing used to delineate the boundaries. It is mainly comprised of 'timber post and rail fence', 'timber paling fence', 'pine timber log fence', and steel wire mesh. It should be recognised that there is a point of difference between the 'timber post and rail fence' and the 'pine timber log fence' where the latter is much lower and allows pedestrians to cross into the park and is used primarily to keep vehicular traffic out.



Timber post and rail fence



Timber paling fence



Pine timber log fence



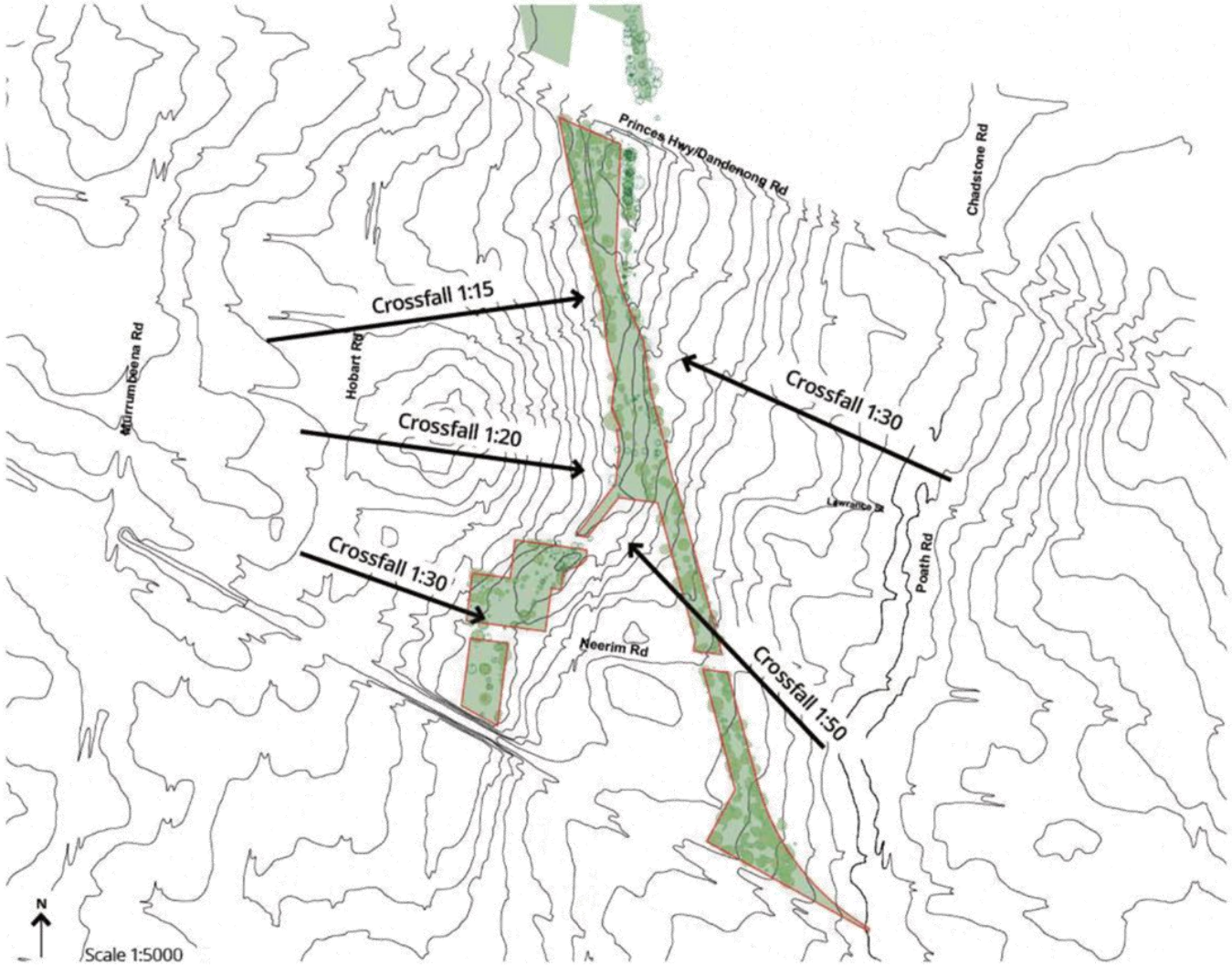
Steel wire mesh





4. Outer Circle Railway Linear Park

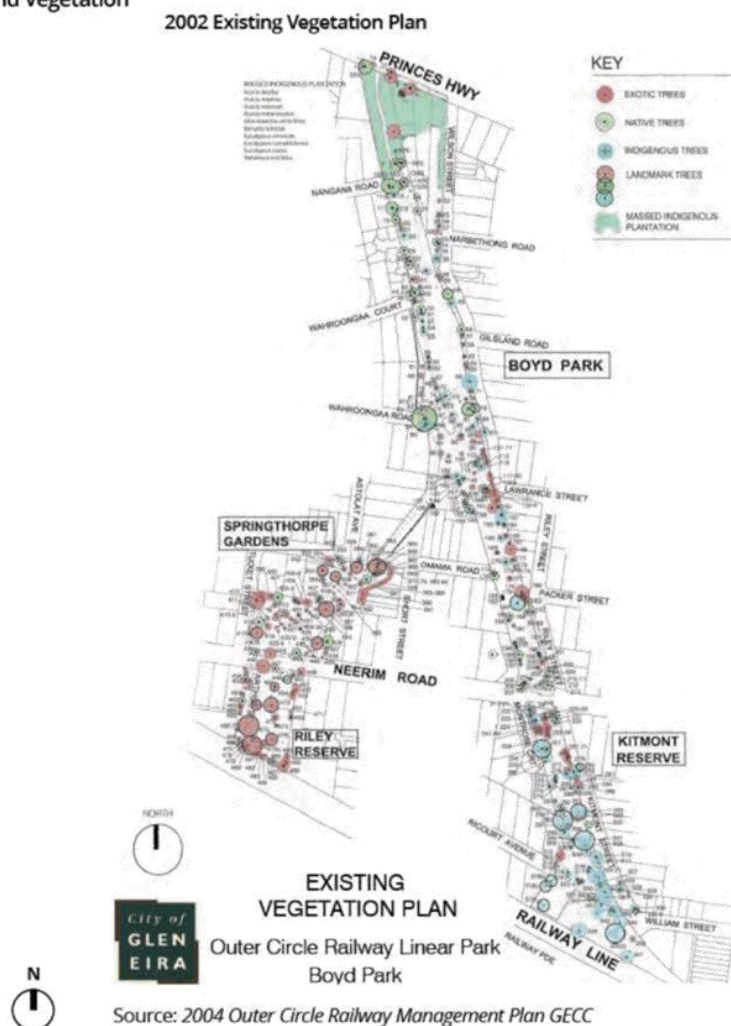
4.4.4 Site Topography



## 4. Outer Circle Railway Linear Park

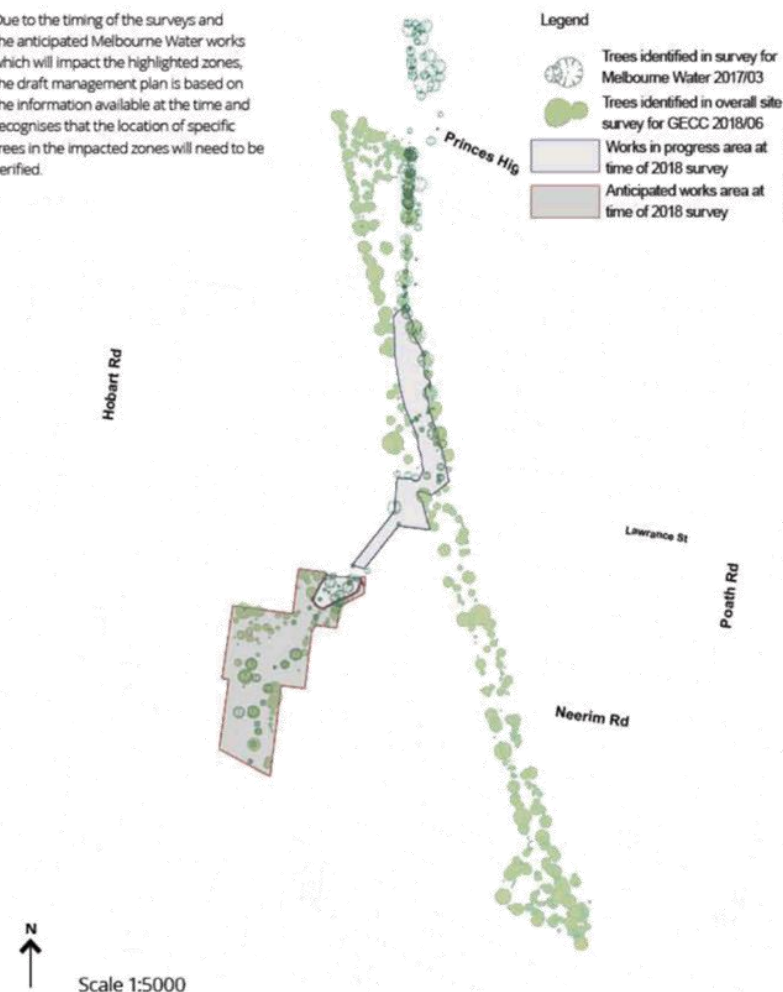
## 4.5. Existing Trees and Vegetation

## 4.5.1 Existing Trees and Vegetation



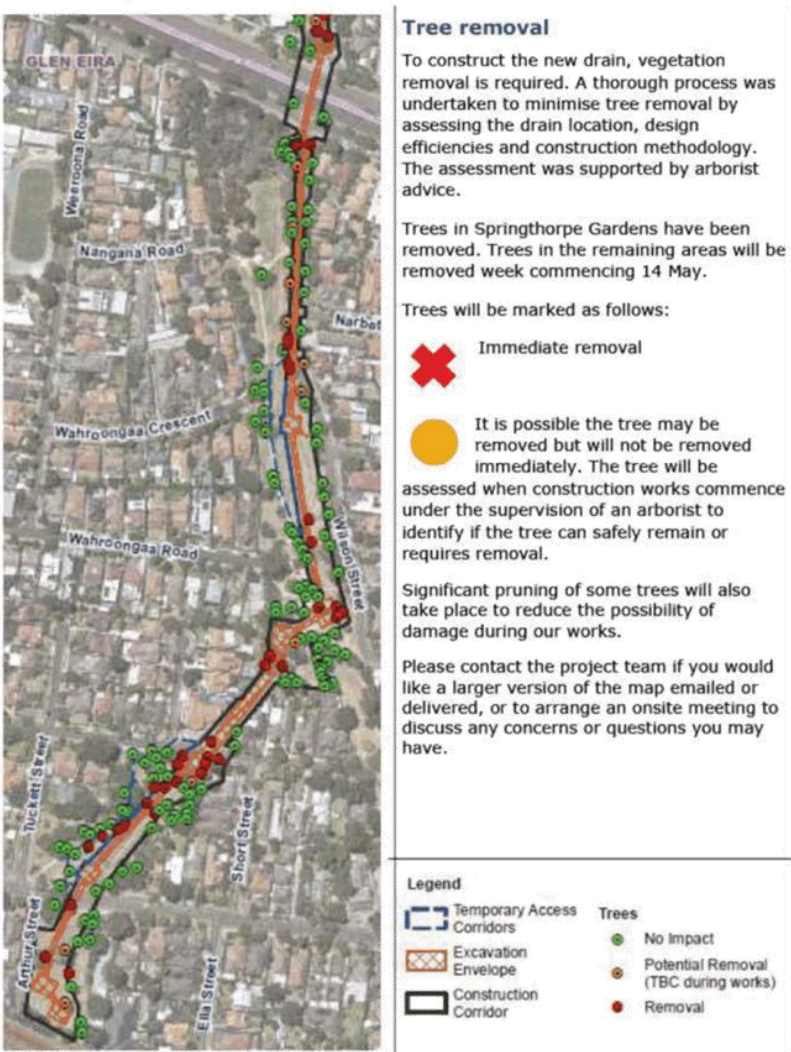
## 2018 Vegetation Plan

Due to the timing of the surveys and the anticipated Melbourne Water works which will impact the highlighted zones, the draft management plan is based on the information available at the time and recognises that the location of specific trees in the impacted zones will need to be verified.



4. Outer Circle Railway Linear Park

4.5.2 Existing Trees and Vegetation  
(Melbourne Water Works Impact)





## 4. Outer Circle Railway Linear Park

## 4.6. Impact of Level Crossing Removals

## 4.6.1 Riley Reserve

As part of the level crossing removals project, the southern section of Riley Reserve has been significantly impacted. The new connection into the Djerring Trail will alter the accessibility and function of Riley Reserve. This will need to be considered as part of an update to the landscape management plan for this site.



Illustrative Plans for the Djerring Trail adjacent to Riley Reserve



Source: <https://levelcrossings.vic.gov.au/projects/murrumbeena-road-murrumbeena>

## 4. Outer Circle Railway Linear Park

## 4.6.2 Boyd Park 'Kitmont Street'

As part of the level crossing removals project, the southern section of Boyd Park has been significantly impacted by the relocation of Hughesdale Station and new linear path. Plans for the development of this area will need to be taken into consideration as part of an update to the landscape management plan for this site.



Illustrative Plan for the Djerring Trail adjacent to Boyd Park South



Source: <https://levelcrossings.vic.gov.au/projects/murrumbeena-road-murrumbeena>





## 5. Vision & Principles

## 5. Vision &amp; Principles

## 5.1. Vision

*The Vision for the Outer Circle Railway Linear Park is to celebrate the existing historical and environmental values as a collection of diverse spaces, valued by the community.*

*Boyd Park, Springthorpe Gardens and Riley Reserve each provide a unique and significant contribution to the wellbeing of community and wildlife in the area. This plan seeks to improve the environmental and social quality of open space in the area in order to meet the changing needs of the community into the future.*

### Principles

#### Strengthening Connections

Recognise and reinforce the significance of the combined spaces for local and regional connections. Support an uptake of active transport options and enable future connections to contribute to the value of the area.

#### Closing Gaps

Facilitate movement in and around the park and consider the legibility of access points, boundaries and signage. Contribute to a sense of place and make it easy for visitors to move between different spaces of the park.

#### Cohesive Zones and Spaces

Respect the individuality of Boyd Park, Springthorpe Gardens and Riley Reserve in their own right, whilst simultaneously managing them holistically to provide a continuous experience that is more than the sum of its parts.

#### A Legible Landscape Character

Provide a management plan which prioritises environmental value at its core. Consider the wide variety of factors which contribute to landscape character in order to increase legibility in each unique space, strengthen and protect biological habitats along the linear reserve.

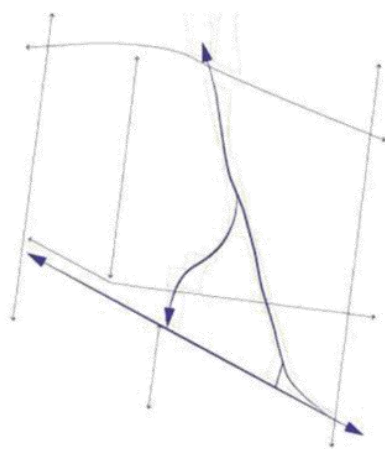
#### Defined Active and Passive Spaces

Recognise the potential for improved active spaces which are well defined, useful, and valuable to the community. Accentuate existing features and propose new amenities to create places for all users to enjoy, whilst preserving and enhancing the natural spaces in-between.



## 5. Vision &amp; Principles

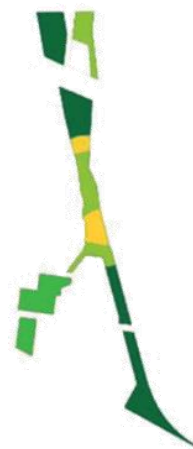
## 5.2. Key Design Principles

**Strengthening Connections**

Connecting Locally & Regionally  
Supporting Active Transport  
Enabling Connections

**Closing Gaps**

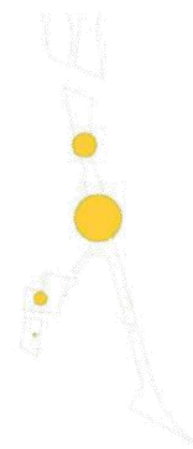
Defined Access Points  
Legible Boundaries  
Informative Signage

**Cohesive Zones and Spaces**

One Space  
Diverse Experiences

**A Legible Landscape Character**

Density of Vegetation  
Strengthen and Protect Indigenous / Native Character  
Rhythm of Landscape  
Build on Biodiversity

**Defined Active and Passive Spaces**

Active Spaces/Large Central Playspace  
Accentuating Features  
Upgrading Elements  
Highlighting Heritage

## 5. Vision &amp; Principles

## 5.3. Design Principles

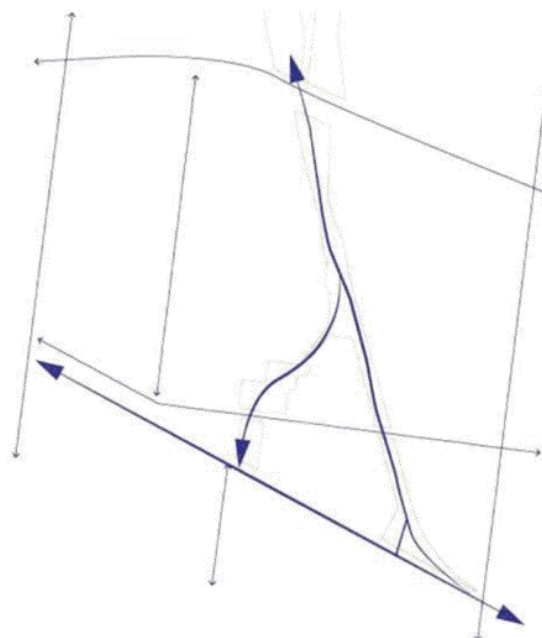
## 5.3.1 Connectivity, Access and Movement

**Issues:**

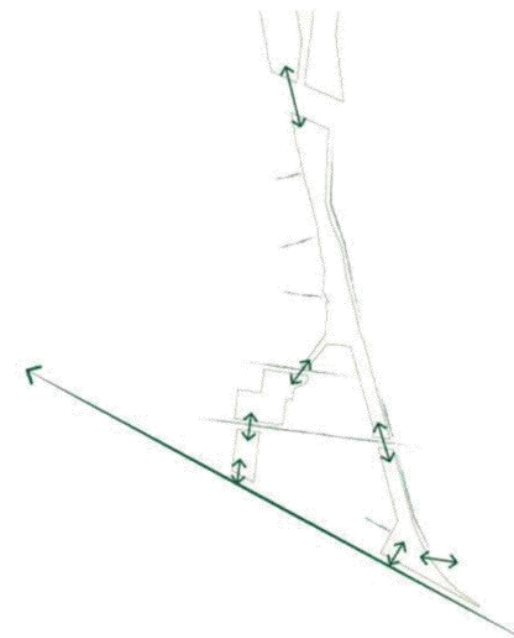
- Missing gaps in bicycle network provision
- Djerring Trail interfaces to be addressed
- Park access points lacking definition
- Disruption of traffic between park areas
- Various conditions of park edge interfaces

**Opportunities:**

- Integrate Djerring Trail works into management plan
- Encourage uptake of active transport usage through park upgrade
- Restore the Outer Circle Linear Park as a movement corridor
- Connect the Djerring Trail to the local community and wider context
- Improve wayfinding at entrances and throughout park
- Improve pedestrian permeability around park edges
- Increase legibility for users and perceived safety
- Facilitate movement in and around the park
- Build on existing biodiversity and encourage broader connections between existing habitats and natural processes



Strengthening Connections



Closing Gaps



## 5. Vision &amp; Principles

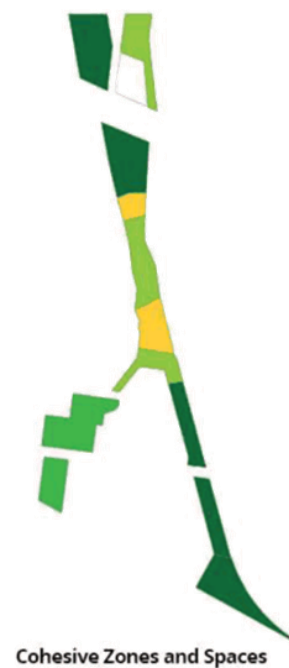
## 5.3.2 Spatial Arrangement, Zones and Spaces

**Issues:**

- Lack of identity in some spaces
- Address existing and future community needs
- Missing connection between different spaces
- Disjointed qualities of space within one park
- Missing overall strategic arrangement of spaces
- Biodiversity management needs to be further emphasised

**Opportunities:**

- 1 continuous journey of different experiences
- Distinct zones and spaces with articulated transitions
- Balance between landscape and built features
- Engagement with local context
- Recognition and role of each space within the broader context
- Strategic definition of active and passive spaces
- Support opportunities for natural appreciation and outdoor learning



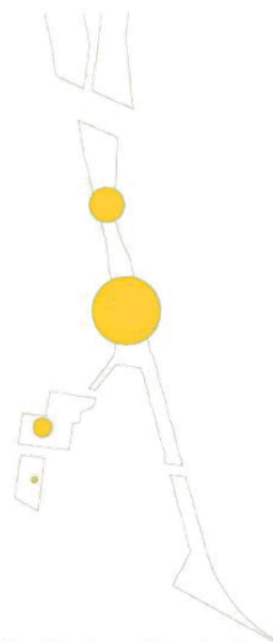
## 5. Vision &amp; Principles

**Issues:**

- Management of existing site features and heritage elements
- Unconnected site features
- Inconsistent wayfinding throughout park and local context
- Impact of Melbourne Water works on vegetation and landscape character
- Managing existing and future vegetation
- Protection and management of native planting areas and landmark trees
- Cohesive rhythm and density of vegetation
- Greater potential to strengthen biological habitats

**Opportunities:**

- 'A park with a heart' - draw activity to the centre and protect the fringes
- Accentuate existing space qualities
- Upgrade built features and spaces
- Connect important features
- Further interpretation of heritage elements
- A cohesive landscape vegetation management strategy
- Develop and implement a revegetation strategy to improve local biodiversity
- Strengthen faunal movement corridors
- Defined transition zones between spaces
- Strategic consideration of park functions

**Defined Active and Passive Spaces****A Legible Landscape Character**



## 6. Management Plan

## 6. Management Plan

## 6.1. Management Plan

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This proposed landscape management plan draws upon the developed vision and principles to provide the actions and strategies for any upgrades, as well as processes to maintain and manage existing uses in the Outer Circle Railway Linear Park spaces.

This section sets out a brief summary of proposed guidelines for Boyd Park North, Boyd Park Central, Boyd Park South/Kitmont Street, Link Space, Springthorpe Gardens and Riley Reserve. The application of the principles are also summarised in an annotated illustrative plan overview. Following this, each sub-area of the greater park is outlined in further detail with illustrative landscape plans and supporting text annotations.

**For the purposes of this management plan, the following distinction between 'indigenous', 'native' and 'exotic' vegetation species apply:**

Indigenous plants refer to species found in the Sandbelt Region of South-eastern Melbourne before European colonisation, which Glen Eira is situated within.

Native plants refer to all species which have naturally evolved in Australia without human-intervention, and are not restricted to region-specific species like indigenous plants.

Exotic plants refer to species which are not native or indigenous to areas in Australia and include hybrids and introduced species involving some element of human-intervention.

For additional information regarding indigenous and native plants and the importance of their contribution to the environmental values of an area, refer to 'Indigenous plants of Glen Eira' and the 'Biodiversity in Glen Eira Report (2017)'.



## 6. Management Plan

## 6.2. Management Plan Summary

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**This section of the report provides a summary of the proposed overall character and direction for each of the landscape management areas:**

### Boyd Park North

An overall recommendation is made to retain and contribute to the varied open grassland and established 'naturalistic' bushland character. The strategy proposes the strengthening of the east and west park boundary interfaces with planted beds and a continuous tree presence to increase the legibility of the landscape character. The protection of the significant planting area at the north of the space will be prioritised through proposed fencing and management of vegetation.

Additional park lighting throughout the space will improve safety for visitors whilst being considerate of environmental impact to surrounding flora and fauna. Existing informal gathering and recreational opportunities will continue to be provided for through proposed seating and social furniture to increase the amenity of the area.

### Boyd Park Central

An overall recommendation is made to reinforce the open grass landscape character, with stands of indigenous trees and strengthened planting areas along the east and west boundaries. This will not only contribute to the landscape character but also provide a visual buffer between the park and adjacent residential properties.

Existing activities such as walking, dog-walking and cycling will continue to be provided for in the updated management plan, and will additionally be supported through increased provision of social furniture. Signage upgrades will assist the broader community with wayfinding and legibility throughout the park areas.

Additionally, the proposal of a 'nature-play' area as an upgrade to the existing playground will be proposed as the main active zone of the park. Options for intergenerational play equipment will also be considered to broaden the range of recreational activities for visitors of all ages.

### Link Space

An overall recommendation is made to propose an open grass landscape character, with planted areas adjacent to the path. Due to restrictions placed by Melbourne Water drainage infrastructure in the area, limitations will apply on any proposed planting. Following the significant works by Melbourne Water which have cleared the area of its previous surfaces and paths, there is an opportunity to draw an indigenous and native planting character into this space consistent with the proposed vision and principles of this plan.

This will provide a clear direction for the future of the landscape in this space whilst maintaining its previous use as a linking linear space between different sections of the park, and act as a transition of landscape character between Springthorpe Gardens and Boyd Park Central.

## 6. Management Plan

**Boyd Park South - Kitmont Street**

An overall recommendation is made to conserve and strengthen the 'naturalistic' landscape character throughout the areas covered by the Vegetation Overlay, which contains large numbers of remnant indigenous trees and other remnant species. The southern section of the space which contains a fenced sanctuary containing a high amount of remnant plant species will be maintained and opportunities to expand this area will be considered.

Existing activities such as walking, on-leash dog-walking and cycling will continue to be provided for in the updated management plan, and will additionally be supported through the increased provision of seating and signage upgrades. It should be noted that the new Djerring Trail will significantly increase the volume of users through the space, and priority should be placed on maintaining the valuable remnant vegetation and biodiversity in the area in light of these changes.

**Springthorpe Gardens**

An overall recommendation is made to reinforce the existing open grass landscape character, with more established stands of exotic trees, as well as strengthened planting areas to increase vegetation density.

The continued usage of Springthorpe Gardens as an active local park will be supported and encouraged with informal/ picnic seating under the tree canopies, as well as additional park furniture such as seating and small play elements. The proposal of an additional segment to the existing pedestrian path will align to the Riley Reserve entrance and crossing point.

**Riley Reserve**

An overall recommendation is made to develop an open grass landscape character, with stands of indigenous/native trees as a transition of character to/from Springthorpe Gardens. The strategy proposes the strengthening of the east and west park boundary interfaces with planted beds and an additional tree presence to increase the legibility of the landscape character.

Additionally, it is proposed to include additional park furniture, and other features that improve the overall amenity of the park as an active space. Following the significant works in the Djerring Trail corridor which interfaces the reserve, a pedestrian path is also proposed along the western planted boundary, with the intention of retaining the majority of the park as an open recreational space.





## 6. Management Plan

## 6.3. Management Plan Overview

## 6.3.1 Movement &amp; Access

## Overview of proposed strategy:

## Key principles:

- 'Strengthening Connections'
- 'Closing Gaps'
- Make park access/entrance types consistent by types A, B, & C:

**'A' - Gateway park entrance**, with prominent signage, additionally indicating location and direction of key park destinations.

**'B' - Secondary park entrance**, signage providing orientation to nearby park destinations.

**'C' - Local park entrance**, removable bollards consistent in appearance across all points.



## 6. Management Plan

## 6.3.2 Spatial Arrangement &amp; Features

## Overview of proposed strategy:

## Key principles:

- 'Cohesive Zones and Spaces'
- 'A Legible Landscape Character'
- 'Defined Active and Passive Spaces'
- Upgraded and expanded active zones at several locations throughout the landscape management plan areas.
- Retain majority of existing landscape character and provide additional vegetation elements to strengthen where necessary.
- Increased priority of local biodiversity values through use of indigenous species where possible, as well as additional planting zones to expand potential faunal habitats.





## 6. Management Plan

## 6.4. Management Plan

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### 6.4.1 Boyd Park North

Following a site audit of Boyd Park North, as well as consideration of the Melbourne Water works, an update to the plan has been proposed with the indicated actions.

An overall recommendation is made to retain and contribute to the varied open grassland and established 'naturalistic' bushland characters, with isolated mixed tree species and planting areas along the boundaries of the space. Isolated exotic trees should be removed over time and replaced with indigenous species to reinforce the bushland character. The strategy additionally proposes the strengthening of the east and west park boundary interfaces with planted beds and a continuous tree presence to increase the legibility of the landscape character. The protection of the significant planting area at the north of the space will be prioritised through proposed fencing and management of vegetation.

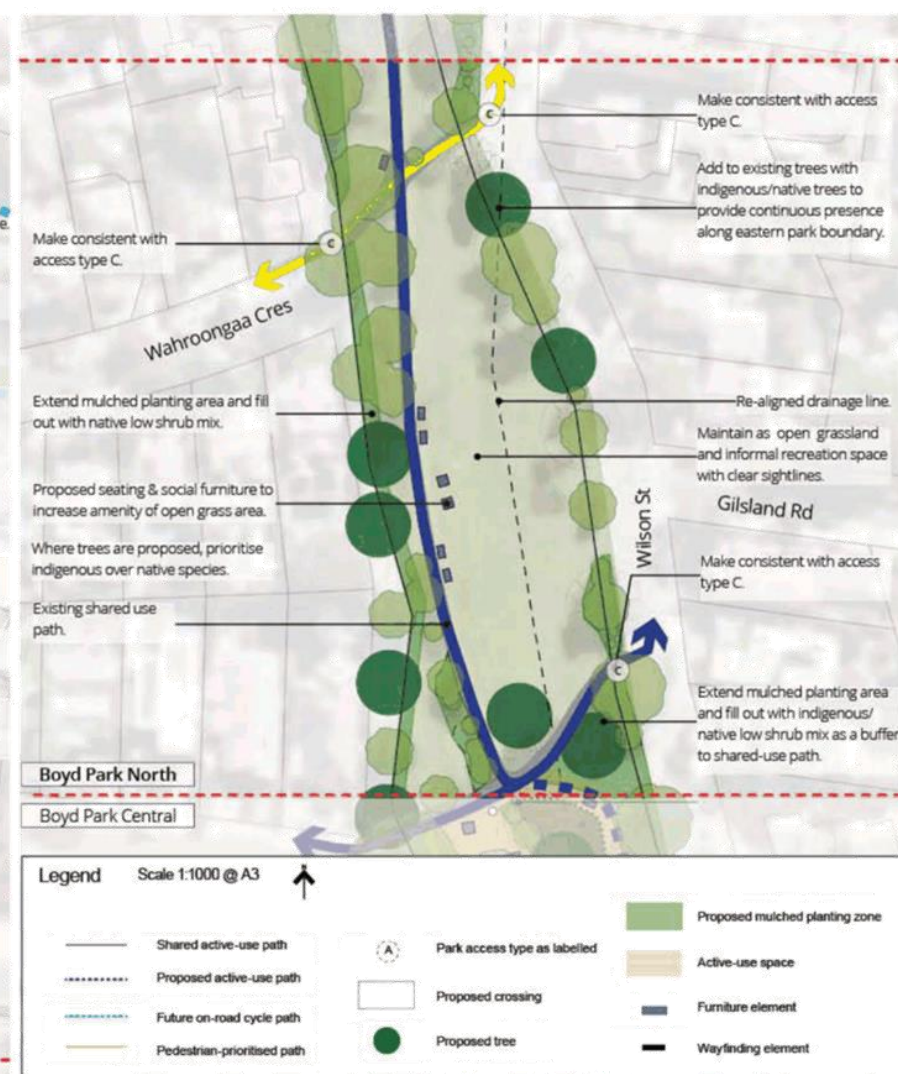
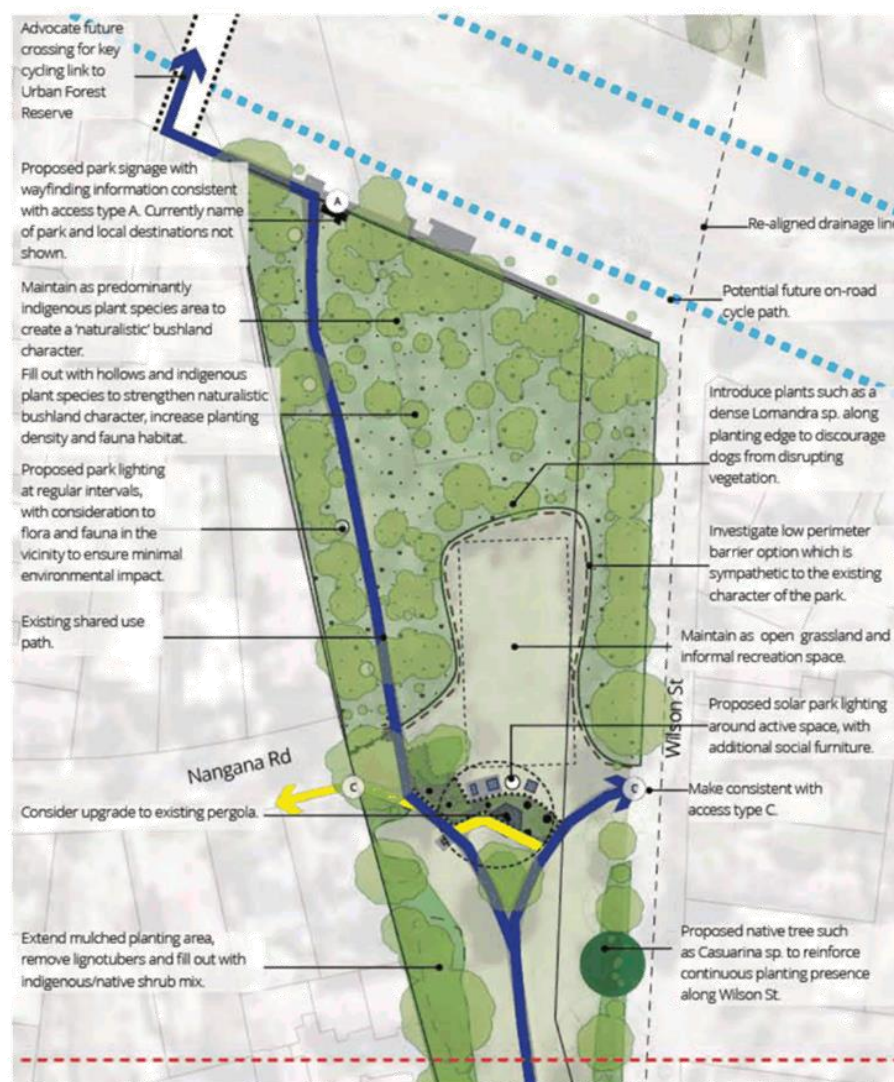
Additional park lighting throughout the space will improve safety for visitors whilst being considerate of environmental impact to surrounding flora and fauna. Existing informal gathering and recreational opportunities will continue to be provided for through proposed seating and social furniture.

**General management guidelines:**

- Take further actions to maintain, protect and enhance the indigenous vegetation area to the north of the area as a matter of priority. Both the 2017 'Biodiversity in Glen Eira Report' and comments from the Glen Eira Environmental Group mention this as a key priority. The main issue pertaining to the disruption caused by off-leash dogs is significantly detrimental to the flora and fauna in the area. The proposal of a densely planted edge or a low barrier along the perimeter of the area could provide some much-needed protection and opportunity for flora and fauna in the area to reach its potential.
- All proposed planting areas should take into consideration CPTED principles to ensure clear viewlines, passive surveillance and safety for visitors. Also refer to section 7 of the Glen Eira Open Space Strategy (2014), particularly 7.2 in regards to tree management, new indigenous planting and enhancing biodiversity values.
- Further investigations should be made to assess whether or not the single shared-use path is appropriate in light of the Djerring Trail works and anticipated increase in user volume. Current measures to make right-of-way clear for pedestrians and slow cyclist traffic may not be sufficient and may need modifications to ensure safety between all users to the area.

## 6. Management Plan

## Illustrative Management Plan - Boyd Park North





## 6. Management Plan

## 6.4.2 Boyd Park Central

Following a site audit of Boyd Park Central, as well as consideration of the Melbourne Water works, an update to the plan has been proposed with the indicated actions.

An overall recommendation is made to reinforce the open grassland character, with stands of indigenous trees and strengthened planting areas along the east and west boundaries. This will not only contribute to the landscape character but also provide a visual buffer between the park and adjacent residential properties.

Existing activities such as walking, dog-walking and cycling will continue to be provided for in the updated management plan, and will additionally be supported through increased provision of social furniture. Signage upgrades will assist the broader community with wayfinding and legibility throughout the park areas.

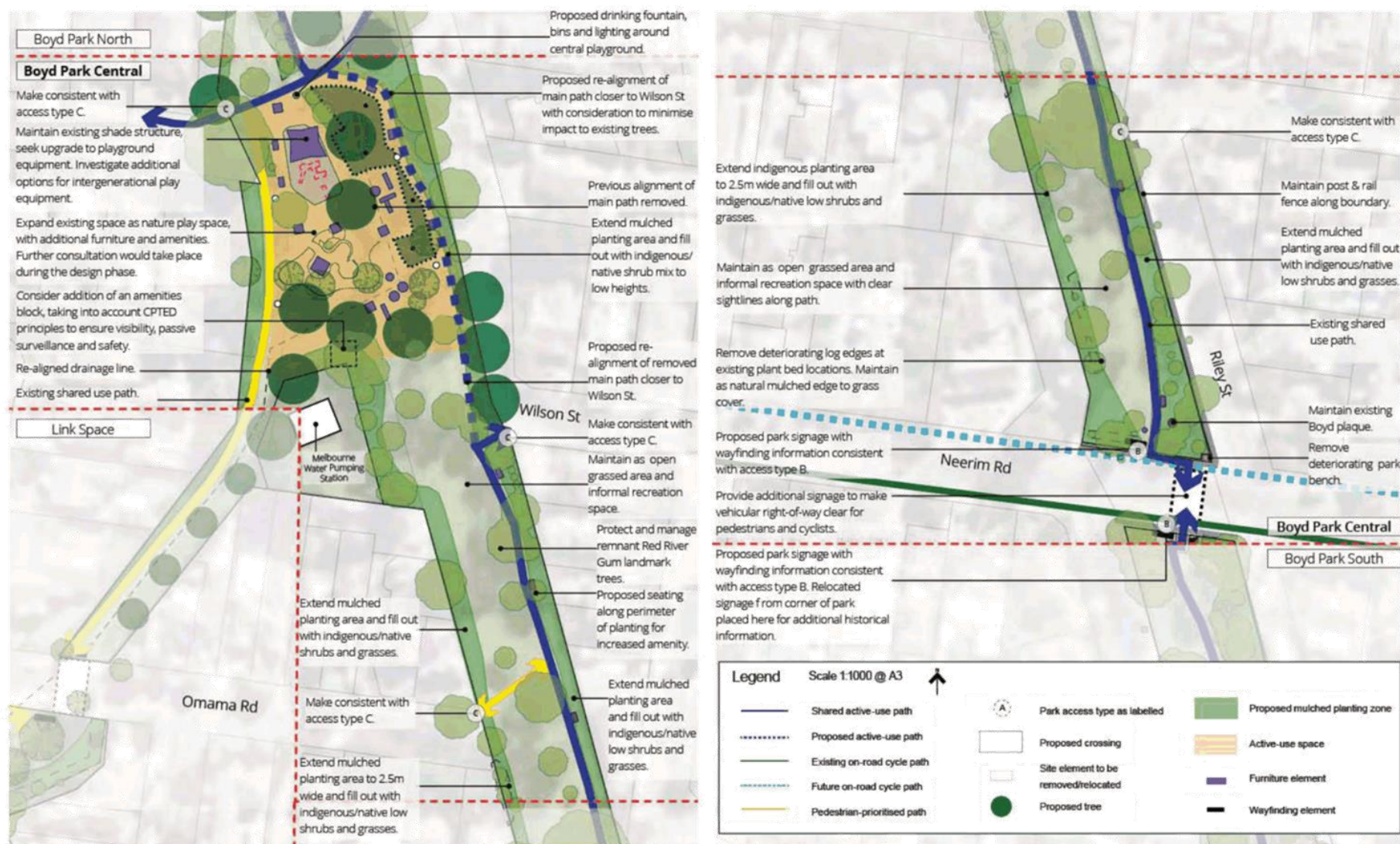
Additionally, the proposal of a 'nature-play' area as an upgrade to the existing playground will be proposed as the main active zone of the park. Options for intergenerational play equipment will also be considered to broaden the range of recreational activities for visitors of all ages.

**General management guidelines:**

- It is important to recognise the diverse and particular needs each remnant red gum in the area requires in terms of maintenance and management. Further prescriptive actions will be investigated to ensure the unique vegetation is protected, and guidance sought where needed.
- All proposed planting areas should take into consideration CPTED principles to ensure clear viewlines, passive surveillance and safety for visitors. Also refer to section 7 of the Glen Eira Open Space Strategy (2014), particularly 7.2 in regards to tree management, new indigenous planting and enhancing biodiversity values.
- Further investigations should be made to assess whether or not the single shared-use path is appropriate in light of the Djerring Trail works and anticipated increase in user volume. Current measures to make right-of-way clear for pedestrians and slow cyclist traffic may not be sufficient and may need modifications to ensure safety between all users to the area.
- As part of the proposed upgrade and expansion to the central playground area, further consultation will be sought to ensure users of all ages will be catered for. There are also a number of issues pertaining to access, visibility, car parking and sensitive vegetation which need to be resolved.

## 6. Management Plan

## Illustrative Management Plan - Boyd Park Central





## 6. Management Plan

## 6.4.3 Link Space

Following a site audit of the Link Space, as well as consideration of the Melbourne Water works, an update to the plan has been proposed with the indicated actions.

An overall recommendation is made to propose an open grass landscape character, with a row of indigenous trees and planted area adjacent to the path. Following the significant works by Melbourne Water which have cleared the area of its previous surfaces and paths, there is an opportunity to draw an indigenous and native planting character into this space consistent with the proposed vision and principles of this plan.

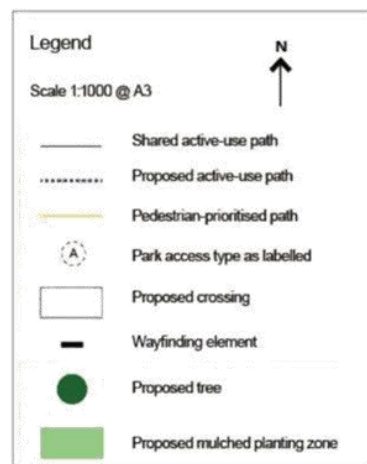
This will provide a clear direction for the future of the landscape in this space whilst maintaining its previous use as a linking linear space between different sections of the park, and act as a transition of landscape character between Springthorpe Gardens and Boyd Park Central.

**General management guidelines:**

- All proposed planting areas should take into consideration CPTED principles to ensure clear viewlines, passive surveillance and safety for visitors. Also refer to section 7 of the Glen Eira Open Space Strategy (2014), particularly 7.2 in regards to tree management, new indigenous planting and enhancing biodiversity values.
- Further investigations should be made to assess whether or not the single shared-use path is appropriate in light of the Djerring Trail works and anticipated increase in user volume. Current measures to make right-of-way clear for pedestrians and slow cyclist traffic may not be sufficient and may need modifications to ensure safety between all users to the area.
- Proposed planting in this space will need to consider the drainage infrastructure and available soil depths for alignment purposes, and may be limited in terms of size and extents. Technical resolution needs to be coordinated with Melbourne Water. However, a continuous planting presence along the path should be prioritised in order to act as a transition of landscape character between the adjacent park spaces in accordance with the shared vision and principles set out in this plan.

## 6. Management Plan

## Illustrative Management Plan - Link Space



## 6. Management Plan

## 6.4.4 Boyd Park South (Kitmont Street)

Following a site audit of Boyd Park South (Kitmont St), as well as consideration of the level crossing removal and new Djerring Trail, an update to the plan has been proposed with the indicated actions.

An overall recommendation is made to conserve and strengthen the 'naturalistic' landscape character throughout the areas covered by the Vegetation Overlay, which contains large numbers of remnant indigenous trees and other remnant species. Where possible, additional planting should specify indigenous species in order to strengthen the landscape character of this space, as well as increase biodiversity values for local fauna.

The southern section of the space which contains a fenced sanctuary containing a high amount of remnant plant species will be maintained as a top priority and opportunities to expand this area will be considered.

Existing activities such as walking, dog-walking and cycling will continue to be provided for in the updated management plan, and will additionally be supported through the increased provision of seating and signage upgrades.

Some of the seeds from the Boyd Tree will be planted in Boyd Park South (location to be confirmed) as a continuation of the existing planting around the station, to act as a landscape feature and increased biological habitat.

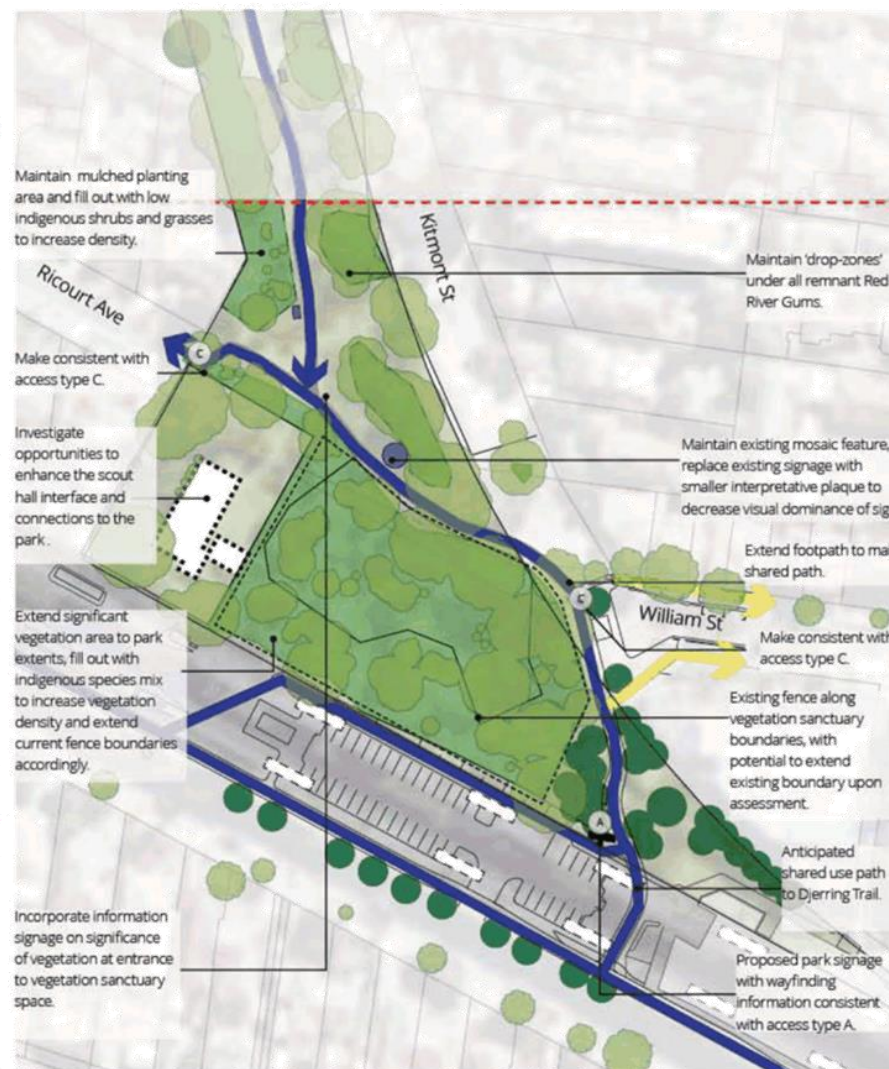
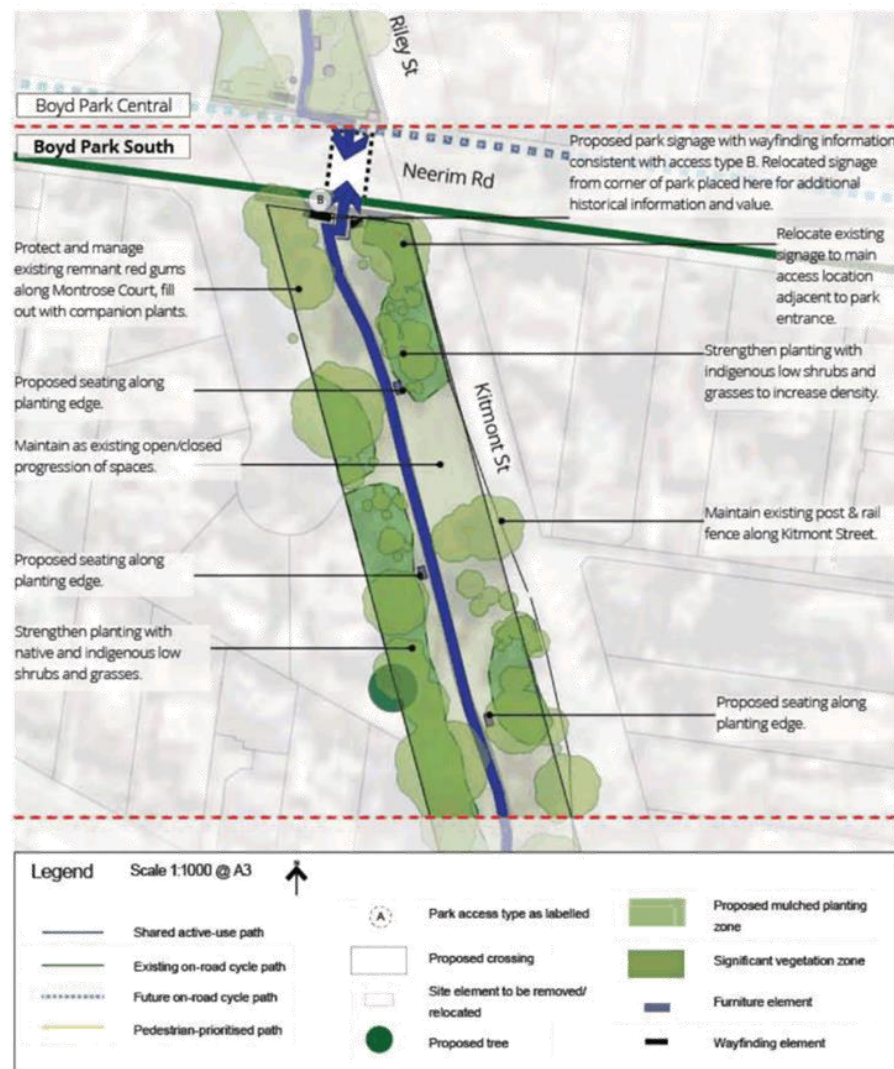
**General management guidelines:**

- The significance of remnant indigenous vegetation in this area is of the highest importance and strongly contributes to the overall landscape character of not only Boyd Park but also to surrounding areas. Any proposed changes to the area should be considerate to existing vegetation and aim to minimise any environmental impact.
- It is important to recognise the diverse and particular needs each remnant red gum in the area requires in terms of maintenance and management. Further prescriptive actions will be investigated to ensure the unique vegetation is protected, and guidance sought where needed.
- A recommendation has been made to investigate opportunities to enhance the scout hall interface and connections to the park. The existing steel wire fence could be improved upon and be more sympathetic to the character of the surrounding park.
- All proposed planting areas should take into consideration CPTED principles to ensure clear viewlines, passive surveillance and safety for visitors. Also refer to section 7 of the Glen Eira Open Space Strategy (2014), particularly 7.2 in regards to tree management, new indigenous planting and enhancing biodiversity values.
- Further investigations should be made to assess whether or not the single shared-use path is appropriate in light of the Djerring Trail works and anticipated increase in user volume. Current measures to make right-of-way clear for pedestrians and slow cyclist traffic may not be sufficient and may need modifications to ensure safety between all users to the area.
- It should be noted that the new Djerring Trail will significantly increase the volume of users through the space, and priority should be placed on maintaining the valuable remnant vegetation and biodiversity in the area in light of these changes.



## 6. Management Plan

## Illustrative Management Plan - Boyd Park South/Kitmont Street





## 6. Management Plan

## 6.4.5 Springthorpe Gardens

Following a site audit of Springthorpe Gardens, as well as consideration of the Melbourne Water works, an update to the plan has been proposed with the indicated actions.

An overall recommendation is made to reinforce the existing open grass landscape character, with more established stands of exotic trees, as well as strengthened planting areas to increase vegetation density.

The continued usage of Springthorpe Gardens as an active local park will be supported and encouraged with informal/picnic seating under the tree canopies, as well as additional park furniture such as seating and small play elements.

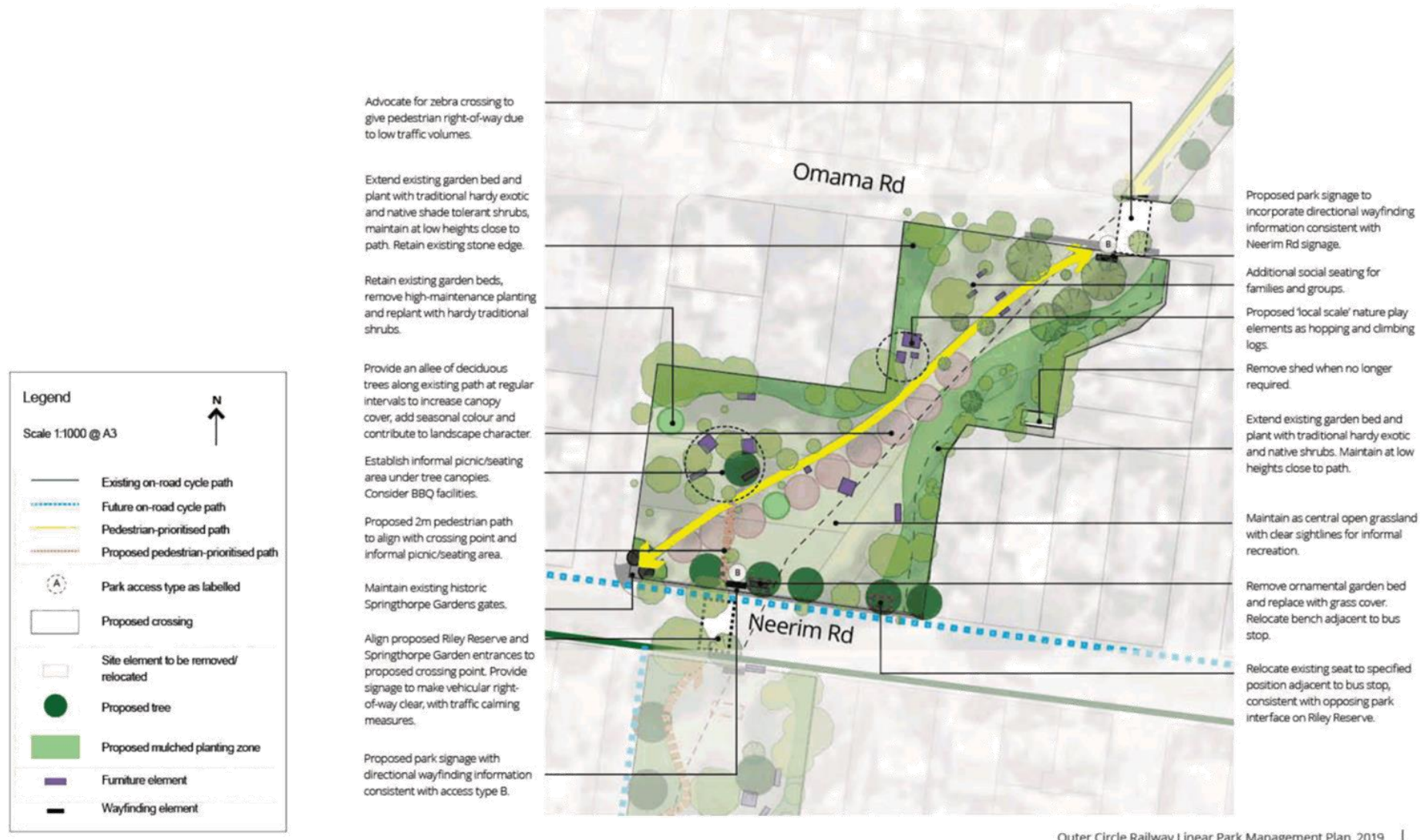
The proposal of an additional segment to the existing pedestrian path will align to the Riley Reserve entrance and crossing point.

**General management guidelines:**

- All proposed planting areas should take into consideration CPTED principles to ensure clear viewlines, passive surveillance and safety for visitors. Also refer to section 7 of the Glen Eira Open Space Strategy (2014), particularly 7.2 in regards to tree management, new indigenous planting and enhancing biodiversity values.

## 6. Management Plan

## Illustrative Management Plan - Springthorpe Gardens



## 6. Management Plan

## 6.4.6 Riley Reserve

Following a site audit of Riley Reserve, as well as consideration of the Melbourne Water works, level crossing removal and the new Djerring Trail, an update to the plan has been proposed with the indicated actions.

An overall recommendation is made to develop an open grass landscape character, with stands of indigenous/native trees as a transition of character to/from Springthorpe Gardens. The strategy proposes the strengthening of the east and west park boundary interfaces with planted beds and an additional tree presence to increase the legibility of the landscape character.

Additionally, it is proposed to include additional park furniture, and other features that improve the overall amenity of the park as an active space. Following the significant works in the Djerring Trail which interfaces the reserve, a pedestrian path is also proposed along the western planted boundary, with the intention of retaining the majority of the park as an open recreational space.

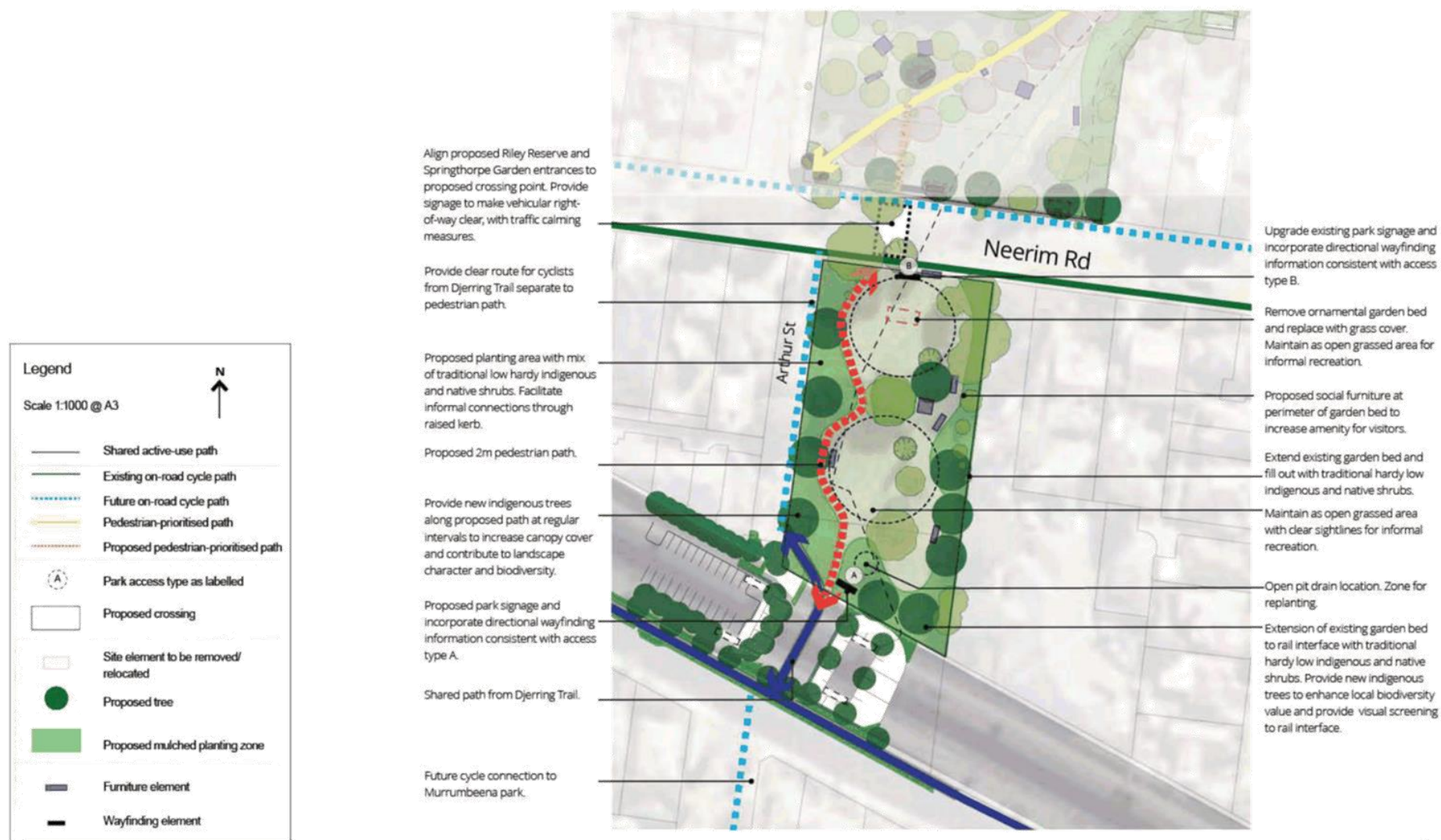
**General management guidelines:**

- All proposed planting areas should take into consideration CPTED principles to ensure clear viewlines, passive surveillance and safety for visitors. Also refer to section 7 of the Glen Eira Open Space Strategy (2014), particularly 7.2 in regards to tree management, new indigenous planting and enhancing biodiversity values.
- Due to the significance of the Melbourne Water works in the area, a large proportion of existing planting and ground cover has been removed. Priority should be made to re-vegetate the area as soon as possible, and allow for open grassed areas where informal recreation can occur, as well as the provision of amenities to allow active use of the space.
- Due to the significance of the level crossing removal works in the area, the visual dominance of the elevated rail structure was noted in numerous community comments during the consultation phase. A priority to provide visual screening qualities through re-vegetation should inform proposed actions in Riley Reserve.



## 6. Management Plan

## Illustrative Management Plan - Riley Reserve





## 6. Management Plan

## 6.5. Artists Impression - Springthorpe Gardens

## 6.5.1 Existing Character





## 6. Management Plan

## 6.5.2 Aspirational Character





## 6. Management Plan

## 6.6. Artists Impression - Boyd Park Central - Active Space

## 6.6.1 Existing Character





## 6. Management Plan

## 6.6.2 Aspirational Character





## 6. Management Plan

6.7. Public Consultation Summary

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A draft version of the Outer Circle Railway Linear Park management plan was promoted for community consultation from Monday 22nd October to Sunday 25th November 2018 through the following methods:

- Distribution of over 800 information flyers to all properties in the vicinity of the Outer Circle Railway Linear Parks on Tuesday 23rd October and Wednesday 24th October.
- Installation of six A1 Corflute signs at these locations:
  - Riley Reserve
  - Springthorpe Gardens
  - Boyd Park Kitmont Street near the mosaic feature (with brochures in holder)
  - Boyd Park Central at the playground (with brochures in holder)
  - Boyd Park Central at Neerim Road entrance
  - Boyd Park North near the rotunda (with brochures in holder)
- Information was posted on Glen Eira City Council's website.
- An information portal and discussion forum 'Have your Say'.
- On-site consultations on 1st, 8th, 9th, 20th November.
- Notification to Glen Eira Environmental Group.
- Notification to Melbourne Water.
- Notification to Scouts Victoria.
- An article in the November Glen Eira news.
- Advertising in the Leader newspapers.
- Promotion on Glen Eira City Council's Facebook and social media channels.

A summary of themes, suggestions and ideas raised during the consultation phase is presented in the following page, with comments from the officer outlining the proposed actions or response. The Glen Eira Environmental Group (GEEG) has also provided feedback on the draft document and the comments have been summarised.

## 6. Management Plan

## 6.7. Public Consultation Summary

A summary of themes, suggestions and ideas raised during the consultation phase is presented here, with comments from Council officers outlining the proposed actions or response.

Concerns were raised by the community regarding the suggestion to “investigate the relocation of the scout hall”. Following review, the officer’s comments have been to remove this previous action and instead look at opportunities to enhance the scout hall interface and connection to the park.

There was some discussion regarding the potential to include a public toilet as part of the proposed works in the Boyd Park Central area. Following review, the officer’s comments have been to proceed with this suggested action, providing CPTED (Crime Prevention Through Environmental Design) principles are adhered to.

Regarding the proposal to upgrade and expand the existing playground area, the officer’s proposal is to address the community’s concerns by stipulating a further community consultation in order to seek views on play equipment suitability, amongst other concerns.

Park lighting in Boyd Park North needs to be considerate of flora and fauna, and be planned to minimise environmental impact.

A number of concerns were raised regarding the potential conflict between different users of the park, such as cyclists, dog-walkers, pedestrians and users in active spaces. The officer’s comments ranged from suitability of seating areas, barriers, signage and traffic-calming strategies for cyclists. A recommendation to advocate for a future pedestrian/cyclist link between Boyd Park and Urban Forest across Dandenong Road has been well received by the community and will remain in the document.

A range of suggestions were noted from the community for the future planning of Riley Reserve, following Melbourne Water works. The officer has recommended to incorporate active spaces and elements, as well as a range of new planting in future plans for the area.

The management plan’s recommendations regarding various road crossings at different locations have been assessed as being suitable.

A number of comments were made regarding the value of remnant Red River Gums throughout the park, with suggestions to provide individual management plans for each tree. Following review, the officer has referred this to future develop the council tree strategy or urban forest strategy to further enhance this approach.

The Council officers have recommended a refresh of the management plan ‘vision’, after suggestions were raised from the community to better reflect how the community see, interact with and use the space.

The Glen Eira Environmental Group (GEEG) has also provided feedback on the draft document and the comments have been summarised as follows:

The plan needs to recognise and accommodate the potential for faunal movement as well as human movement. There are habitat corridors which the Outer Circle Linear Parks connect to and this needs to be supported through actions in the management plan.

The vegetated area at the north of Boyd Park North needs to consider the inclusion of a fence along its perimeter to exclude dogs from the area.

It is important to recognise the diverse and particular needs each remnant red gum in the area requires in terms of maintenance and management. The GEEG suggest individual management plans for all remnant Red River Gums, to be reviewed annually.

The area covered by the vegetation overlay at the southern end of the reserve must be protected at all costs. Plans should also be made to re-assess the validity of the existing fence line location and expand to improve the environmental value of the area.

The GEEG believes the landscape management plan should be more prescriptive in the type of management and maintenance required to keep the biodiversity and environmental values found in the reserve for future generations to enjoy.





## 7. Additional Guidelines

## 7. Detailed Guidelines

## 7.1. Park Furniture

## 7.1.1 Types:

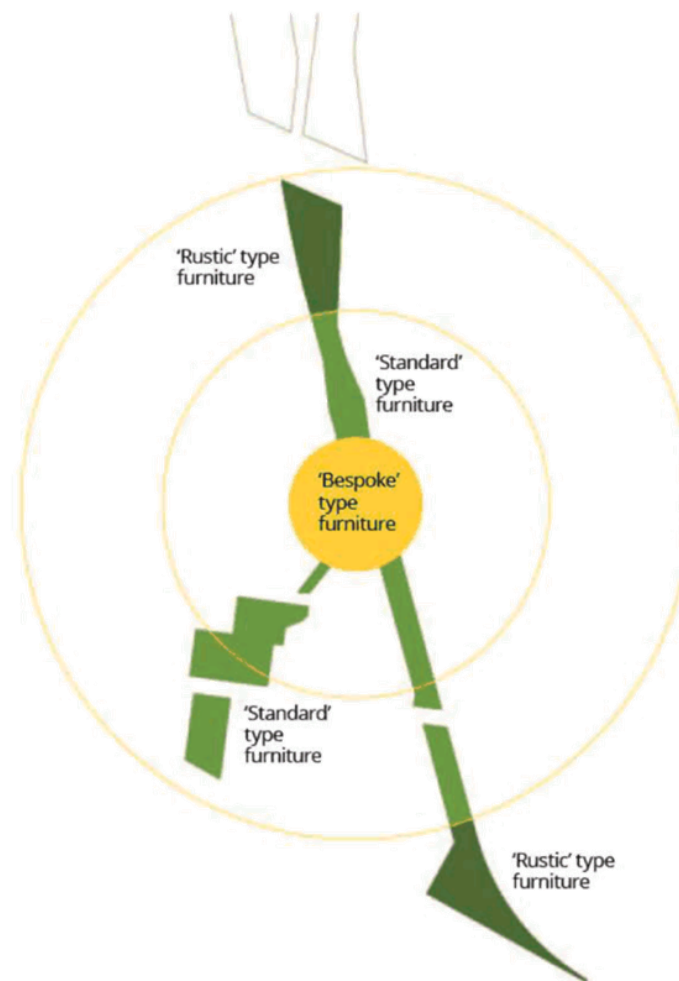
The selection of furniture and fixtures is essential in establishing a cohesive identity for the park.

The following provides an overview of the park furniture character for specific areas, in alignment with Council requirements as set out in the 'Outdoor Furniture Strategy for the City of Glen Eira', March 2000. These elements are readily available, robust and where possible utilise sustainable materials.

**Bespoke elements** - located within Boyd Park Central. Elements designed as part of the nature play experience. Some furniture items to be off the shelf type.

**Standard elements** - refer to 'Standard' park range, as indicated in the 'Outdoor Furniture Strategy for the City of Glen Eira', March 2000.

**Rustic elements** - refer to 'Rustic' park range, as indicated in the 'Outdoor Furniture Strategy for the City of Glen Eira', March 2000.





## 7. Detailed Guidelines

## 7.2. Wayfinding Strategy

## 7.2.1 Park Access/Entrance types:

**'A' - Gateway park entrance**, with prominent signage, additionally indicating location and direction of key park destinations.

**'B' - Secondary park entrance**, signage providing orientation to nearby park destinations.

**'C' - Local park entrance**, removable bollards consistent in appearance across all points.



## 7. Detailed Guidelines

## 7.2.2 Signage Examples

'A' - Gateway park entrance



'B' - Secondary park entrance



'C' - Local park entrance







## 8. Project Implementation

## 8. Project Implementation

### 8.1. Project Implementation Summary

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This management plan outlines a number of key recommendations and actions for each space within the Outer Circle Railway Linear Park. The decision making framework for these were considered against the developed vision and principles set forth in this document.

This section sets out a implementation plan for Boyd Park North, Boyd Park Central, Boyd Park South/Kitmont Street, Link Space, Springthorpe Gardens and Riley Reserve.

In addition to an overall recommendation, a priority has been assigned to each individual action, which was considered against the vision and the 5 developed principles:

- Strengthening Connections
- Closing Gaps
- Cohesive Zones and Spaces
- A Legible Landscape Character
- Defined Active and Passive Spaces

Each individual action does not necessarily have to meet the requirements of every principle, but should make a positive overall impact to the space. The varying extents to which Melbourne Water works and the recently completed Djerring Trail have impacted each space has also influenced the priority of certain actions. The overall aim is to realise the vision for the Outer Circle Railway Linear park in order to strengthen it as a place and as an experience.

For the location which each intended action applies to, refer to the illustrated management plan for the corresponding area in section 6.



## 8. Project Implementation

## 8.2. Implementation Plan

## 8.2.1 Boyd Park North

Recommendations & Actions	Priority	Action Timeline		
		Short term (0-2 years)	Medium Term (2-5 years)	Long term (5-10 years)
<b>Boyd Park North</b>				
<b>Future crossing Dandenong Rd/Princes Highway</b> Advocate for future pedestrian/cycle crossing to Urban Forest Reserve.	Long Term			Y
<b>Proposed park lighting</b> To be installed at regular intervals along shared use path, and around active space adjacent to social furniture.	Medium		Y	
<b>Low perimeter barrier – northern planting zone</b> Investigate densely planted edge and low perimeter barrier option which is sympathetic to the existing character of the park to discourage dogs from disrupting vegetation.	High	Y		
<b>Upgrade to pergola</b>	Long Term	Y		
<b>Proposed planting in northern mulched area</b> Fill out with indigenous plant species, increase planting density, remove exotic species over time. Reinforce perimeter edge with Lomandra sp.	Medium	Y		
<b>Maintain open grassland</b> Continue to maintain for informal recreation.	Ongoing			
<b>Proposed furniture upgrades – pergola area</b> Additional picnic table and seating.	Medium		Y	
<b>Make consistent post &amp; rail boundary interface along Wilson Street.</b>	Long Term		Y	

Recommendations & Actions	Priority	Action Timeline		
		Short term (0-2 years)	Medium Term (2-5 years)	Long term (5-10 years)
<b>Proposed trees along eastern and western boundary</b> Provide continuous tree presence. Locations as indicated on plan.	High	Y		
<b>Proposed seating &amp; social furniture to increase amenity of open grass area</b> 2 picnic tables, 4 park benches.	Medium		Y	
<b>Extension of existing mulched planting areas</b> Fill out with indigenous/native low shrub mix. Various locations as indicated on plan.	Medium-Long Term		Y	Y
<b>Park signage upgrades</b> Gateway type A entrance on Dandenong Road interface.	High	Y		
<b>Park signage upgrades</b> Type C entrance upgrades on Nangana Road, Wilson Street and Wahroonga Crescent entry points as indicated on plan.	Medium-Long Term		Y	Y

## 8. Project Implementation

## 8.2.2 Boyd Park Central

Recommendations & Actions	Priority	Action Timeline		
		Short term (0-2 years)	Medium Term (2-5 years)	Long term (5-10 years)
<b>Boyd Park Central</b>				
Expand existing space as nature play space, with additional furniture and amenities. Investigate additional options for intergenerational play equipment. Further consultation to take place during the design phase.	High	Y		
Consider addition of an amenities block, taking into account CPTED principles to ensure visibility, passive surveillance and safety	Medium		Y	
Proposed drinking fountain, bins and lighting around central playground	Medium-Long Term		Y	Y
Re-alignment of path closer to Wilson St. Minimise impact to existing trees.	High	Y		
Proposed trees along western boundary. 3 total trees, indigenous preferred. Can be native but not exotic. Locations as indicated on plan.	Medium	Y		
Additional seating along eastern interface of shared use path. Increase user value of adjoining grassed areas.	Medium	Y		
Protect and manage remnant Red River Gums. Investigate prescriptive management actions for each landmark tree.	Ongoing - High		Y	

Recommendations & Actions	Priority	Action Timeline		
		Short term (0-2 years)	Medium Term (2-5 years)	Long term (5-10 years)
Maintain as open grassed area and informal recreation space with clear sightlines along path	Ongoing			
Remove deteriorating log edges at existing plant bed locations. Maintain as natural mulched edge.	Medium-Long Term		Y	
Remove deteriorating park bench. Replace with seat as GEEC furniture strategy.	Medium		Y	Y
Maintain existing Boyd plaque	Ongoing			
Extension of existing mulched planting areas. Fill out with indigenous/native low shrub mix. Various locations as indicated on plan.	Medium		Y	Y
Park signage upgrade Type B. Type B entrance on Neerim Road interface.	High	Y		
Park signage upgrades Type C. Type C entrance upgrades on Wilson Street, Omama Road and Riley Street entry points as indicated on plan.	Medium-Long Term		Y	Y
Provide additional signage to make vehicular right-of-way clear for pedestrians and cyclists. Neerim Road crossing point.	Medium		Y	

## 8. Project Implementation

## 8.2.3 Link Space

Recommendations & Actions	Priority	Action Timeline		
		Short term (0-2 years)	Medium Term (2-5 years)	Long term (5-10 years)
<b>Link Space</b>				
Proposed small indigenous/native trees where soil depths and drain infrastructure allow. Provide continuous planting presence along link space path Indigenous preferred. Can be native but not exotic.	High	Y		
Reinstate concrete shared use path along previous alignment at 2.5m wide	High	Y		
Proposed mulched planting area from edge of path to western fence boundary Fill out with indigenous/native low shrub mix.	Medium		Y	
Zebra crossing at Omama Road Give pedestrian right-of-way and align to park entrances between link space and Springthorpe Gardens.	Medium		Y	
Park signage upgrade Type B Entrance type B on Omama Road entry point as indicated on plan.	High	Y		

## 8. Project Implementation

## 8.2.4 Boyd Park South (Kitmont Street)

Recommendations & Actions	Priority	Action Timeline		
		Short term (0-2 years)	Medium Term (2-5 years)	Long term (5-10 years)
<b>Boyd Park South (Kitmont Street)</b>				
<b>Park signage upgrade Type B</b> Type B entrance on Neerim Road interface.	High	Y		
<b>Park signage upgrades Type C</b> Type C entrance at William St and Ricourt Ave as indicated on plan.	Medium		Y	
<b>Relocate existing signage to main access location adjacent to park entrance</b> Align to Neerim Road entry point as indicated on plan.	Medium		Y	
<b>Protect and manage existing Remnant Red River Gums along Montrose Court</b> Fill out with companion plants.	Ongoing - High			
<b>Protect and manage remnant Red River Gums throughout</b> Investigate prescriptive management actions for each tree. Maintain 'drop-zones' under all remnant Red River Gums.	Ongoing - High			
<b>Additional seating along edge of shared use path</b> Increase user value of adjoining grassed areas.	Medium		Y	
<b>Strengthen planting with native and indigenous low shrubs and grasses</b> Increase vegetation density and biodiversity value. Various locations as indicated on plan.	Medium-Long Term		Y	Y

Recommendations & Actions	Priority	Action Timeline		
		Short term (0-2 years)	Medium Term (2-5 years)	Long term (5-10 years)
<b>Investigate opportunities to enhance the scout hall interface and connections to the park</b> Improve the area's interface to the existing park and rail linear park interfaces.	Long Term			Y
<b>Maintain existing mosaic feature</b> Replace existing signage with smaller plaque to decrease the visual dominance of the current sign against the mosaic.	Ongoing			
<b>Extend significant vegetation area to park extents, fill out with indigenous species mix</b> Investigate the extension of the current fenced planting zone together with the Glen Eira Environmental Group to assess the best location.	Medium-Long Term		Y	Y
<b>Incorporate small information signage at entrance to fenced vegetation sanctuary for awareness and educational purposes</b> Promote the on-going awareness of environmental values in Glen Eira.	Long Term			Y
<b>Extend sidewalk to main shared path</b> Connect existing sidewalk from William St to main park path.	Medium		Y	
<b>Park signage upgrades, relocated signage</b> Gateway type A entrance on rail linear park interface as indicated on plan.	High	Y		



## 8. Project Implementation

## 8.2.5 Springthorpe Gardens

Recommendations & Actions	Priority	Action Timeline		
		Short term (0-2 years)	Medium Term (2-5 years)	Long term (5-10 years)
<b>Springthorpe Gardens</b>				
<b>Extension of existing mulched planting areas</b> Fill out with hardy exotic/native low shrub mix. Maintain at low heights close to path. Various locations as indicated on plan.	Medium	Y		
<b>Retain and re-establish existing garden beds</b> Remove high-maintenance planting and replant with hardy exotic/native species.	Medium		Y	
<b>Proposed allee of deciduous trees along pedestrian path</b> Choose species for seasonal colour variation, canopy cover. Plant at regular intervals along western edge of pedestrian path.	High		Y	
<b>Establish informal picnic/seating area under tree canopies</b> Locations as indicated on plan.	High	Y		
<b>Proposed 2m pedestrian path</b> Align with crossing point and informal picnic/seating area.	High	Y		
<b>Maintain existing historic Springthorpe Gardens gates</b>	Ongoing			
<b>Provide additional social furniture.</b> Additional social seating for families and groups around grassy area close to Omama Rd interface.	Medium – Long Term		Y	Y
<b>Remove shed when no longer required</b>	Ongoing			

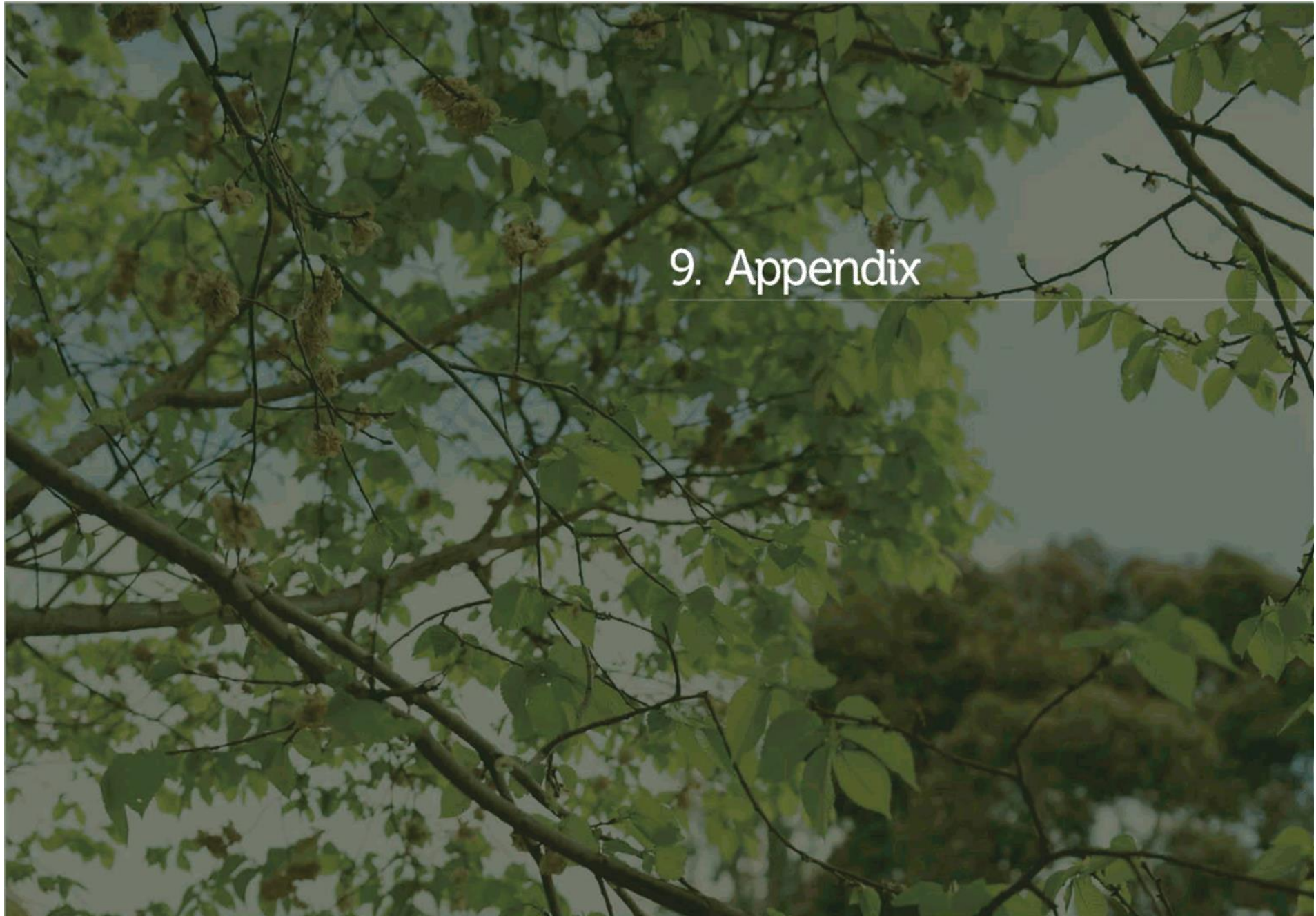
Recommendations & Actions	Priority	Action Timeline		
		Short term (0-2 years)	Medium Term (2-5 years)	Long term (5-10 years)
<b>Proposed 'local scale' nature play elements</b> Ensure CPTED guidelines are followed for visibility, passive surveillance and safety.	Long Term			Y
<b>Maintain as central open grassland with clear sightlines for informal recreation</b>	Ongoing			
<b>Remove ornamental garden bed.</b> Replace with grass cover consistent with central open grassed area for informal recreation.	Medium		Y	
<b>Relocate existing seat to area adjacent to bus stop.</b> Location as indicated on plan, consistent with opposite interface on Riley Reserve.	Medium		Y	
<b>Park signage upgrades.</b> Type B entrance at Neerim Road and Omama Road entry points. Align with respective entry points as indicated on plan.	High	Y		
<b>Provide crossing point on Neerim Road.</b> Align crossing point to proposed paths. Provide signage to make vehicular right-of-way clear, with traffic calming measures.	High	Y		
<b>Zebra crossing at Omama Road.</b> Give pedestrian right-of-way and align to park entrances between link space and Springthorpe Gardens.	High	Y		

## 8. Project Implementation

## 8.2.6 Riley Reserve

Recommendations & Actions	Priority	Action Timeline		
		Short term (0-2 years)	Medium Term (2-5 years)	Long term (5-10 years)
<b>Riley Reserve</b>				
<b>Provide crossing point on Neerim Road.</b> Align crossing point to proposed paths. Provide signage to make vehicular right-of-way clear, with traffic calming measures.	High	Y		
<b>Provide clear route for cyclists from rail linear park separate to pedestrian path.</b> Along rail linear park/Arthur Street interface.	Medium		Y	
<b>Proposed mulched planting areas.</b> Mix of traditional low hardy indigenous and native shrubs. Various locations as indicated on plan along western and eastern boundaries. Incorporate pit drain location into planting as shown.	Medium		Y	
<b>Proposed pedestrian path.</b> 2m wide path.	High	Y		
<b>Proposed trees along Arthur Street in planted zones.</b> Locations as indicated on plan, indigenous preferred. Can be native but not exotic.	High		Y	
<b>Remove ornamental garden bed and replace with grass cover.</b> Maintain as open grassed area for informal recreation.	High	Y		

Recommendations & Actions	Priority	Action Timeline		
		Short term (0-2 years)	Medium Term (2-5 years)	Long term (5-10 years)
<b>Additional social furniture.</b> 2 park seats, 1 picnic table consistent with GECC furniture guidelines. Locations as indicated on plan.	Medium	Y		
<b>Provide new indigenous trees to enhance local biodiversity value and provide visual screening to rail interface</b> Locations as indicated on plan.	High	Y		
<b>Park signage upgrades.</b> Gateway type A entrance on rail linear park interface.  Type B entrance on Neerim Road interface, align with opposite interface in Springthorpe Gardens.	High	Y		



## 9. Appendix



## 9. Appendix

## 9.1. 2004 Management Plan Site Audit

## 9.1.1 Boyd Park North



Source: Outer Circle Railway Linear Park, Landscape Management Plan 2004 pp.42

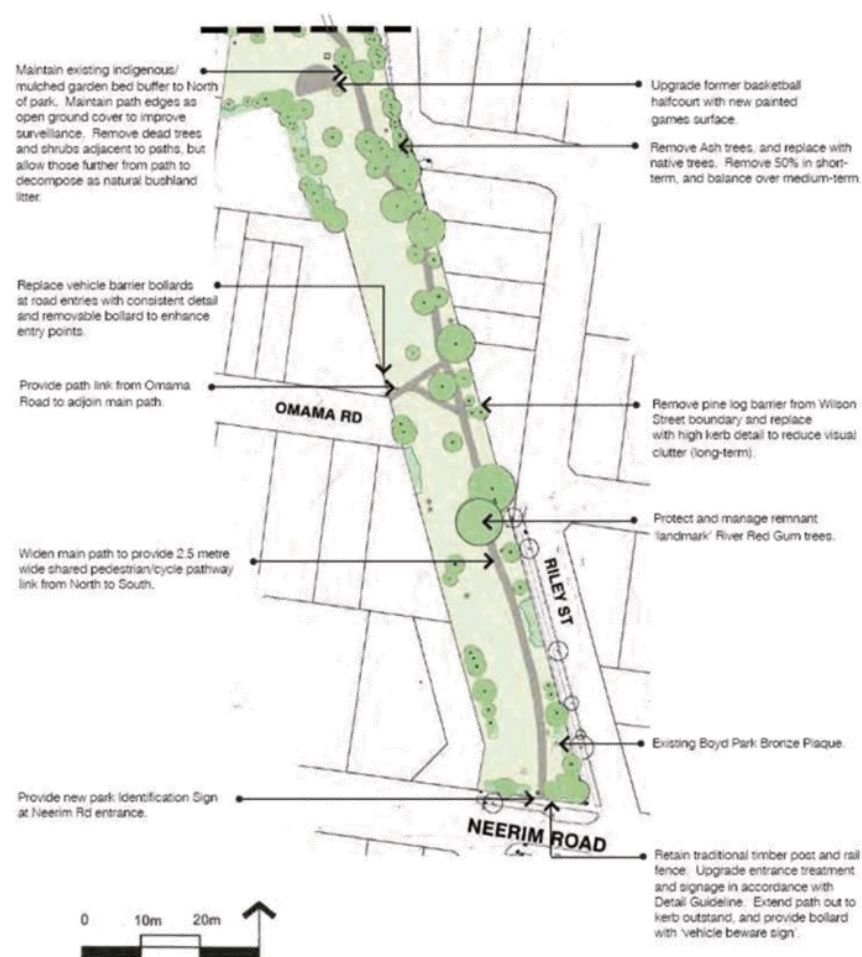
## 2004 Management Plan - Site Audit

Boyd Park North	General Notes	Access	Completion Status	Incorporate into New Proposal?
	Retain linear open space link function, enhance natural indigenous treed character.	Upgrade entry point with new signage and fencing to highlight the open space entrance and the site identity (see Detail Guideline).	Not completed	Yes - Make access consistent with type A.
	As exotic trees decline, over the decades, they should not be replaced with exotic trees. New planting should be structured into an indigenous woodland setting.	Provide dog tidy bag/totem sign at park entrance points.	Completed	
	N.B. - Further assessment required following Melbourne Water works post-occupancy, limited access and visibility at time of site visit.	Maintain existing indigenous/mulched garden bed buffer to North of park. Maintain path edges as open ground cover to improve surveillance.	Completed	Yes - consider opportunities to minimise dog activity and impact around vegetation.
		Widen main access path to provide uniform 2-5 metre width shared pedestrian/cycle path from north to south - Dandenong Rd to William St.	Completed	
		Replace vehicle barrier bollards at road entries with consistent detail and removable bollards to enhance entry points.	Completed	
		Fill-out shrub-beds with smaller scale indigenous shrubs and tuft plants to maintain sight lines adjacent to bicycle path.	Partially Completed	Yes - Additional maintenance required to remove weed species and fill out with indigenous / native shrub mix.
		Upgrade existing playground with additional 'railway theme' play elements. Retain as existing 'local' scale facility.	Completed	Yes - Proposed upgraded & expanded playspace incorporating 'nature play' elements.
		Remove 'out of place' Pines and Willows in the short-term. Relocate Palm to Springthorpe Gardens.	Not completed	
		Relocate park entrance to north-east corner of site.	Completed	
		Limit planting beds to existing extent, to retain the larger open grass kick-around ball square.	Completed	Yes
		Retain picnic facilities, and limit new development to same 'local' scale in this area.	Completed	Yes - Consider alterations to roundabouts (remove brick walls, return columns and beams to natural timber appearance).
		Remove pine log barrier from Wilson Street boundary and replace with high kerb detail to reduce visual clutter. (Long-term project).	Not completed	
		Protect and manage remnant 'landmark' River Red Gum trees.	Not completed	Further address with more prescriptive management actions for individual trees
		Remove Ash trees, and replace with native trees. Remove 50% in short term, and balance over medium term.	Completed	



## 9. Appendix

## 9.1.2 Boyd Park Central



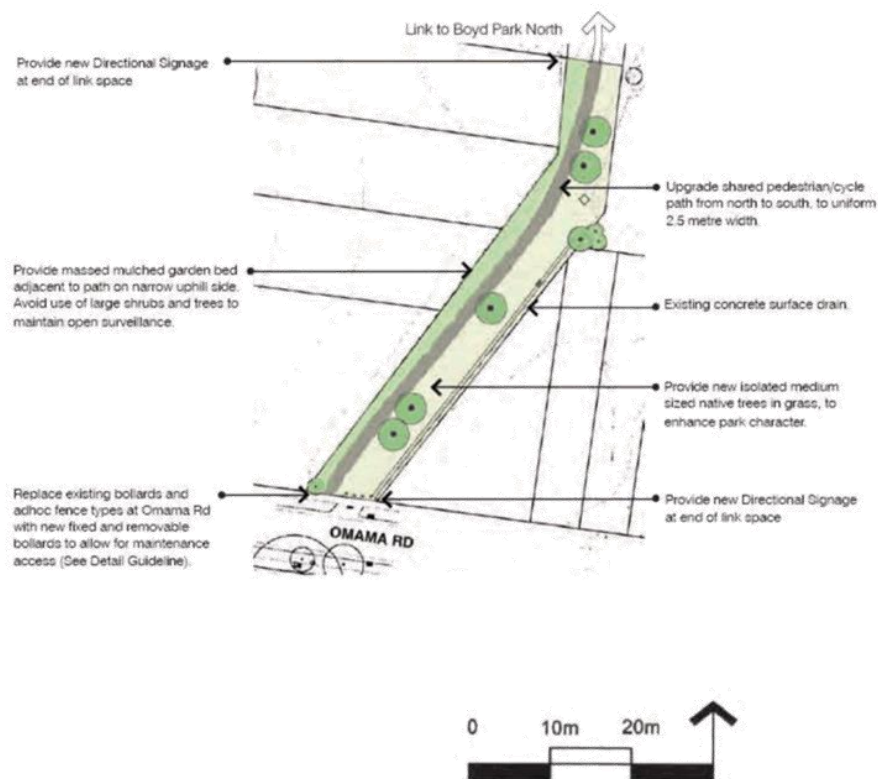
Source: Outer Circle Railway Linear Park, Landscape Management Plan 2004 pp.43

## 2004 Management Plan - Site Audit

Boyd Park Central	General Notes	Actions	Completion Status	Incorporate into New Proposal?
	Retain linear open space link function, enhance natural indigenous vegetation setting.	Maintain existing indigenous/mulched garden bed buffer to North of park. Maintain path edges as open ground cover to improve surveillance. Remove dead trees and shrubs adjacent to paths, but allow those further from path to decompose as natural bushland litter.	Completed	
	As exotic trees decline, over the decades, they should not be replaced with exotic trees. New planting should be structured into an indigenous woodland setting.	Replace vehicle barrier bollards at road entries with consistent detail and removable bollard to enhance entry points.	Completed	Yes - Make access consistent with type C.
		Provide path link from Omama Road to adjoin main path.	Completed	Yes - Make access consistent with type C.
		Widen main path to provide 2.5 metre wide shared pedestrian/cycle pathway link from North to South.	Completed	
		Provide new park identification Sign at Neerim Rd entrance.	Not completed	Yes - Make access consistent with type B.
		Upgrade former basketball halfcourt with new painted games surface.	No longer applicable	No longer applicable.
		Remove Ash trees, and replace with native trees. Remove 50% in short term, and balance over medium term.	Partially Completed	Yes
		Remove pine log barrier from Wilson Street boundary and replace with high kerb detail to reduce visual clutter (long-term).	Completed	
		Protect and manage remnant 'landmark' River Red Gum trees.	Completed - Ongoing	Yes
		Retain traditional timber post and rail fence. Upgrade entrance treatment and signage in accordance with Detail Guideline. Extend path out to kerb outstand, and provide bollard with 'vehicle beware sign'.	Completed	Yes - Improve structural integrity of fence and make access consistent with type B.

## 9. Appendix

## 9.1.3 Link Space



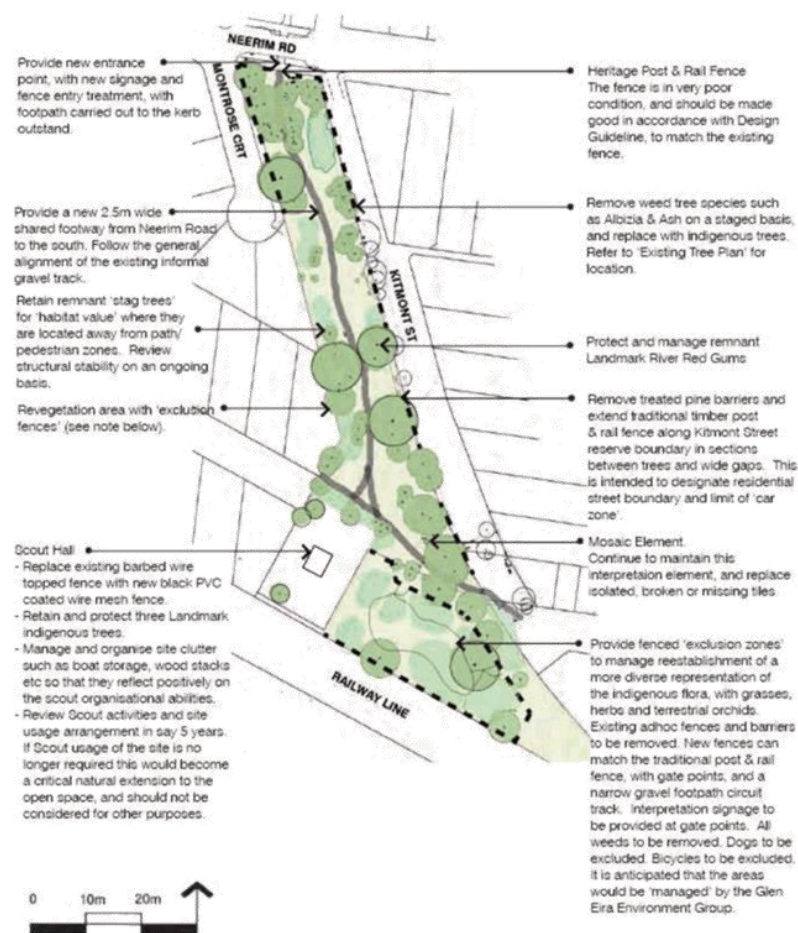
## 2004 Management Plan - Site Audit

Link Space	General Notes	Actions	Completion Status	Incorporate into New Proposal?
	Enhance linear link function.	Provide new Directional Signage at end of link space.	Not completed	Yes
	Introduce vegetation of manageable scale. Some planting needs to be introduced into this corridor to soften the unrelieved rear residential fences.	Provide massed mulched garden bed adjacent to path on narrow uphill side. Avoid use of large shrubs and trees.	Not completed	Yes - Provide shrubs as indicated on plans not above 1.8m.
	N.B - Link Space was significantly affected by Melbourne water works at times of visit, will require a complete resurfacing of grass cover and paths.	Replace existing bollards and adhoc fence types at Omama Rd with new fixed and removable bollards to allow for maintenance access. (See Detail Guideline)	Not completed	Yes - Make consistent with access from Springthorpe Gardens.
		Upgrade shared pedestrian / cycle path from north to south, to uniform 2.5 metre width.	Not completed	Yes - Retain current alignment.
		Provide new isolated medium sized native trees in grass, to enhance park character.	Not completed	Yes
		Provide new Directional Signage at end of link space.	Not completed	Yes

Source: Outer Circle Railway Linear Park, Landscape Management Plan 2004 pp.45

## 9. Appendix

## 9.1.4 Boyd Park South (Kitmont Street)



Source: Outer Circle Railway Linear Park, Landscape Management Plan 2004 pp.44

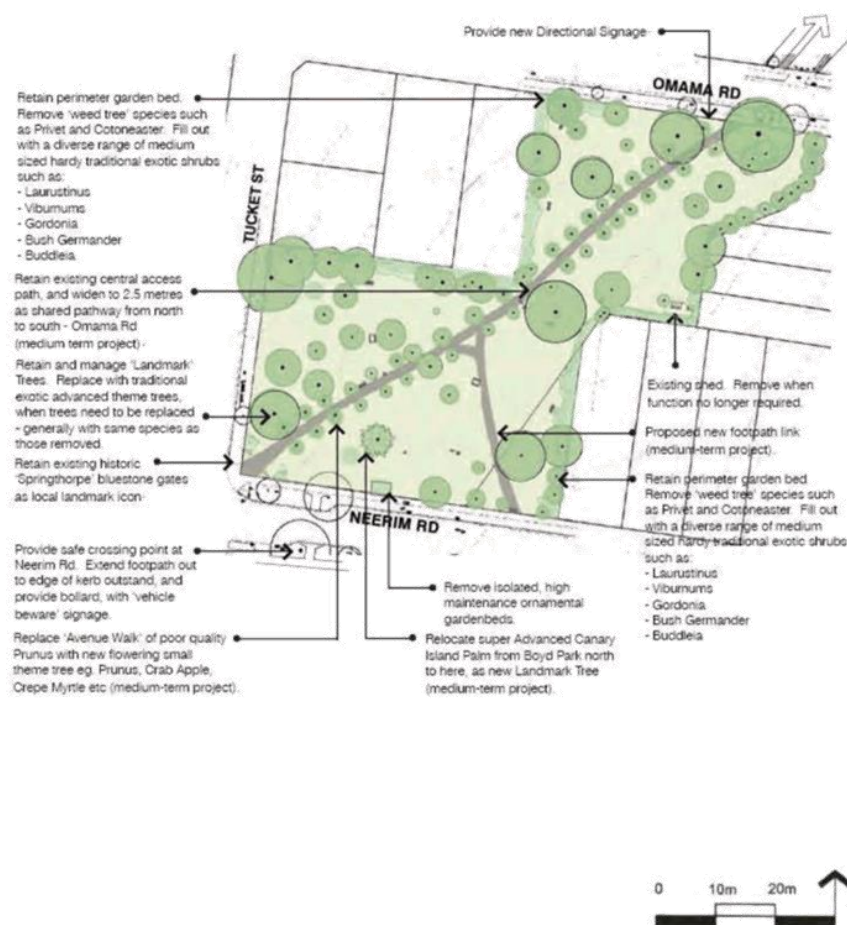
## 2004 Management Plan - Site Audit

Boyd Park South (Kitmont Street)	Current Status	Future	Completion Status	Recommendation
Retain lower open space for recreation, emphasize nature and indigenous vegetation.	Completed	Provide new entrance point, with new signage and fence entry treatment, with footpath carried out to the kerb outstand.	Completed	Yes. Make some consistent with type B.
New planting should be indigenous. New planting should be structured into an indigenous woodland setting.	Completed	Provide a new 2.5m wide shared footway from Neerim Road to the south. Follow the general alignment of the existing informal gravel track.	Completed	
N.B. Further assessment required following all three park works to ensure all trees are retained away from path and pedestrian zones. Review structural stability on an ongoing basis.	Completed	Retain remnant 'stag trees' for 'habitat value' where they are located away from path and pedestrian zones. Review structural stability on an ongoing basis.	Completed	
Revegetation area with 'exclusion fences'.	Partially Completed	Revegetation area with 'exclusion fences'.	Partially Completed	Yes. 'Exclusion fences' noted on plan.
Scout Hall	Not completed	Replace existing barbed wire topped fence with new black PVC coated wire mesh fence.	Not completed	Investigate opportunities to enhance the scout hall interface and connections to the park.
Retain and protect three Landmark indigenous trees.	Completed	Retain and protect three Landmark indigenous trees. Manage and organise site clutter such as boat storage, wood stacks etc so that they reflect positively on the scout organisational abilities.	Completed	
Review Scout activities and site usage arrangement. If Scout usage of the site is no longer required this would become a critical natural extension to the open space, and should not be considered for other purposes.	Not completed	Review Scout activities and site usage arrangement. If Scout usage of the site is no longer required this would become a critical natural extension to the open space, and should not be considered for other purposes.	Not completed	Investigate opportunities to enhance the scout hall interface and connections to the park.
Heritage Post & Rail Fence. The fence is in very poor condition, and should be made good in accordance with Design Guideline, to match the existing fence.	Completed	Heritage Post & Rail Fence. The fence is in very poor condition, and should be made good in accordance with Design Guideline, to match the existing fence.	Completed	
Remove weed tree species such as Albizia & Ash on a staged basis, and replace with indigenous trees. Refer to 'Existing Tree Plan' for location.	Completed	Remove weed tree species such as Albizia & Ash on a staged basis, and replace with indigenous trees. Refer to 'Existing Tree Plan' for location.	Completed	
Protect and manage remnant Landmark River Red Gums. 'Tree house' under floor had. Gums should be mulched and planted with indigenous grasses and herb species.	Partially Completed	Protect and manage remnant Landmark River Red Gums. 'Tree house' under floor had. Gums should be mulched and planted with indigenous grasses and herb species.	Partially Completed	Yes. Not with indigenous grasses and herb species.
Remove treated pine barriers and extend traditional timber post & rail fence along Kitmont Street reserve boundary in sections between trees and wide gaps. This is intended to designate residential street boundary and limit of 'car zone'.	Completed	Remove treated pine barriers and extend traditional timber post & rail fence along Kitmont Street reserve boundary in sections between trees and wide gaps. This is intended to designate residential street boundary and limit of 'car zone'.	Completed	
Mosaic Element. Continue to maintain this interpretation element, and replace isolated, broken or missing tiles.	Completed	Mosaic Element. Continue to maintain this interpretation element, and replace isolated, broken or missing tiles.	Completed	
Provide fenced 'exclusion zones' to manage reestablishment of a more diverse representation of the indigenous flora, with grasses, herbs and terrestrial orchids. Existing adhoc fences and barriers to be removed. New fences can match the traditional post & rail fence, with gate points, and a narrow gravel footpath circuit track. Interpretation signage to be provided at gate points. All weeds to be removed. Dogs to be excluded. Bicycles to be excluded. It is anticipated that the areas would be 'managed' by the Glen Eira Environment Group.	Partially Completed	Provide fenced 'exclusion zones' to manage reestablishment of a more diverse representation of the indigenous flora, with grasses, herbs and terrestrial orchids. Existing adhoc fences and barriers to be removed. New fences can match the traditional post & rail fence, with gate points, and a narrow gravel footpath circuit track. Interpretation signage to be provided at gate points. All weeds to be removed. Dogs to be excluded. Bicycles to be excluded. It is anticipated that the areas would be 'managed' by the Glen Eira Environment Group.	Partially Completed	Continue to maintain as significant indigenous vegetation area, investigate opportunities to enhance the scout hall interface and connections to the park.



## 9. Appendix

## 9.1.5 Springthorpe Gardens



Source: Outer Circle Railway Linear Park, Landscape Management Plan 2004 pp.46

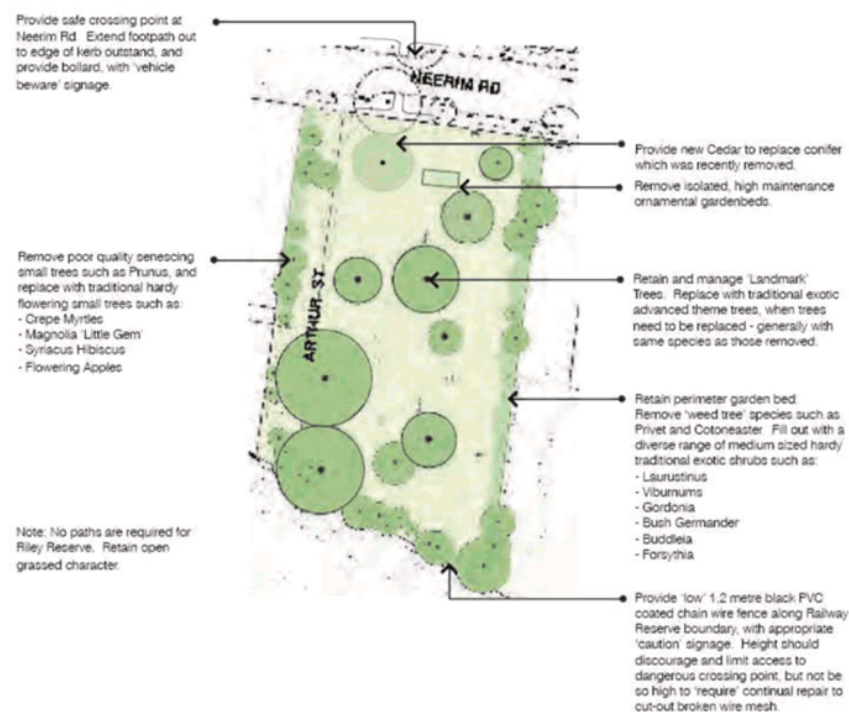
## 2004 Management Plan - Site Audit

Springthorpe Gardens	General Notes	Actions	Completion Status	Incorporate into New Proposal?
	Enhance linear open space link function. Retain and enhance mixed traditional exotic tree character.	Retain perimeter garden bed, remove 'weed tree' species such as Privet and Cotoneaster. Fill out with diverse range of medium sized hardy traditional exotic shrubs.	Partially Completed	Yes - Continue to fill out with hardy shrub species for additional visual screening.
	N.B - Further assessment required following Melbourne Water works post-occupancy, limited access and visibility at time of site visit.	Retain existing central access path, and widen to 2.5 metres as shared pathway from north to south - Omama Rd. (medium term project)	Partially Completed	Retain existing path at current (2m) width.
		Retain and manage 'Landmark' Trees. Replace with traditional exotic advanced theme trees, when trees need to be replaced - generally with same species as those removed.	Completed	Yes
		Provide safe crossing point at Neerim Rd. Extend footpath out to edge of kerb outstand, and provide bollard, with 'vehicle beware' signage.	Not completed	Yes - Make access consistent with type B
		Replace 'Avenue Walk' of poor quality - Buddleia Prunus with new flowering small theme tree eg. Prunus, Crab Apple, Crepe Myrtle etc (medium-term project).	Not completed	Yes
		Provide new directional signage at Omama Rd entry.	Not completed	Yes - Make access consistent with type B.
		Existing shed. Remove when function no longer required.	Not completed	Yes
		Proposed new footpath link (medium-term project).	Not completed	Yes
		Remove isolated, high maintenance ornamental gardenbeds prepared for annuals, replace with grass.	Not completed	No - Retain bed and replace with hardy low-maintenance exotic shrub mix.
		Relocate super Advanced Canary Island Palm from Boyd Park north to here, as new Landmark Tree (medium-term project).	Not completed	No - Has been relocated to Riley Reserve.



## 9. Appendix

## 9.1.6 Riley Reserve



Riley Reserve	General Notes	Actions	Completion Status	Incorporate Into New Proposal?
	Retain and enhance simple exotic specimen trees set in grass character.	Provide safe crossing point at Neerim Rd, with extended footpath, bollard and signage.	Not completed	Yes - Make access consistent with type B.
	N.B. - Further assessment required following Melbourne Water works post-occupancy, limited access and visibility at time of site visit.	Remove poor quality senescing small trees and replace with traditional hardy flowering small trees.	Completed	
		New cedar to replace removed conifer.	Not completed	
		Removal of ornamental garden beds prepared for annuals and replace with grass.	Completed	Yes - removal completed by Melbourne Water works and replace with grass cover.
		Retain and manage 'landmark' trees, replace with traditional exotic advanced theme trees when needed, with same general species.	Completed	Yes.
		Retain perimeter garden bed, remove 'weed tree' species, fill out with hardy traditional exotic shrubs.	Partially Completed	Yes - Removal of 'weed tree' species completed, additional filling out with mixed hardy exotic and native shrubs required.
		Provide 1.2m wire fence along Railway Reserve boundary.	No longer applicable	Refer to indicative plans for rail linear park edge treatment.

Source: Outer Circle Railway Linear Park. Landscape Management Plan 2004 pp.47

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#	Date	Name	Feedback
1	22 Oct	jelodrake	It's essential that the crossing for cycling link to Urban Forest Reserve also include a safe link from Urban Forest Reserve to Scotchman's trail. Not only will it help join communities, but also provides a safe corridor for people to travel away from cars.
2	30 Oct	kieranjdonoghue	I'm all for improving links between our green spaces/trails. Given there are always competing priorities, i'm curious why you think Urban forest - Scotchman's trail requires a new safe link. My recollection of this route is there is a pedestrian crossing at waverley road where urban forest meets it that allows access to the trail that runs by the freeway. Then there's a pedestrian overpass at warrigal road to access scotchman's creek. Linking Boyd Park - urban forest seems to me to be more valuable given the pedestrian crossing across dandenong road is a few hundred metres away and it's such a major road.
3	24 Oct	gig	1. ground lights along footpath trail would increase safety 2. upgrade of additional play equipment to accommodate older primary school children such as climbing frames, spider swings etc as plenty of murrumbeena primary school children would like to use it, but it is too young for them 3. to ensure community security and safety do not install toilet facilities 4. install a tennis wall and basket ball hoop like in treyvaud park 5. installation of turf instead of seeds for lawn as seeds will not work due to heavy use of locals and dogs. Install sprinklers to water grass 6. replace trees that were cut down and some that offer shade
4	6 Nov	daptokid	Please explain how community safety and security are impacted by the installation of toilet facilities? On the face of it this sounds like baseless scaremongering.
5	13 Nov	fcaster1	Correct locals who back onto park do not want this, by the sounds? They need reminding they do not own the park, its for everybody
6	24 Oct	Beena B	In the 'Active Areas' it would be good to provide an area for tweens/teenagers like a basketball hoop, flying fox, climbing wall or outdoor ping pong table, etc. Their needs don't seem to have been considered yet, we need age-appropriate outdoor activities to encourage them to use our parks!
7	25 Oct	annvanleerdam	We use these parks all the time with our teenager and pre schooler. We love these parks. I have heard people talk of safety issues around having toilets at the park. I know that this is a factor to consider. I also know how not having toilets creates inaccessibility issues. I have spoken to the staff at St Michael's Aged Care facility. They have said that if there were toilets at the park, residents would be able to access the park and that they would advocate for it. It is the same for meeting young children's toileting needs. To have a picnic or celebration in the park is hard because there are no toilet facilities. The 'Local' approach is unfair to most of us who use the park who are locals. 5 minutes to walk home to use the toilet is too long if you are of any age or ability with incontinence issues. To make the park more accessible and functional - especially in Boyd Park around the picnic or play areas we do need toilets.
8	13 Nov	fcaster1	Yes park needs toilets and how wonderful not to just consider children and parents but the elderly too. An outing to the park would be a lovely experience for the aged. They are Glen Eira residents too!!
9	25 Oct	annvanleerdam	The upgrade to the childrens play area will be great. It is already such a great park. The beauty of it is that children can be seen at all times. Talking to other parents, we say that this park is the best because of good visibility, and it is good for parents groups/groups of families to come to because parents can have a conversation with each other while supervising the children. Parks like Murrumbeena Park on Kangaroo Rd are great, but it is not possible to have a conversation with another adult if I want to keep an eye on my young child - even harder to have groups of children with different abilities. Boyd Park playground has been great in its diversity but especially in its visibility qualities.



			Also could be please not have spiky plants with colorful berries planted around the play area? I was also wondering about how we as a community to think about the spacial relationship between the dog off lead park and the playground? This issue really needs to be worked out before access to the park opens up again. This is a great opportunity to iron out some ways of being that haven't been working well for a long time.
10	25 Oct	annvanleerdam	I think an easy link across Dandenong Rd is such a great idea and one lots of people have been talking about. Now the Catholic School on Dandenong Rd has closed, it opens up a great possibility to link Boyd Park with the Urban Forest! YAY!
11	4 Nov	Ant4tyz	Absolutely agree. A link between Boyd Park and Urban Forest would be fantastic. It is very common to see walkers, runners and cyclists trying to rush across Princess Hwy/Dandenong Rd between traffic, which is very unsafe. A safe crossing would also link Boyd Park (and the new Djerring Trail) all the way through to the Gardiners Creek Trail.
12	13 Nov	Mr E	Definitely agree with this. A Boyd Park-Urban Forest link makes great sense and would be utilised daily by a varied cross-section of people.
13	15 Nov	Informed	I think the old Catholic School is now going to be De La Salle's year 9 campus.
14	19 Nov	ngner	A linkbetween boyd and urban forest would be a huge improvement and enable my family to make use of this when walking a cycling
15	25 Oct	annvanleerdam	What other consultation opportunities will we have to input?
	25 Oct	Officer Response	Hi annvanleerdam Council staff will be in the park seeking further comment on the Management Plan at various times. Additionally you can provide feedback via email or call the Recreation and Open Space Team on 9524 3333. Remember this is a Management Plan that will guide future upgrades and projects. When larger projects, like the play space, are upgraded we will seek further input on a design. Kind regards Rec & Open Space Team
16	25 Oct	annvanleerdam	And just one more comment/ question from me- Could we think about designing Riley Reserve so that it can be a place where local events/Christmas Carols/outdoor cinema/markets/community picnics could be held? Not many people used this space in the past, if it is a connecting point now between the two sides of the tracks, then wouldnt it be great if it wasnt just a thoroughfare, but a point of connection? The spaces designed for Murrumbeena's central areas -that are under the skyrail- are just carparks. Best practice in design for vibrant communities say that we need a space for community connection, both formal and informal.
	25 Oct	Officer response	Thanks for your comments. We are certainly conscious of the impact of both grade separation and Melb Water works will have on Riley Reserve. You are correct that both the connection to the shared user path and lowering of the embankment will change the character and use of the space. Providing an updated character and facilities for Riley Reserve is a key part of this process.
17	28 Oct	Rmf	The entrance to the park at the end of Packer Street should not be closed. This is a significant entry point that should be kept it is used by a lot of people including people coming much further from the east who enjoy a quieter side street route rather than having to walk along the busier Neerim Rd.
	29 Oct	Officer response	Hi Rmf There is no plan to close this entrance. Kind regards Rec & Open Space Team
18	28 Oct	Rmf	The plan talks about nature play and vegetation management but has given no consideration to habitat values. There should be specific habitat objectives. Tall trees are good and provide one type of habitat. But other lower level vegetation should also be specifically planned to create and protect habitat for small birds, skinks etc who are more at home in shrubs and smaller trees. An expert must be engaged to do this habitat planning to supplement the recreation planning in the plan. This will enrich everyone's joy in the park, particularly children as they will be able to spot and enjoy a much wider variety of wildlife. There are proven health benefits to bringing people closer to nature.

19	28 Oct	Rmf	Boyd Park South could be vastly improved by changing the design to emphasise the large trees in larger landscape areas so the park is no longer dominated by the path. The park would feel much larger if the path were relocated along Kitmont Street and Kitmont Street redesigned to include a separate pedestrian pathway and a go slow lane shared by bicycles and vehicles. It could be made to feel more like part of the park. This would also be safer for pedestrians as they would be protected from bikes.
20	28 Oct	Rmf	We need a better vision! The vision for the plan is not really a vision but a set of principles. A better vision should be created that relates to how the community would like to see the parks used. For example the vision could say something like: Boyd Park and Riley Park are important connectors along routes linking regionally significant bike routes, but more than that, they encompass a range of places where local people of all ages are keen to walk, play, meet, exercise, appreciate indigenous history, enjoy photogenic scenery through historic gates and rejuvenate whilst spotting wildlife amongst old red gums and other local vegetation. What do others think? Can this vision be improved? Let's come up with a really good one that can actually be featured in the park as part of its design. It might be on a sign or embedded into the pathway near an entrance. Maybe Boyd Park and Riley Park deserve their own visions!
21	1 Nov	Informed	Yes, reading through the plans gives a strong sense of the 'design' revolving along convenient pathways for cyclists. For example, I don't understand why two shared pathways in the southern section would be required to link to the path under the railway. They would be within about 20 metres of each other. It appears from the Management Plan and Landscape Concepts that the scout hall will be demolished to make way for 6 lollypop trees and a duplicated pathway.
22	1 Nov	paulcaine	I can see all that clearly
23	29 Oct	lguahee	Toilets near the children's play area and bbq would be great. My children used to wee on the big gum tree which is probably why it's so big. When they were toilet training we just didn't choose this park. It's a lovely area to spend time and the trees and open areas are lovely.
24	1 Nov	garred	I agree. Ps I accidentally pressed the alert moderator button, it's very close on phone to the Like button
25	30 Oct	kieranjdonoghue	I use many of the local parks as a runner, walker and sometimes cyclist. So i particularly value good links between parks, public toilets and water fountains. I support the comments already made asking for a toilet in Boyd Park. A direct link from boyd park to urban forest for walkers and wheels would be great.
26	30 Oct	jas	The Scout Hall is a thriving part of the local community, the area is kept tidy, the group has plenty of members to keep it viable... all the things that the existing landscape management plan (section 707, page 57) outlined. Steve Dimopoulos on February 9, 2016 in his blog made a statement of "The Caulfield/Murrumbene Scout Hall is staying exactly where it is – there has never been any plan to remove it. Our plan has been, and continues to be retaining public amenities, increasing open space and making them more accessible." So why investigate relocating it?
27	31 Oct	garred	Absolutely this is outrageous and complete betrayal that they suggest touching our Scout Hall. It is thriving and offers so much to our local community.
	31 Oct	Officer response	Hi jas and garred The suggestion is to explore potential relocation of the Scout Hall or groups; not remove it without an alternative. As part of this process we have been in discussions with Scouts Victoria and we will continue to as opportunities arise. Kind regards The Rec & Open Space Team
28	31 Oct	Jas	Hi Rec and Open Space Team, There seems to be some disconnect with what you've said. We've been in contact with Scouts Victoria about this, and they do not have any record on file of being contacted by anybody about your proposal, and are unaware of any plans for our hall.
29	31 Oct	Dianne H	Hi Rec and Open Space Team, Murrumbene Primary School Have identified

			the Scout Hall as their place to evacuate to in an emergency. It is safe, with facilities, and contained with fencing to enable full checks of those evacuated. How will you manage a new location that can be accessed so easily for young children? 9th Caulfield (Murrumbeena) Scout Group is one of the few groups that have such significance in their name and scarf..ie Murrumbeena in the name and the frog badge on the scarf. No other group in Australia has a frog badge. Why does 9th Caulfield? Because Murrumbeena is the land of the swamp frog. That is such a community legacy to teach our youth. How crazy would it be to represent a place that we could not meet in! And then to find that Scouts Victoria know nothing of your plans! Really. I would also like to know why there are NO flyers in the Glen Eira pamphlet location at the crossing in the Murrumbeena shopping area? Why have you not notified rate payers who border the park? Why have you not placed this information on your 'new' page on the Glen Eira website? Why name the who proposal the 'Glen Eira Outer Circle Railway Management Plan' when the park name as changed to Boyd Park (as per the Glen Eira Council Website)? Why have you included Springthorpe Park under this title because it was NEVER part of the Outer Circle Railway Line? It all sounds like a smokescreen to me and keeping the information under wraps to limit responses!
30	1 Nov	garred	Absolutely couldn't agree more. Enough is enough
	1 Nov	Officer response	Hi Dianne Appreciate your comments. Just to reiterate there is no suggestion to remove the Scout Hall unless there is an agreeable alternative. We have been in discussions with Scouts Victoria regarding a range of issues - I will send you a direct email with further details. The Outer Circle Railway Management Plan is an update of the previous plan from 2004 which included Springthorpe Gardens and Riley Reserve. They are included in the overall plan as they are connected spaces - however each has a separate landscape plan and character vision. Kind regards The Rec & Open Space Team
31	1 Nov	Informed	Hi Rec and Open Space Team, rather than selectively email information, perhaps it's time to actively inform the community on what studies you have already commissioned and what plans already exist for this area. There's little wonder the community has is highly cynical with scant trust for 'consultation' processes. Also, what exactly does the possible 'relocation of groups' mean? Surely this is not a suggestion to demolish the hall and merge scouting groups outside of the community into Malvern or Moorabbin...?
	1 Nov	Officer response	Hi Informed We emailed details of our Scouts Victoria contact - due to privacy as opposed to secrecy. There are no other plans for the Outer Circle Railway. We are after everyones feedback on the plans being presented. Relocation of groups is in the context of scouting across reigon - and in this instance would only occur if there was an agreeable alternative - hence our discussions with Scouts Victoria. We have distributed information flyers to 800 properties in the area, installed park signage and had Council staff on-site promoting the consultation. There will be further information in November's GE News which is distributed to every household in Glen Eira and we'll post on Facebook shortly. Kind regards Rec & Open Space Team
32	1 Nov	Informed	Hi Rec and Open Space Team, Your (possible) discussions with Scouts Victoria are not discussions with the local community that would be affected by the 'relocation of scout groups' from their local community. An 'agreeable alternative' to a state-wide body is not the same as an 'agreeable alternative' to the community that will be impacted. It's not hard to imagine this as a repeat of the dismal 'consultation' practices of the LXRA (level crossing) project. Particularly as your reports are all stamped ASPECT Studios - the same crowd in charge of designing the LXRA's open spaces project. so what is the alternative being offered to this location? Surely there must be some plan for this?
33	1 Nov	Dianne H	Hi Informed, I totally love your perspective. I totally agree and I am a scout but the local community and the scout local community has always been a priority. Please keep commenting because you are clearly very observant!

	3 Nov	Officer response	Hi Informed We have discussed the proposed Murrumbidgee Park Community Hub with Scouts Victoria (sorry can't post the link - there was an announcement earlier this year - the State Govt is contributing \$2million towards the project). This was to gain an understanding of what types of facilities would be required and then if it would be feasible. Scouts have some unique requirements and it was great to get a better understanding of this. Kind regards Rec & Open Space Team
34	7 Nov	Informed	Hi Rec and Open Space Team, You seem to be working at the 'Consult,' low level end of the community engagement spectrum (surveys, online forums, information sessions etc). In order to provide feedback, particularly in relation to the Scout Hall, it's important to provide analysis, alternatives and decisions. Can you provide these? Also, how will the local children/youth who will be potentially the most heavily impacted be engaged to provide feedback on their needs? How will their needs be monitored and evaluated in relation to the needs of lobby groups such as Bicycle Network Victoria?
	7 Nov	Officer response	Hi Informed Thanks for your comments. If the needs of the 9th Caulfield Scout can potentially be met elsewhere, then further consultation will occur. At this stage we are still in the feasibility stage of the Murrumbidgee Pavilion (Community Hub) redevelopment - we hope to have some draft concepts in the near future for community comment. Given the changes to the Scout interface with grade separation space, and based on your experience, do you have any thoughts on how the Scout Hall area could altered or further integrated into the park to provide better opportunities for the Scout group? Regards Rec & Open Space Team
35	9 Nov	Mr E	Hi Rec Services, I seriously doubt the needs of the local scouting community at 9th Caulfield can be met elsewhere. Having Scouts share a facility with sporting groups (e.g. footy/cricket club) doesn't really work - unlike those clubs, scouts require a specific type of building (hall with fireplace) that also has fenced grounds for security during sleepovers, etc. and that allows construction of temporary external structures, various standard scout activities involving fire, digging, etc. None of these things really mesh with sharing a facility with a typical sports club. Better to work with the local scouting community to ensure the hall remains in Boyd Park - Whether in its current position, realigned, or shifted to somewhere close (e.g. the compulsory purchase block next door, as someone suggested) and ensure this valuable resource continues to provide benefits now and for generations to come.
36	1 Nov	Dianne H	Hi Rec & Open Space Team, an update to the 2004 plan with NO physical walking if the parks. You have just used the information in the old plan because the scout hall sold all the boats some 8 years ago. Also, you do not address my queries regarding the lack of notification. I think the local community would like to understand why you have done so little.
	3 Nov	Officer response	Hi Dianne We have undertaken a similar process to other master plan consultations, to date we have distributed 800 flyers to properties in the area, installed 5 signs at key locations in the park, there's an article in November Glen Eira News, posted on Council's website and Facebook page and had staff in the park doing intercept interviews. Regards Rec & Open Space Team
37	15 Nov	mtame	What's an "agreeable alternative"? Who gets agree - the residents didn't "agree" to Skyrails but we got it. I know that's State politics vs local council but the residents have had enough of being lied to with pandering terms such as "agreeable alternative" please clarify!!
	16 Nov	Officer response	Hi mtame To clarify, that would be a location that the group would prefer. An example of this is the future Murrumbidgee Park Pavilion redevelopment. We have discussed the building needs and spatial requirements with Scouts Victoria. The feedback from everyone involved at 9th Caulfield has been fantastic. Do you have any suggestions on things that could be incorporated into the area to further enhance Scouts? Kind regards Rec and Open Space Team



38	23 Nov	Informed	Hi Rec Service, Do you mean suggestions to incorporate for Murrumbeena Park Pavillion? Or for its current location and Boyd Park? If Murrum Park Pavillion, then a Scout group with a program based heavily on the natural environment would likely need a bush like environment with 150+ year old trees and a bush-like environment surrounding it...for starters. The rest could be ascertained by meeting with the actual group, I would imagine.
	23 Nov	Officer response	Hi Informed Just seeking feedback around Boyd Park at this stage. We met with 9th Caulfield earlier this week. Like you say that end of Boyd Park has a really unique environment. It would be great to look at ways the Scout area can contributed to that. Fencing and signage are some possibilities. regards Rec & Open Space Team
39	23 Nov	Informed	Replacement of fencing and signage would uplift visual appeal - even some vertical slat timber fencing in some areas, but there are many options. The mosaic signage could be improved too. Perhaps interpretation information (eg like in Mallanbool Reserve) on medicinal/traditional uses for plants and the native animals using different parts of tree canopy, shrub, ground etc would be beneficial to broader community. And relevant to this environment. Rex Services and your landscape designers might get good info from the Cubs Yellow Book and Scouts Green Books (available at Snowgum) on the types of activities and disciplines covered.
40	12 Nov	beenablaster	Hi Jas, Garred, Informed, Diane, other Murrumbeena & 9th Caulfield Murrumbeena Scout Group people and Glen Eira Council Recreation Services Team. I am a proud and passionate former 9th Caulfield Scout, Venturer and two-time Scout Leader. I just learned of this situation tonight and I want to let you, all current 9th families and the Murrumbeena Community that you are not alone and that you will have my support and that of many other former 9th Caulfield Scouting people to ensure that the current 9th Caulfield Scout Hall and vision for the group, which was built with the sweat, tears and hard earned money of scouting families and the Murrumbeena Community in the years after the group was formed in about 1951-52. Over one thousand children alone have passed through 9th Caulfield over the years and it's great to hear that the group is still thriving since I was last involved. We have contacts wtCic Acouts and enquiries will be made in the coming days to find out what is going on at that end regadding this situation. Former 9th Caulfield Scout Group representatives are now in touch with the Group Leafer after they reached out to us in the past couple of days to make us aware of the situation. I agree with the comments in this forum supporting the 9th Caulfield Scout Hall. If the Scout Group is forced to share the Hall or any other Hall, it will no doubt have a long term negative effect on the Group and Scouting in Murrumbeena in general. It's very important for all past, present and future beneficiaries of Scouting in Murrumbeena, that the identity of 9th Caulfield (Murrumbeena) Scout Group must be protected. I believe that heading down a track of share hall or the moving of from the current hall or grounds must be avoided at all costs. Historical Notes: The first Scout Troop began in Murrumbeena way back in 1913 and a second began in 1934 before 9th Caulfield (Murrumbeena) the third scouting presence in Murrumbeena began in 1951-1952. Arthur BOYD, along with one of his brothers, was a member of Murrumbeena's second Scout Group and he attended the first Australian Jamboree in Frankston in the 1930s. Arthur loved his time in Scouts, so when we approached him in the 1990s asking him if he would become the Patron of the 9th Caulfield Murrumbeena Scout Group, he replied in writing humbly accepting the offer and was honoured to be given the opportunity. This created a further link between Arthur BOYD, his group 2nd Murrumbeena (20th Caulfield), Boyd Park and Scouting in Murrumbeena in general. All for now. It's wonderful to see such support for 9th Caulfield, which has been such a vital cog in my life and many others too. Kind regards Neil Gill Member of the 9th Caulfield Scout Group Past Members & Reunion Committee.
	12 Nov	Officer response	Hi beenablaster Thank you very much for your detailed post. The management

			plan presents a long term vision of the space, and there is no suggestion to remove the Scout Hall unless there is a suitable alternative. Based on the feedback from the 9th Caulfield group members the location is much loved, and the natural setting is crucial to the success of the group – in addition the groups has a strong historical connection to Boyd Park. Thanks again The Rec & Open Space Team
41	12 Nov	Beenablaster	Dear Rec Services team. Thank you for your reply.
42	15 Nov	stame	PLEASE! stop saying "there is no suggestion to remove the Scout Hall unless there is a suitable alternative". Either propose the suitable alternative so we can have an informed discussion or preferably, drop the suggestion of 'relocating' the scout hall altogether.
43	15 Nov	Dianne H	Hi stame, well said. Where is the transparency in the discussion with the community? Tell us your plan and then balanced comment can be made. Cheers Dianne H
	16 Nov	Officer response	Hi stame An upcoming redevelopment of Murrumbeena Park Pavilion has been raised as a possible location - and certainly was in our thinking at the time when the concepts for Boyd Park were developed. However the feedback to date on this consultation indicates that the 9th Caulfield group have a strong connection to Boyd Park and the natural environment down there. This feedback is greatly appreciated and will inform the next step. Regards Rec & Open Space Team
44	17 Nov	Stame	Thanks Rec & Open Space Team for the reply. Can you please provide the plans and details for the Murrumbeena Park Pavilion redevelopment? Without this, we still have nothing we can really consider. I've also yet to hear a rationale for replacing a much-used community asset with nothing more than a path that can feasibly go anywhere. I think many have found this particularly insulting.
	19 Nov	Officer response	Hi stame We are currently developing concepts for the Murrumbeena Pavilion and hope to have something soon. This process has included exploring the feasibility of other users, services and better providing for existing tenants. The idea behind relocating the Scout Hall was to extend the native planting area further along the corridor and provide a safer and more direct connection into the Djerring Trail (LXRA). As it stands you either need to cross a car parks or past the western station entrance. Now that the station and Djerring Trail is open we be able to gain a better spatial understanding of how the area operates. This is a long term management plan, so many of the actions will not be implemented immediately. Kind regards Rec and Open Space Team
	16 Nov	Officer response	Hi stame See response below - sorry clicked wrong reply button!!
45	15 Nov	garred	I sincerely hope this is true and you do listen to your community. How much more can Murrumbeena take?? Please make the path go around. It's simple
46	31 Oct	paulcaine	Riley Reserve is almost back to square one, as is now just about a blank canvas waiting to be revisioned. I think this area could be revisioned into a open woodland area revegetated using indigenous plants (not native) . This would reinforce the link via the Skyrail open space to the southern end of Boyd Park and on. The long term health of the remnant river red gums should be a priority in this plan. But there is little action support our biodiversity in this plan. Plantings in Riley Reserve will bring the native birds and bats etc. this will help protect our biodiversity and natural heritage.
47	1 Nov	Informed	I don't understand why the Landscape Concepts and Master Plans have a path bisecting the middle of Riley Reserve. Why not maintain the amenity of the park and have the path run along the perimeter alongside the existing roadside, thereby leaving the park for informal recreation? This park has previously been used for informal touch cricket or football by local residents. Why unnecessarily remove amenity and add risk with a path through the middle?
48	1 Nov	paulcaine	all good questions
49	1 Nov	Marcxus	People use that big open space in North Boyd Park (near the playground) for dog playing and for ball games. It would be good to have an area set aside and

			signed for the dog off leash area and another (signed) for ball games. Playing ball games in the off leash area can be hazardous if some dog poo is lying around.
50	1 Nov	Informed	Hi Rec and Open Space Team, On page 62 of your Landscape Concept Management Plan table it states: 'Consider future opportunities for scout hall activities and building location.' The next column lists that this is 'partially complete' with 'GECC to confirm.' What does this mean? What is partially complete? Please provide detail.
	3 Nov	Officer response	Hi informed Sorry to repeat a previous pose.... We have discussed the proposed Murrumbeena Park Community Hub with Scouts Victoria (sorry can't post the link - there was an announcement earlier this year - the State Govt is contributing \$2million towards the project, and Scouts were listed as a possible tenant). This was to gain an understanding of what types of facilities would be required and then if it would be feasible. Scouts have some unique requirements and it was great to get a better understanding of this.
51	6 Nov	Informed	Hi Rec Services, Are you referring to the redevelopment of the Murrumbeena cricket/football pavilion? The lack of consultation with the actual local community and scout hall families (which will be impacted) about their facilities and requirements is a surprising failure on GECC's part. Was Cricket Victoria consulted about Murrumbeena Cricket Club's needs? Was Murrumbeena Football Club consulted directly about their needs or did GECC go to the state governing body instead? Where the report says 'partially complete,' what does this mean? Here's a link I found: <a href="https://www.gleneira.vic.gov.au/files/assets/public/document-resources/media-releases/2018/041719-funding-announced-for-king-george-pavilion-and-murrumbeena-park.pdf">https://www.gleneira.vic.gov.au/files/assets/public/document-resources/media-releases/2018/041719-funding-announced-for-king-george-pavilion-and-murrumbeena-park.pdf</a>
	7 Nov	Officer response	Hi Informed Yes Murrumbeena Pavilion and Hall at Murrumbeena Park on Kangaroo Road. We have been speaking to tenant clubs and other potential users about the development of this building. Council, clubs and peak bodies have been advocating for an upgrade for many years. 'Partially complete' refers to discussions being underway - much of this plan has been in development for some time. We are still investigating what is feasible at Murrumbeena Park, and community feedback will also be sought. Thanks for posting the link. Kind regards Rec & Open Space Team
52	3 Nov	Stame	The Scout Hall Any consideration to "relocate" the scout hall without any substantiation on the need to do so, or the proposed options, are purely antagonistic. The scout hall does not exist as an island that can simply be transplanted. It is intrinsically connected to the park. The park delivers safe pedestrian access, a 'bush' surrounding as well as opportunities for learning about local history and exploration/game play. Unless you are going to provide reasons why it should be moved and genuine proposals for alternatives, then you really have no choice but to leave such inflammatory statements out of these documents and plans. To simply respond by saying "we are discussing it" or "we are just thinking about it" is not good enough. You certainly are not discussing it with the people that matter and until you have a fully formed thought, then you should probably just wait. Courtesy would suggest you would directly contact the families currently using the hall in the first instance but unfortunately that is always in short supply in these processes.
	3 Nov	Officer response	Hi stame Grade separation has changed the aspect and character of this park; specifically with the new shared pathway and car park. The southern end of Boyd Park has a very strong indigenous planting theme and this is fairly unique and sensitive. The proposal shows an extension to this area and also a way to move people safely from the LXRA path and Boyd Park - without going to the station or across a car park. There is no suggestion to relocate the Scout Hall unless an agreeable alternative is found. This consultation is your chance to 'have your say', along with all other park users, residents and stakeholders - all at the same time. Kind regards Rec & Open Space Team

53	4 Nov	Stame	Thanks for the response but I cannot see the sense in shifting that blue dotted line (#8 on the Boyd Park South diagram) into the existing scout hall. It looks like you have gone out of your way to propose the path there. We have already fought this battle and were assured by many authorities that the LXRA project would not require the relocation of the hall and now you are citing LXRA reasons for wanting to do so. Again, you have made bland, qualifying statements like "unless an agreeable alternative is found", so unless you have some proposed alternatives, then there can be no real meaningful consultation. I think it is incumbent on you to either give detailed information on the alternatives or drop the relocation proposal. Please provide more detail so we can give balanced and fair consideration.
54	3 Nov	Stame	The Process. The documents do not have a 'key' to show the meaning of the coloured lines both dotted and solid. I'd hate to think of the costs to council to produce these documents and for this to not get picked up by any proof readers. You must remember your audience when producing such publications.
	3 Nov	Officer response	Thanks stame We thought the text box descriptions provided adequate explanation. But you are right, many of these cross over pages and things like the on-road bike lanes and footpath connections could be much clearer. Thanks again Rec & Open Space Team
55	4 Nov	Stame	There are no text box descriptions" in the Information Booklet at all. This is the document I read first naturally. I do see a legend in the other documents but they are very small and hard to read/comprehend.
56	3 Nov	Stame	Boyd Park North. #7. Seating note required here at all. This is one of the limited open spaces for ball sports/games. Seats here would be a hazard and in constant shade and rarely used. Seats are more suited to the BBQ area and surrounds. #8 Why relocate the pergola? To where? Toilets are desperately needed in this park. We tried to host a child's birthday party and I spent the whole time ferrying family members back to our house to use the loo. Almost all other GE parks have them except this one.
57	3 Nov	Stame	Riley Reserve. I love the idea of making this into an 'event' space suitable for gatherings, meetings, performances, displays etc. It is a good size and centrally located and with the rail fencing gone, accessible. To make it a thoroughfare to nowhere in particular seems a wasted opportunity.
58	4 Nov	Ant4tyz	Thanks for the opportunity to provide feedback. In the information booklet it states "Proposed park lighting at regular intervals" for Boyd Park north only. Members of our family use the whole length of the Boyd Park footpath to walk from Hughesdale train station home each evening. Often in the dark, particularly in winter. We also use Springthorpe Gardens if walking from Murrumbena Station. The addition of lighting along these paths would make it much much safer for all. Plus now would be the perfect time to install some lighting, while the ground is already highly disturbed. Modern Solar+LED technology works really well and is very cost effective. Footpath lighting would also be great for anyone walking their pets and exercising after dark.
59	6 Nov	Daptokid	The lack of public toilet facilities especially near the barbecue area and also the children's playground has been sadly lacking for many years. Please add my voice to those asking for the installation of an Exeloo type facility.
60	13 Nov	fcaster1	Yes I agree, toilets badly needed. I have seen small children relieving themselves at Boyd park, unacceptable and creepy for who knows who is lurking? Also with fantastic pathways and water and bike stations, exercise is clearly encouraged, but with that comes a need to relieve oneself... When I contacted council earlier this year to ask for toilet facilities, I was told the plan for Boyd park is for 'locals', that is, you walk home for the toilet, then resume your park activities. Hello, the park is for EVERYBODY, not those locals who are saying, not in my back yard! Parks belong to ALL people regardless of geographical location. Please install toilets in Boyd Park



61	7 Nov	Lou_Cooper	Scout hall – I do not know where you distributed your 800 flyers but I live within a short walk of the scout hall and have not received one. If you insist on creating a path between the undercroft under the elevated rail and the south of Boyd Park, why not demolish the house next door to the scout hall, which was purchased by the government under the voluntary acquisition scheme instead? Leave the 70 odd families who currently form the scout group to enjoy their scout hall. You really need to supply details of proposed alternative locations for the scout hall so we can comment on suitability and whether the scout community could possibly be in a better location than Boyd Park. How can we expect to comment beyond “leave the scout hall alone” if we don’t properly understand the options available? A hint of using space at potentially redeveloped Murrumbidgee Park is not adequate to make this a meaningful discussion about scout hall use or relocation
	7 Nov	Officer response	Hi Lou Thanks for your comment and suggestion of utilising acquired LXRA properties. Sorry you didn't receive an info flyer - we supplemented the flyers with park signage and an article in Glen Eira News which is distributed to every house. We are currently developing concepts for Murrumbidgee Pavilion and have explored a range of potential tenants outside of sporting clubs. If any options are feasible we will undertake further consultation with the Scouts. Kind regards The Rec & Open Space Team
62	7 Nov	Informed	I understand the value/benefit to the council and community in combining tenants in one multipurpose building or hub. I struggle to see how a Scout Hall would coalesce easily with a football and/or cricket club though. Scouts need to build open fires and crude structures and hammer pegs into the ground which may damage the quality of the pitch for the other clubs. How would they contain 5-15 year old kids on sleep outs? Scouts also use the broader treed environment of Boyd Park and the Urban Forest weekly. The earlier comment made above about the house next door to the Scout Hall, purchased by the government, presents an excellent opportunity. Either to create the corridor or to relocate or rebuild a Scout Hall with other like-minded, multi-tenant/multi-purpose uses. One example could be an Eco Centre/Arts space etc... By incorporating the artistic heritage of Murrumbidgee (Boyd's and their contemporaries), which drew from the natural environment evident in Boyd Park and the Circle Railway, this would provide further placemaking/differentiators/interest for the broader Glen Eira and surrounds communities to enjoy. Eg, sturdy rotating easel-like structures in the southern Boyd Park/Circular Railway section could provide outdoor art space for local schools, the local community and visitors alike. With additional interpretation signs (and representations of ceramic and artworks in GECC's collection) something unique could be created here. (Posted here in response to Rec & Open Space Team query below.)
63	14 Nov	johnvet	I've only just been made aware of Council's plans for the Outer Circle park - not because the council has gone out of their way to inform me, but because this was brought to my attention by a fellow citizen. Where has this draft management plan been promulgated? How was I supposed to hear about it? We live just 2 houses away from Boyd park in one of the several cul de sacs that abut the park, but we have received nothing from council about this.
	16 Nov	Officer response	Hi johnvet Sorry you have just found out. Fortunately consultation closes on the 25 November so there is still time to have your say. To promote the plans we distributed information flyers to 800 properties in the area, installed park signage at key entrances, provided information in November's Glen Eira News which is distributed to every household in Glen Eira and have posted on Facebook. Kind regards Rec & Open Space Team
64	14 Nov	Rikki	Some thoughts on the Boyd Park South plan: The management plan makes some comments about the 9th Caulfield Scout Hall which seem to imply that the hall is somewhat redundant or surplus to requirements. In fact this hall is used by an active community of joeys/cubs/scouts and is also hired weekly to a

			<p>marital arts group. Since 2010 the state government has contributed \$30,000 to renovate the kitchen and bathroom, and this was matched by funds raised by the scout group. 3 years ago the floor was replaced with \$10,000 of federal government funds, again matched by \$10,000 raised by the group. \$8,000 was provided by Bendigo Bank in 2013 for air conditioning of the hall. Last year the group paid \$2,000 to treat termites in the hall. This is on top of the regular costs to maintain the hall and surrounds. The council pay nothing towards the maintenance of the hall. So although this space would make a lovely pathway entrance to the park, there needs to be some discussions with the Murrumbeena scout community (and not Scouts Victoria) before deciding its future. The Boyd Park South space is not just used by dog walkers and cyclists. The joeys/cubs/scouts use the grassed area for outdoor activities. It would be ideal if the cycle path was on one side of the park and not in the middle of it to increase the usable grassed space. The school crossing over Neerim Road should be changed to be a full zebra crossing, or removed. Kids don't know the difference and don't realise that school crossings don't operate on weekends and at night. Finally, I think the mosaic in Boyd Park South is outdated and silly. Time to get rid of it.</p>
65	14 Nov	gregh	<p>Strongly against the idea of moving the 9th Caulfield (Murrumbeena) Scout Hall. Its been there serving the community for over 70 years! Many many local families (like mine) have sent their kids to this scout group which is a vital part of our community. Seems to me it would be pretty easy to build a path around it as many many local children utilise this facility and the surrounding park</p>
66	15 Nov	Dianne H	<p>Hi Gregh, I couldn't agree with you more! A path versus a community asset that is well used by the community! Not a choice in my opinion. Cheers Dianne H</p>
67	14 Nov	ashamc	<p>The scout hall in Boyd Park is a vital community asset. It's location allows our children to experience scouting in a very unique location urban area. The large fenced yard around the hall lets parents be assured that their children are safe participating in night time activities such as sleepovers and campfires. If the group was relocated to anywhere else this experience would not be available to them. The children who attend ninth caulfield utilize the parkland around the hall frequently. Their scouting experience would be diminished by relocation to a less "treed" area. I can see no reason why any "link" to the park could not go around through the paths that already exist. People don't need to travel in a "straight line" through the park. Alternatively the house next to the scout hall that was acquired under the LXRA project could be demolished and used for access.</p>
68	14 Nov	garred	<p>Completely agree. This scouting group has been around for a long time and is well supported. Please leave alone</p>
69	14 Nov	ldunno	<p>1. I agree with all suggestions to include toilets at multiple locations especially in close proximity to BBQ areas. 2. Due to the linear nature of the park, I think each of the various main sections could each sustain BBQs together with tables. 3. I agree with the suggestions for path lighting (should be pole mounted) over the full length of pathways. 4. I would like to see one or more ponds created to attract and provide habitat for waterbirds; perhaps within the north end of Boyd Park. Such would create a good transition to, and connection with, the ponds within the Urban Forest over Dandenong Road. 5. I like the heavy section post &amp; rail fencing to the south of Neerim Road, and for some of the fence on Dandenong Road. There are other sections of similar post and rail fence that are in poor condition - some of that on Dandenong Road &amp; the north side of Neerim Road which I suggest be renewed to match the sections that are in good condition. 6. Agree with the need for some more adventurous play equipment for older children / teenagers. Good examples of such equipment can be seen in Halliday Park, Mitcham.</p>
70	23 Nov	Informed	<p>The Adventure Playspace in Valley Reserve (City of Oakleigh) is an amazing, natural environment play space for broad ages. I'd imagine similar type equipment would enhance school and scouting activities too.</p>

	23 Nov	Officer response	Thanks Informed That is a great space, set in a natural bushland area. We visited a few months ago and have discussed with the designers. We have proposed this type of nature play space in and around the existing playground. regards Rec & Open Space
71	23 Nov	Informed	Great. Everybody loves a 'flying fox' and there are some great slopes/inclines to base one on near the existing playground. Kids always scramble for the birds nest-type swinging things - and love the helix climbing frames. Maybe also something to get dizzy on, balance on etc. Also, some play areas that are bush like and not overly manicured and gardened. Kids like finding sticks, building shelters (see Urban Forest too) and dragging their new stick friends home. As most school grounds are now paved and Astro turf, it provides an important point of difference.
72	14 Nov	Dianne H	I agree as a parent that having toilets near the BBQ's are a good idea. I have a concern though that it then could become a place where people on drugs can shoot up, etc after hours which becomes a concern for parents and other users during the day. It is not a simple decision and I hope Council have some advice and experience in this regard.
73	15 Nov	as74	Looking through the Information Booklet for the Boyd Park South section. Why would you deviate a proposed new path (item 8 on page 9) through the existing Scout Hall building and then turn left to join to the new path under the rail line? Would it not be a clearer outcome for all users to deviate prior to the Scout hall and go remain inside the parkland boundary to then join with the new path under the rail line. As we are talking about connecting the parks together then having a path within the existing park boundaries that would actually be more direct seems to make much more sense.
74	15 Nov	Carnac	As a parent who resides in Glen Eira and has a child who attends the 9th Caulfield (Murrumbeena) Scout Hall, I am very upset to learn that council is considering relocating this wonderful community group. The scouting movement encourages an understanding, respect and connection with the environment and the 9th Caulfield Scout Hall is perfectly located to provide our kids with this opportunity. It is fantastic to see kids enjoying the outdoors with campfires, sleepovers, team building activities, learning life skills and exploring nature. The kids who use this Hall are strongly connected to its surroundings. Surely it makes more sense to find an alternative for a path than to remove this community asset?
75	15 Nov	Dianne H	Hi Carnac, Very well said! The location of the scout hall is very special and as you know is one of the very few groups who have such safe facilities in such a 'country' environment. I agree that moving a path that has passive use versus the scout hall that directly impacts youth...year after year after year in a very active manner shows very poor planning. Cheers Dianne
76	15 Nov	oneillh	I am shocked that council would consider relocating the 9th Caulfield Scout Hall as part of this plan. I suggest that those behind the development of this plan actually come and visit our scout hall on a cub or scout night to fully experience how important this historic facility is to our children from Glen Eira, and how interconnected our Scout hall is with the surrounding gum trees and parkland. I want my kids to fondly remember their expeditions into Boyd Park at night playing "Capture the Flag" and not how they lost their wonderful Scout Hall as a result of a Council Planning Decision.
77	15 Nov	garred	Agree agree agree thank u for your comments
78	15 Nov	mtame	Please PLEASE Glen Eira council start listening to your residents. After all the trauma Skyrails has inflicted on Carnegie/Murrumbeena you now want relocate the Scout Hall for a path??? For a PATH. My oldest Son adores being part of the cubs and I want my youngest Son to start in 2019. The location, the hall and the space available to the Scouts is perfect and should be left alone! Hands off our Scout Hall!!
	16 Nov	Officer response	Hi mtame Thanks for your comments, much appreciated. Regards The Rec &

			Open Space Team
79	15 Nov	gleneira	I would be really sad to see the Scouts relocated from their hall on Ricourt Avenue. This site has operated as a scout hall for almost 70years and is part of the community fabric of Murrumbena. The location is perfect for the scout hall located in a quiet dead end street with easy access to park land which the scout groups regularly make use of. Its location along the walking track also provides our many members with an easy walk or ride to get there. Over the years there has been significant community investment in this scout hall including airconditioning, heating and fencing. The building is a perfect hardwearing scout hall able to cope with balls flying about, indoor tents being pitched by our Joeys, and all of the madness and fun of scouting. Our site has heaps of storage for all of our gear and a large secure yard for camp fires for damper and toasting marshmallows. Please don't take this valuable place for local young boys and girls to learn skills of responsibility, independence and survival away from our community.
80	16 Nov	drpemorgan	Re Investigate opportunities for relocation of scout hall, alternatively suggest adaptive re-use. Im thinking you will find little support from current/past scout members and their families, and I am not sure why you need a better link up between Boyd Park and the Skyrail track, there is one already existing. The scout hall is the base for many adventures for the young people of Hughesdale and Murrumbena and its location at the north end of Boyd park is central to those adventures. Anyways I hope you take note of the passionate and concerned residents and revisit your community engagement strategy, Skyrail's lack of consultation was one thing don't go repeating the same mistakes.
	16 Nov	Officer response	Thanks drpemorgan Thanks for your comments. We are listening and the feedback from everyone at 9th Caulfield is great. Kind regards Rec & Open Space Team
81	16 Nov	scoutsoutdoor	In relation to relocating the Scout Hall. It is important to remember that what you are trying to achieve is to have Green Spaces that encourage people to get outdoors. The scout hall in its current location allows for the Scouts to be out in nature at every opportunity. For scouting in Victoria, the hall is well attended with scouts across all age divisions represented. Because of its location, the kids learn about their environment, caring for it and understanding it's fragility. By taking part in wide games that have them out of the hall and in the park, the kids develop trust and responsibility with and for others. Though the hall upkeep and redevelopment has been helped along by council money, it is also the fundraising of Scout families and Scouts Victoria money that has kept the hall ticking over. In too many instances, scout and guiding groups get moved out of halls surrounded by nature to rooms in community centres or the like, which pushes programming to be more inside based, rather than out in the great outdoors. Our kids of today need more encouragement to get outside, not discouragement, which I believe would happen if the hall were relocated away from a natural environment.
82	15 Nov	leahsaunders	Springthorpe Gardens- add a toilet, bbq and a playground, and a zebra crossing to Riley reserve to link this up. Dont increase the size of the playground at Boyd Park. Dont put seats all around Boyd Park. The area has a very social dog owners community and it would be great to keep larger areas for the dogs, and active play as it is used at the moment. Put some lights (maybe solar lights like those in Waverley Park near East Malvern station- movement activated) And a link to Urban Forest would be amazing.
83	16 Nov	Bonni	Interesting discussion - here are my thoughts It is important to preserve the unique nature of Boyd Park South - the remnant red gums are precious and valued. Continuing the indigenous planting along the whole length of the park will create a corridor. Protection Indigenous Plants / wildlife - Water flows into the park eg from Williams st and elsewhere need to be carefully considered - increasing housing density around the park is changing the flows. - the park is being used increasingly and this increase will continue - areas need to be



			protected from people and dogs. Including the Nature Reserve - being used for Bush Kinder - it is being over used and the vision for a special area is being damaged by overuse - Bush Kinder is a great idea - maybe combine this with the discussion about the Scout Hall to create a safe outdoor space for children but not damaging the delicate bush. - the increasing number of dogs using the south end of the park need management - urinating on the indigenous grasses etc means that they can't grow; dogs scratching the loose soil around growing plants etc - be very careful of how lighting is increased - too much light will affect the diverse birdlife and potential for microbats etc Protecting People Separate bike paths from pedestrians and dogs as much as possible - eg bikes down Kitmont st, Arthur st Lighting needs to be carefully designed for protection but not to the detriment of the bush nature of the park and the wildlife effects The path into Ricourt Ave - is drawn as going straight onto the footpath - the current set up is purposely designed to separate bikes and pedestrians; backing cars at 15 / 17 /19 Ricourt Ave Enhancing / Expanding Pedestrian / bike bridge over Dandenong Rd has been talked about for at least 20 years - do it Expand the indigenous planting program - including Riley Reserve - long term wildlife link with Boyd Park South via planting properly in the under rail area Plant new River Reds and other large indigenous trees - many are dying or have been cut down by the LXRA. Continue to preserve tree trunks etc for nesting.
84	19 Nov	johnvet	Please don't move the scout hall. Full stop. In a world gone mad for hand held electronic devices and suffocating safety regulations the Scouting movement continues to offer our youth opportunities for genuine adventure and physical challenge, as well as personal growth and community service. For that to happen requires physical locations, i.e. Scout Halls - and there are few anywhere in the country that are as brilliantly located or as well suited to the purpose as the 9th Caulfield Murrumbeena scout hall. Seriously. If you want to do some research, have a look at the other scout halls in the city of Glen Eira, and in the wider metro region. You won't find many that have the same safe, secluded bushland setting - right next to parkland and a train station. Perfect for firing the imagination of young adventurers. Please, please, please stop threatening to "relocate" this hall and recognise it for the extremely valuable community asset that it is.
85	19 Nov	ngner	Please do not move the Scout Hall. My child recently started at Cubs at this hall. He asked to do so because he had seen the scouts hall and the adventure it offered. He had seen the hall and heard from others about the activities such as camping etc. which they had done within the hall and grounds. These activities are not possible in something like other generic community halls - I don't think camping on an oval attached to another hall would be viable for instance. Since joining I have learnt of the long history of the hall and seen the effort and love put into the location to make it what it is today. The hall, it's location and it's history are a very large part of the organisation and attempting to move it would destroy all of that part of the organisations community capital it has built. Murrumbeena Scouts would basically be forced to become a new organisation with a massively reduced set of things it could offer. The things it could no longer offer such as camping in the grounds, engaging with the local natural environment are all the activities which are already terribly scarce in our community.
86	20 Nov	eperry	Please do not "relocate" the Scout hall. It is part of the fabric of our community. Do not "relocate" the Scout hall just because you want to build a path – there are plenty of other options that would deliver your desired path without having to destroy another piece of my community. My youngest son loves cubs – and I love the caring, nurturing scouting community that embraces all its members. I love the scout hall. I love the buildings and their history. As you have read, there are many members of our community that have articulated beautifully the importance of the 9th Caulfield Scout Hall. I can do no more than to echo

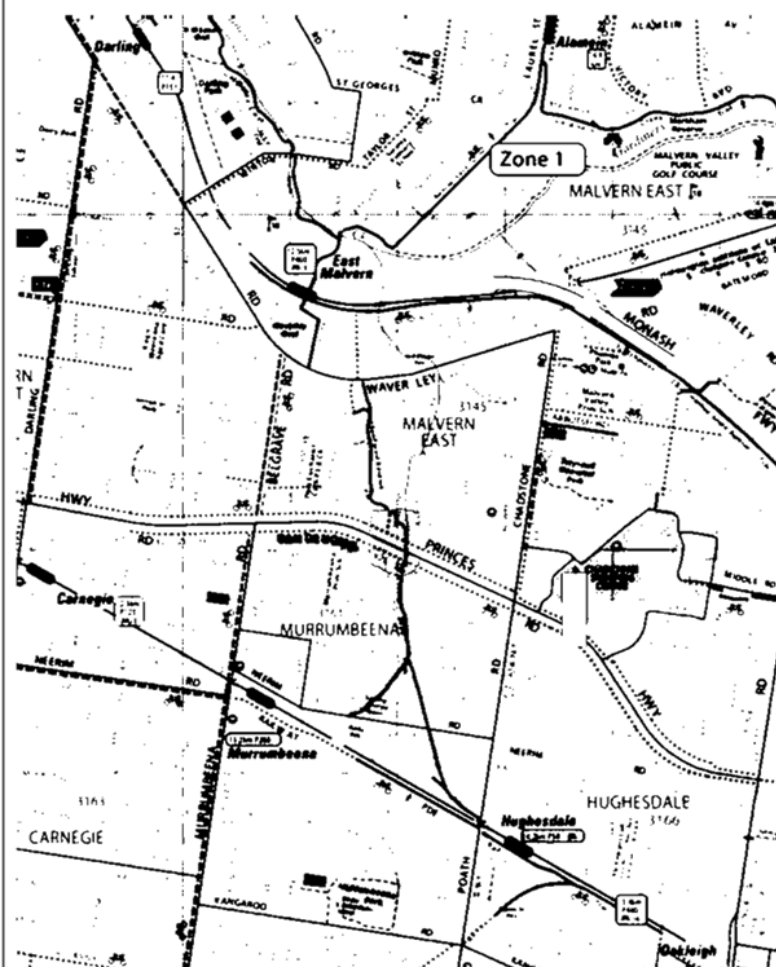
			their words here and ask that you do not “relocate” our Scout hall. I know that you are reading all the comments – and I am grateful that many of our community have received responses from you. I want to point out something that I am sure you have identified yourself through those comments. Trust for you from the community is at an all-time low. When you say “relocate” we hear “remove” – especially when no detail is provided. We’ve developed this lack of trust through experience, and we need your help to rebuild that trust. Please start that process by amending your plans appropriately regarding the Scout hall.
	20 Nov	Officer response	Thanks eperry We are listening - and thanks for noticing. Once the consultation ends the next step in the process will be to collate the feedback and present to Council with recommended changes, this will include all the feedback received. The feedback on the Scout Hall has been great. Kind regards Rec & Open Space Team
87	21 Nov	elizabethblutman	1.Please don't relocate the scout hall. It is in a great spot and perfect environment/ natural setting for its needs. Please leave the trees and promote the natural traditional area around the scouts area. 2.The park over the other side of Neerim Rd may benefit from additional older kids equipment to go with the younger kids area. The dog area is great too, however there is a GREAT need for toilets here given the proximity for children and BBQ area. 3.I like the idea of connecting the urban forest over Dandenong Rd. This may make it more user friendly. Thanks
88	23 Nov	Informed	What is proposed for the incinerator-like facility near the existing playground? Is this still necessary for park services?
	23 Nov	Officer response	That's a Melbourne Water pumping station. Still required.
89	23 Nov	Informed	Thanks for explanation. Better leave that there then!
90	25 Nov	Glenys07	Hi. I live immediately behind it, & every few months, they open the door , maybe for maintenance. Sewerage smell!!! Not just water.
91	23 Nov	Margaret	Can we please just have Boyd park back how it was! Like many people in the area I feel devastated and frankly depressed about the ugliness of skyrail, when you walk through our beautiful park you forget that you live in a built up area it's a lovely refuge. I understand that the flood mitigation works need to be done, can we just get them finished and have a little bit of normality back in our lives. I love kids and have no problem with the playground, however, please no extension of play equipment, there is a fantastic play ground a short walk away at Kangaroo Park another one at Packer Park, with the ever increasing high rise appartments popping up what we really need is green space. If anything needs to be done around the existing playground I would suggest replacing the old shared pedestrian/bike path with a corrugated path to discourage speeding cyclists, I worry that spot is a recipe for disaster. Most of the cyclists are polite sensible people that ride at a reasonable pace, ring their bells etc, however, there are some that zoom through with no regard for anyone else and pay no heed to the signs to slow down passing the playground or to give way to pedestrians. If we really need to have toilets can they please be discreet, perhaps closer to where the bus stops are on Dandenong Road so as not to encroach on the park anymore than necessary.
92	25 Nov	paulcaine	Brief Summary of submission to plan by Glen Eira Environment Group. Boyd Park is a corridor for fauna to use, connecting Gardners Creek and the Urban Forest to habitat to the south, and supporting its own wildlife. These functions needs to be supported in all actions in the reserve. The mulched beds at the northern end of Boyd Park (Boyd Park North) need to be fenced to exclude dogs. Dogs continue to degrade this habitat. The area will never support the biodiversity it should whilst dogs are present. All remnant at red gums in the reserve need to be managed individually, therefore they need individual management plans. This is not an uncommon management technique in many important reserves. These plans would cover issues including water allocation,

			management of stress factors on the tree, pruning, provision of habitat boxes, creating opportunities for regeneration over time etc. These plans would be accompanied by photographs that recorded the status of each tree over time. These plans would be reviewed annually. The area covered by the Vegetation Overlay at the southern end of the reserve (Boyd Park South) must be protected at all costs. All fencing, location of pathways etc. must consider the health and viability of this vegetation as the number one priority. This is especially important along the boundary of the reserve and the Hughesdale Railway Station carpark. Red gums throughout the reserve should be mulched. Those on the corner of Montrose Court and Neerim Road are in very good condition. The area along the fence that includes these trees should be mulched. This plan needs address the ongoing issue of provision of water to the red gums in the central and southern section of Boyd Park. This will become more important into the future as the anticipated reduction of rainfall takes effect.
93	25 Nov	WalterR	"Informed" a few days ago wrote What is proposed for the incinerator-like facility near the existing playground? Is this still necessary for park services?" The response by Recreation Services; That's a Melbourne Water pumping station. Still required. That facility is no longer a pumping station and is just an access to a "logging" device accessed via a manhole. I believe that Melbourne Water are considering demolishing the building (and probably the flue) as it is no longer needed. I suggest that the council negotiate with MW to transfer ownership to the council. If successful, I further suggest that a path be laid between the Lawrance St/ Wilson St intersection through that area to the northern end of the "Link Space". Public toilets. I notice that many responses have included the need for these. I fully agree with those requests. Locating toilets may present a perceived "problem" (not in my backyard) similar to that that occurred at Caulfield Park near Alma Rd. That "problem" was obviously overcome as toilets were installed some time ago. Fencing around the play area could be considered to allow dogs to pass off leash.
94	25 Nov	SarahD	We love taking our dogs down to Boyd park, but not at the moment due to flood mitigation works which are taking forever.
95	25 Nov	Glenys07	I back onto Boyd Park & am currently involved in heavy discussions regarding the ugly red building etc. First told it's going, recently told not going. Right not, am waiting to see what impact & inconveniences will happen due to flood mitigation programme. Have contact number for flood mitigation people if needed. Any one else know anything about red building?

#	Date	Name	Contact Details	Feedback
1	26 Oct	xxxx	xxxx	<p>Hi</p> <p>we have recently received a letter about the above and would like to provide some suggestions we think that might improve Boyd Park (if they have not been considered yet):</p> <ul style="list-style-type: none"> <li>• Install a toilet facility near the bbq area</li> <li>• Install a half basket ball court</li> <li>• Increase security measures by installing more street lights along the park - especially helpful during winter as I use the park to go home from the train station after work.</li> </ul> <p>Please keep us posted if any of these suggestions have been taken into account and if not why not.</p> <p>Thanks,</p> <p>xxx</p>
2	26 Oct	xxxx	xxxx	<p>One suggestion is to have a public toilet located somewhere in the park. I was asked once by a Japanese tourist where the nearest toilets were. All I could think of was Chadstone. Now there might be one at Hughesdale Station, but as a recreational facility which attracts a lot of people, I think the park should consider installing a toilet.</p> <p>Regards</p> <p>xxxx</p>
3	26 Oct	xxxx	xxxx	<p>I recently received a flyer in the mail that directed me to your email address for input on the proposed management of the Outer Circle Railway Linear Park in light of the grade separation project recently conducted on the Cranbourne/Pakenham line.</p> <p>My circumstance and interest in the Park is that I am a resident of Kitmont St, Murrumbeena, which fronts onto the park just near Hughesdale Station. I have lived in Murrumbeena now on-and-off for 14 years. I have a young daughter of 5 months and my current use of the Park is when she cries I take her outside into the park and settle her down by walking around with her in a front-side carrier and letting her touch the leaves and bark on the gnarled old gum trees. I gotta say it straight, I love this park. I don't only love it because it features some of the oldest strand of gum trees in the Metropolitan area, but when I was in high school me and my partner used to get off the train at Hughesdale and unbeknownst to our parents, walk down to the gazebo near Dandenong Rd and its there that we found ourselves in love. Now we have a daughter who I take into the same park and I still feel attached to it in that way. While I understand places and geographies always change, I do like the thought of this space as a green refuge 'far from the madding crowd' and when I am there and the evening light is shining through the trees and the birds are in song, it is a piece of my history that comforts me as much as the setting.</p> <p>There is one aspect of the park that I am particularly interested in in-light of an idea I have had for many years regarding an infrastructure shortfall. This is on dot point 7 of the flyer "Consider connectivity and access around the park".</p> <p>Through 2017 and 2018 I rode to work in the city and often waited a long time at the end of the Park at Dandenong Rd waiting for a break in traffic so that I could beetle my way across the road, risking life and limb, to arrive safely on the other side of Dandenong Rd in the proud seat of Malvern, sometimes using the median strip as a safe haven between the 6 lanes of treacherous, noisy traffic. On the other-side I would arrive into Stonnington council feeling breathless from fear, before realising it was often just poor fitness and the</p>



				<p>horrific realisation I was still one hour away from work by rusty old bike.</p> <p>"The reason they don't put an overpass there is really beyond me" I would say to myself.. "Wouldn't it just make sense for ALL of the people who use this bike trail to get a dedicated overpass so that they could travel unimpeded?" , "Well.." my critical second voice would say "its a different council here in Stonnington, its a different seat, different political parties, inward looking councils with limited funding for joint endeavours.. what chance have you got of getting that idea of the ground .. really Robin, who cares what you think?". Until I got the flyer..</p> <p>Now I have been asked what I think, and here is what I propose to solve the problem!</p> <p><u>The current situation</u></p> <ul style="list-style-type: none"> <li>• The Andrews Labor government, if elected, has proposed an extension of a tramline to Rowville which would travel down Dandenong Road via Monash University campuses at Caulfield and Clayton.</li> <li>• The recently completed grade-separation at Hughesdale and the creation of the Djerring multi-use trail opens up a massive corridor for commuters wishing to travel to work by bike from the many stations down to Dandenong.</li> <li>• Bike users who wish to ride only on dedicated paths (not on roads) have an amazing opportunity for an unbroken daily commute to work via the Djerring, Outer Circle and then Gardiner's Creek trails.</li> <li>• Millions of shoppers visit Chadstone Shopping Centre each year, and advertisers would snap up billboard space on an overpass within 'I think I need that' distance from the shopping centre.</li> <li>• The missing link to all this is an overpass across Dandenong Rd! :</li> </ul>
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Now I know what you are thinking, great idea, but how many people ACTUALLY use their bikes to cross at this spot, and how many people MIGHT use this route to work if the route was fully connected? Well, here's the idea. If and when the Rowville tram is built, you put a stop between Murrumbeena Rd and Poath Rd/Chadstone SC and you call it 'Cycler's Pass/ Outer Circle Pass', the overpass above this stop is a big beautiful arc across the road above the tramlines, and stretches from the Outer Circle Railway Linear Park on the south of Dandenong Road in Glen Eira to the Urban Forest Reserve in Stonnington.

That's great Robin, but even if we did want to do it.. how would we afford it? Well, you pay for it by stipends from advertising companies using the overpass to flog stuff at Chadstone! You'd need to obviously illuminate it but only with dull light on the Urban Forest Side so as to preserve the nocturnal fauna in that particular reserve. If you wanted to go really 'big' you could make the overpass an attraction by designing an homage to the old outer circle rail within its design.. like a steamtrain shaped bridge? (I don't know.. I'm not creative like that).

For mine the proposal is a win-win-win. A win for retailers at Chadstone and the local economy, a win for cyclists and potential cyclists from Dandenong, Oakleigh and all the way to the City and other destinations all linked up by the various trails (the Anniversary trail to Alamein is another). It's a win for public transport users alighting the tram and having pedestrian accessing each side of Dandenong Rd with a safe, dedicated walking route to both the Glen

				<p>Waverly line at East Malvern Station and Hughesdale via the Outer Circle Railway Linear Reserve (or Murrumbeena via Boyd Park), it's good for kids riding to school either side of Dandenong Rd (two primary schools are either side of the road here, one Catholic to the north and one state school to the south), its good for the mobility reduced residents of the Arcare Aged Care facility right close to the overpass spot.</p> <p>So my request is that a feasibility of this proposal is conducted with transport planners already looking at the Rowville corridor and cycling network planners already looking at 'gaps' in the network. I fear that the temptation may be to put tram stops at Chadstone and Murrumbeena Rd as these would be of appeal to commercial interests.. at the expense of sustainable transport advocates and community usage.. and the placing of a stop on what, on the map, looks like a fantastic opportunity to create a cycling connection between two of Melbourne's great cycling paths.</p> <p>So I trust you got a little laugh out of all this, but seriously consider looking at the proposal.</p> <p>My hope is that the linear park, its aged gum trees and memory happy memories that it holds for are able to stay in tact.. and that cycling connections to and through the park become better and safer and are considered holistically rather than just by one city council or one seat in Parliament.</p> <p>Cheers,</p> <p>xxxx</p>
4	28 Oct	xxxx	xxxx	<p>Thanks for the opportunity comment on this. I have reviewed your plan with interest and make the following comments. Firstly however, due to the extreme disruption from sky rail and the drainage works, redevelopment of Boyd Park must be an absolute priority for Council in the immediate term - ie there should be no time lag from completion of the drainage works at all - it must be commenced immediately.</p> <ol style="list-style-type: none"> <li>1. Walkability in a safe environment is critical and it should be encouraged for all age cohorts. The pathway links and structures that existed before the drainage works were good and well placed, these should all be re-instated as soon as practically as is possible to ensure good all round accessibility.</li> <li>2. Aggressive cyclists should be discouraged as they only think of themselves. Cyclists need to understand that the paths are shared and that pedestrians have priority.</li> <li>3. Dogs are to be encouraged but the off leash area should be moved away from areas of higher activity. Bins must be provided for dog waste and there is no doubt that the regular off leash dog owners abuse the privilege of having an off leash area, as that is where there is the highest concentration of dog waste on the footpaths or next to them. Maybe this could be revisited as most do not comply. There is often conflict between the off leash dog people and cyclists.</li> <li>4. The absolute most critical issue for the park is good lighting. It can be unsafe after dusk and the existing lighting is very poor. In fact it is next to useless and it discourages walking in winter from about 5pm. Landscaping should not create blind spots, rather, any potential blind spots should be supplemented with exceptional lighting. The odd security CCTV camera would be good to ensure higher levels of safety and security. Any design must always have good sight lines and safety for all users as the priority.</li> <li>5. The existing playground is good for families and children, this should be enhanced and built upon - not redeveloped completely. It</li> </ol>

				<p>is very popular and well used.</p> <p>In my opinion, the key issue is well connected paths, good lighting and keeping dogs and cyclists under better control.</p>
5	1 Nov	xxxx	xxxx	<p>Hello, I would like to see the following put in to place</p> <ul style="list-style-type: none"> <li>- larger playground</li> <li>- a fence around playground to keep dogs out and kids in</li> <li>- water pump in playground with dry creek bed in playground</li> <li>- sails over playground</li> <li>- sand out</li> <li>- more trees for future families to enjoy</li> <li>- new bike service point that has tools kept dry so they last longer</li> </ul> <p>I look forward to seeing the end result.</p> <p>Regards</p> <p>xxxx</p> <p>Glen Eira resident</p>
6	1 Nov	xxxx	xxxx	<p>Hi team at recservices, in regards to Kitmont st Boyd park south management plan, I'm sure you'll agree that any changes regarding access , paths, seating,etc do not come at the expense of any of the long-standing eucalypts along the current concrete path or adjacent mosaic or next to scout hall. Any Additional "openspace" at the expense of these prized trees would be certainly unwelcome.</p> <p>Regards,</p> <p>xxxx</p>
7	2 Nov	xxxx	xxxx	<p>Goodafternoon after looking at the new plans re Boyd Park etc the old Outer Circle Railway please may I make the following comments.</p> <p>Please replant some Lombardy poplars. The tall trees bring the clouds across the land to give us our rain, without them our rainfall has reduced.</p> <p><b>BOYD PARK CENTRAL</b> - addition of a amenities block. I have lived on Boyd Park for 2 years my boundary is with the Melbourne Water building. Their building and my wall are constantly under attack from graffiti. Building an amenities block will be an invitation for this graffiti to continue. My graffiti has cost me a lot to remove . This graffiti covers the whole of my house and is applied by roller. Melbourne Water have been helping me by putting up barbed wire fencing but still they come. I now have to get my brick wall repointed as the continual water cleaning has damaged my house.</p> <p><b>OMAMA RD PEDESTRIAN CROSSING.</b></p> <p>please don't put this crossing in Omama Rd. The visual pollution is not needed in this beautiful little pocket. There are not enough people crossing to warrant this.</p> <p>You are not putting a crossing on Neerim Rd where there is a lot more traffic so why would Omama Rd need this. We all know how to cross a street.</p> <p><b>GARDEN BEDS ALONG THE BOUNDARY FENCES IN BOYD PARK</b> I have been here for 2 years and not once have the existing garden beds been attended to. All the properties on the boundary have gates into the park.</p> <p>The only attention to the park appears to be edging on paths and fences and mowing the grass. When the grass is mown the driver of the mower has no idea the blade can be lifted. All we have is dirt and dust flying everywhere and the poor grass is so short it cannot stand the dry weather. Each time the park is mown the outside of my house requires cleaning.</p> <p><b>GENERAL</b> when replacing trees can we please have our beautiful</p>



				<p>English trees replaced. Their cooling effect in summer is nicer than the dirty gum trees that continually drop twigs and limbs each time we have wind. After each major wind it takes time for parks to clean up the mess once in Boyd Park it was over two weeks .</p> <p>Gums are not called widow makers for no reason.</p> <p>Each day I walk my dog on the shared pathway. The bike riders do not slow down. They ping their bell which is very hard to hear by the time it registers what the noise is they are flying past. Is so dangerous especially as the dog is prone to rush off the path if a new smell is noticed. They need to slow when passing a pedestrian. How no one has been killed I don't know. This is going to be a huge problem under the skyrail as there will be a lot more cyclists than those on Boyd Park paths.</p> <p>Thank you</p> <p>xxxx</p>
8	4 Nov	xxxx	xxxx	<p>The stretch between Neerim Road and Dandenong Road is particularly welcoming for me and my springer spaniel as with the exception of the playground restrictions it is mostly dog friendly and leash free which means I can keep strolling along the pavement whilst she can put her nose down happily and hunt for smells. Like many dogs mine likes to say hello to other dogs and keep moving to new territories rather than socialising in the centre of a field. There are not many off leash areas where the owners are able to walk on a paved path from A to B at a safe distance from a road whilst their dogs can run off leash. We own a unit on Wilson Street on Boyd Park and it is lovely to see the park benches mostly occupied so I think its important to keep these dotted along the pathway. Also it would be good to have a public toilet. There are covered bbq facilities and a great ball game area at the Dandenong Road end, but without toilets, it is not ideal.</p> <p>Thanks for the opportunity to comment,</p> <p>xxxx</p>
9	5 Nov	xxxx	xxxx	<p>Hello</p> <p>Thank you for the opportunity to have a say in relation to landscaping for Boyd Park and Riley Reserve.</p> <p><b>Boyd Park</b> - many times I've seen bridal parties take photos at this park; particularly under the canopy of pink and white blossom trees lining the path, from the beautiful historic gates of Boyd Park, or surrounded amongst the lovely backdrop of flowering bushes adorning the park.</p> <p>I'd love to have this once beautiful park reinstated to such glory - with blossom trees surrounded by bushes of cottage flowers or even exotic flowering plants. Perhaps a park bench here and there for people (or newly wedded couples) to enjoy the landscape.</p> <p>I suggest BBQ facilities are on the other side of Neerim Rd in Riley park, to preserve the tranquil landscape of Boyd Park.</p> <p><b>Riley Park</b> - as this is adjacent to the bike path along the rail corridor, I think it'd be handy to have family facilities such as a BBQ and drinking fountain in this park. That way, families can enjoy a lovely weekend bbq or picnic in the park and kids can play or ride their bikes within viewing distance of parents.</p> <p>Of course, please also plant lots of trees and flowers in this park - especially needed to soften the harsh uncompromising concrete pillars of the elevated railway.</p> <p>Many thanks</p> <p>x (local resident)</p>
10	4 Nov	xxxx	xxxx	<p>Today ,I am writing about the speed of Bicycles ridden by adults in</p>

				<p>these parks , in addition to from time to time people on electric powered two wheel scooters and Skateboards .</p> <p>Another name for the speedsters could be "The Silent Assassins " It has not happened Yet! But any day now ! Walkers may have to use the grass bordering the pathways in order to take a stress-free stroll .</p> <p>An aged pensioner if hit may take six months or more to recover .</p> <p>The problem is caused by the Silent Approach of bicycle riders .Especially when they come up behind the walkers . Many pedestrians are taken completely by surprise by bicycles approaching from behind them ,because ,they are SILENT !</p> <p>SOMETIMES a thinking rider will call out "Passing" in adequate time to warn the walkers and to give them TIME to get out of the way ,or ,very seldom ,the bicycle bell is sounded --Yippy Doo Dah ! That's progress !</p> <p>Can Signs please be installed at viewable heights ? May the signs read , Cyclists PLEASE give Early Warnings when passing other users of these Shared Pathways .</p> <p>Cyclists are good people they want to pass by SAFELY .</p> <p>The bike riders are very reluctant to appear to be Demanding a clear passage or a Right Of Way in a priority over dogs and walkers .</p> <p>IF we had adequate Signs ,giving sensible advice,then maybe the riders will feel justified in giving clear warning when passing. Plus most riders will not feel like arrogant twits because they are being advised to give reasonable warning when attempting to PASS BY – SAFELY Win Win ! Too Easy !</p> <p>This shared path problem is about to increase as the pathway from Hughesdale joins Boyd Park going north to Malvern . Many more riders are being encouraged to use this pathway and when the Melbourne Water finally give back the park to the residents of Murrumbeena ,the bicycle traffic will increase maybe ten-fold .</p> <p>GlenEira could pioneer the safe use of shared pathways , as they are , indicating giving greater access to cyclists through our fair City.</p> <p>One more comment I noticed signs painted on the pathway coming out from Hughesdale Sky rail reserve .The signs appear to indicate right of way to bikes and pedestrians separately . The relevant Road Act 2009 indicates Bicycles must give way to ALL users of the pathways .</p> <p>It has been painted on the pathway in the park next to Riley Street .</p> <p>The signs upon the pathway near Hughesdale appear to me to encourage riders that they have some right of way , which in law , they clearly do not.</p> <p>Kind Regards</p> <p>xxxx</p>
11	8 Nov	xxxx	xxxx	<p>I am writing you, both to gain an understanding of certain aspects of the ongoing Upgrade of the drain system, and the proposed changes to Boyd Park, and to perhaps request some changes also</p> <p>1/ The "Park" has seen quite some disruption in the past number of months, due to the Drain Upgrade. It seems however to have come to a grinding halt.</p> <p>Is there a time current time frame for works to re-commence, and further. When will these works be completed.</p> <p>2/ Currently, the parts of Boyd Park that have been left intact, are in desperate need of a water. We understand that rain has been in short supply, however, the grass and trees is in a desperate need of water. Is it possible to have the surviving areas watered?</p>

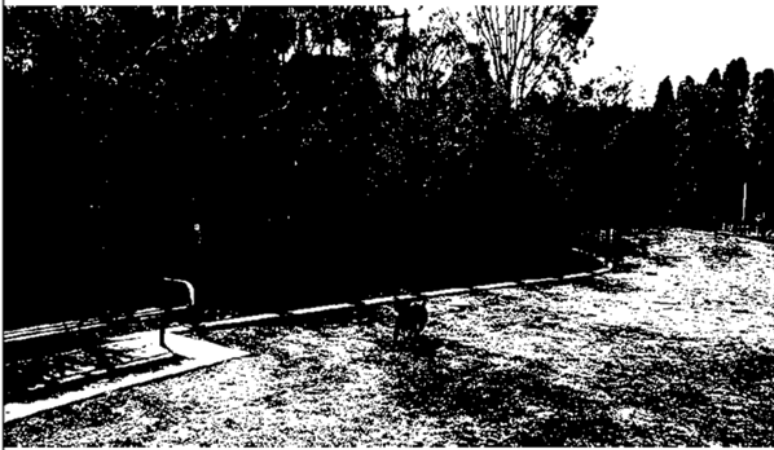
				<p>3/ I am not aware what the “plan” entails, and ask that the following items be considered, if they have not been already.</p> <p>Boyd Park has become a very popular dog area. Unfortunately, dog drinking fountains are too far apart, and at least 1 and possibly 2 extra units would be extremely beneficial. (Plus more Dog Bags stations and appropriate bins for disposal)</p> <p>4/ Are there plans to install any form of Park Lighting? The park is used heavily even after dark and during the winter months, yet it offers little in the way of lighting for safety and security. There have been numerous issues of vagrants and drug affected individuals in the park area, and lighting would offer a modicum of security for us users.</p> <p>5/ Neerim Road Rail Upgrade and Shopping Strip seems to be nearing completion, and I am sure will be a great benefit for us locals. Are there any plans afoot to include any kind of refreshment services along this park area also? ie coffee Bar, Food Truck etc?</p> <p>It seems to me that during daylight hours, at least during the months of September to March/April, there would be sufficient patronage for some kind of service facility, and an entrepreneurial type may benefit.</p> <p>I trust the above is able to be positively responded to, and that there is some merit in its content.</p> <p>Thanking you xxxx Murrumbeena</p>
12	8 Nov	xxxx	xxxx	<p>Hi</p> <p>As daily users of Boyd Park and Springthorpe Gardens, my husband and I have been very upset at the amount of trees that Melbourne Water removed for their drainage works. It seemed to us that many came out unnecessarily.</p> <p>So my number one piece of feedback is to ensure that as <b>many trees as possible</b> are replanted and that no more are removed. Not only rectification of the plantings but an overall improvement would be great to see. I particularly love the lemon scented gums near Dandenong Rd - not sure if it is feasible to have more of these planted</p> <p>As summers get hotter more shade when walking or cycling would be appreciated.</p> <p>I would also like to state that I see no need to remove the Scout Hall at the end of the park. That being said - no more buildings or other structures should be installed - let's keep the parks as natural as possible.</p> <p>The ugly monstrosity that is the Skyrail structure is now so dominant in sight lines, any way of screening that out of our view would be great</p> <ul style="list-style-type: none"> <li>• I would also volunteer in any capacity to help in the parks</li> </ul> <p>Thank you</p>

				XXXX XXXX Murrumbeena
13	21 Nov	xxxx	xxxx	<p>Re feedback: My key areas of concern are in relation to the landscaping and the various uses/users of the park.</p> <p>LANDSCAPING. I would like to see the natural, country feel retained and enhanced. This is important in terms of the local flora and fauna. It gives this area a very distinctive character and maintains a historical link (eg. Lenore Boyd's "Open Country" on the rock close to Neerim Road).</p> <p>USES/USERS. These include a barbecue area, playground, path (pedestrians, bikes, children) ball games and dogs.</p> <p>Issues: The barbecue area is adjacent to the off-leash area for dogs. As signage points out, dogs must be 20m from the barbecue area. This is a small area and therefore not possible to comply. Perhaps the barbecue area would be better located close to the playground, or a better dedicated off-leash area provided.</p> <p>This is a narrow park, with a path (bikes, etc) through the centre. This creates many problems (speed of bikes, children, dogs), which need to be considered.</p> <p>The playground, which needs to be rebuilt due to current works, needs adequate shade (currently no shade over the swings) and again there are issues with dogs (off-leash).</p> <p>The small section of urban forest (near Hughesdale station) is important, yet despite clear signage some people allow their dogs (off-leash) into this area.</p> <p>Boyd Park is a wonderful facility, however there is a real need to consider the interactions/connectivity of the various uses/users throughout the park. In addition there is a real need for education (and perhaps a feeling of investment) with regard to various rules/requirements/concern for others. Despite signage many people are oblivious. For example, dog poo bags and bins are provided (excellent!) yet there is an excessive amount of dog poo and other rubbish left in the park.</p> <p>Many people do not understand that off-leash means your dog must be under your control. Perhaps education re dog issues could be considered in relation to dog registration (example, some (free) training included and required with registration).</p> <p>Looking forward to having the Park restored.</p> <p>Regards, Xxxx</p>
14	23 Nov	xxxx	xxxx	<p>Some suggestions: Please retain the Scout Hall in it's current location.</p> <p>Lighting in Boyd Park &amp; Springthorpe gardens needs to be improved.</p>



				<p>Toilets should be located near the playground playground.</p> <p>The playground should be fenced.</p> <p>I hope there will be further public consultation and a meeting to discuss the proposals.</p> <p>Kind regards xxxx</p>
14	25 Nov	xxxx	xxxx	<p>· All remnant at red gums in the reserve need individual management plans. These are required to ensure that each tree received the appropriate management regime. This would not be difficult or time intensive IF the decision was made that these are warranted, which i strongly believe they are. Plans would cover issues including water allocation, stress factors on the tree, pruning, provision of habitat boxes, creating opportunities for regeneration over time etc and contain management actions that would address these issues. The plans would be accompanied by photographs that recorded the status of each tree over time and be reviewed annually.</p> <p>The area covered by the Vegetation Overlay at the southern end of the reserve (Boyd Park South) must be protected at all costs. All fencing, location of pathways etc. must consider the health and viability of this vegetation as the number one priority. This is especially important along the boundary of the reserve and the Hughesdale Railway Station car-park. Every management action must address the issue of its impact on this area. In addition, the fencing that surrounds the sanctuary needs to be expanded to include all significant vegetation, including the area between the sanctuary fence and the railway reserve (car-park). This area contains some of the very best vegetation in the reserve.</p> <p>The area at the northern end of Boyd Park (Boyd Park North) need to be fenced to exclude dogs. Dogs destroy the biodiversity values of this area and they need to be excluded from it. If biodiversity protection is important in Glen Eira this action needs to take place.</p> <p>· Red gums throughout the reserve need to be mulched. This is true of all trees to create opportunities for regeneration. The red gums on the corner of Montrose Court and Neerim Road are in very good condition. They area should be mulched and an indigenous understorey planted there, to encourage water retention and create opportunities for regeneration over time. If plants don't regenerate, the genetic diversity (i.e. the biodiversity) they contain and support dies and is lost forever..</p> <p>I look forward to seeing the final plan.</p> <p>With thanks, xxxx xxxx</p>
15	25 Nov	xxxx	xxxx	<p>To whom it may concern,</p> <p>We are writing to provide feedback on Outer Circle Railway Management Plan consultation. Thank you for the opportunity to provide feedback.</p> <p>The draft plan has a number of strong features, including the additional planting, the extension of the playground with a new nature play area and the additional seating.</p>

				<p>We would like to add a few specific comments:</p> <ol style="list-style-type: none"> <li>1. We strongly support adding native trees to the current park as there a number of places where this could be done to add to the local character of the park.</li> <li>2. For North Boyd park, we support greater native planting and the removal of non-native species. We also support seeking better connections across Dandenong Road to the Urban Forest.</li> <li>3. Throughout the park we would support better lighting as it is currently very dark to walk through at night.</li> <li>4. We support having toilet facilities at the playground.</li> <li>5. The nature play area at the playground would be a great addition, and we support maintaining or upgrading key elements of the existing playground equipment, such as swings, slide, snake and snakes and ladders. Consideration could be given to activities for older children, such as a basketball ring. We suggest maintaining access the existing equipment as far as possible whilst the new areas are being built so that children can continue to enjoy the playground, which is well utilised.</li> <li>6. We support moving the bike path and would suggest ensuring that there is some sort of barrier between the playground and bike path; currently children playing in the trees around the playground can easily step out onto the bike path and into the path of oncoming bikes.</li> <li>7. We support the crossing on Omama Road.</li> <li>8. We support the bike path through Riley Reserve and the crossing at Neerim Road.</li> <li>9. We support the additional seating throughout the park and the consideration of additional BBQ facilities.</li> <li>10. Consideration could be given to providing educational information/ photos about the history of the Outer Circle and the park at key points such as the playground.</li> <li>11. Consideration could also be given to additional drinking taps at different points through the park.</li> </ol> <p>Thank you again and well done on putting together a very thorough and strong plan.</p> <p>xxxxx</p> <p>xxxxx, Murrumbena.</p>
16	25 Nov	xxxx	xxxx	<p><b><u>The refreshed Outer Circle Railway Linear Park/Boyd Park</u></b></p> <p><u>The Glen Eira Environment Group has been involved with Boyd park for 30 years. We have seen the quality of the management of the reserve ebb and flow over the years. We hope that this review of the management of Boyd Park leads to positive outcomes for its many values, including enhanced management of the reserve's iconic red gum trees.</u></p> <p><b><u>Main points</u></b></p> <ul style="list-style-type: none"> <li>• Boyd Park is a corridor for fauna to use, connecting Gardners Creek and the Urban Forest to habitat to the south, and supporting its own wildlife. These functions needs to be supported in all actions in the reserve.</li> <li>• The mulched beds at the northern end of Boyd Park (Boyd Park North) need to be fenced to exclude dogs. Dogs</li> </ul>

				<p>continue to degrade this habitat. The area will never support the biodiversity it should whilst dogs are present.</p> <ul style="list-style-type: none"> <li>• All remnant at red gums in the reserve need to be managed individually, therefore they need individual management plans. This is not an uncommon management technique in many important reserves. These plans would cover issues including water allocation, management of stress factors on the tree, pruning, provision of habitat boxes, creating opportunities for regeneration over time etc. These plans would be accompanied by photographs that recorded the status of each tree over time. These plans would be reviewed annually.</li> <li>• The area covered by the Vegetation Overlay at the southern end of the reserve (Boyd Park South) must be protected at all costs. All fencing, location of pathways etc. must consider the health and viability of this vegetation as the number one priority. This is especially important along the boundary of the reserve and the Hughesdale Railway Station carpark.</li> <li>• Red gums throughout the reserve should be mulched. Those on the corner of Montrose Court and Neerim Road are in very good condition. The area along the fence that includes these trees should be mulched.</li> <li>• This plan needs address the ongoing issue of provision of water to the red gums in the central and southern section of Boyd Park. This will become more important into the future as the anticipated reduction of rainfall takes effect.</li> <li>• We believe this landscape management plan should be a lot more prescriptive in the type of management and maintenance needed to keep the recognised biodiversity and the environmental values found in this reserve for future generations to enjoy.</li> </ul>  <p><b>COMMENTS DIRECTED AT DRAFT MANAGEMENT PLAN</b>  <b>Page 45</b>  <b>Vision</b> - The following comment was left on the Glen Eira feedback page online. We support it.  We need a better vision! The vision for the plan is not really a vision</p>
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			<p>but a set of principles. A better vision should be created that relates to how the community would like to see the parks used. For example the vision could say something like: Boyd Park and Riley Park are important connectors along routes linking regionally significant bike routes, but more than that, they encompass a range of places where local people of all ages are keen to walk, play, meet, exercise, appreciate indigenous history, enjoy photogenic scenery through historic gates and rejuvenate whilst spotting wildlife amongst old red gums and other local vegetation. What do others think? Can this vision be improved? Let's come up with a really good one that can actually be featured in the park as part of its design. It might be on a sign or embedded into the pathway near an entrance. Maybe Boyd Park and Riley Park deserve their own visions!</p> <p><b>A Legible Landscape Character</b> - The remnant river red gum Eucalyptus camaldulensis scattered along the linear reserve from the pumping station to the rail line give this areas its "legible landscape character" This has been recognised in Glen Eira's Biodiversity Strategy and in the Planning Scheme through a vegetation protection overlay.</p> <p>We believe this plan has missed the opportunity to address this fact. We would like to see this rectified, with a prescriptive management plan dedicated to ensure the health, regeneration and the future of the remnant vegetation found here, so coming generations can come to this area and enjoy the experience the natural wonders found here</p> <p><b>Page 47</b></p> <p><b>Connectivity</b> - The 'Connectivity, Access and Movement' here, only considers human movement, and ignores fauna movements. This linear reserve B' Park is Glen Eira's only environmental open space. Over previous decades extensive community re-vegetation projects have happened in all the three sections of B' Park, as well as in the Malvern Urban Forest over the Princes Highway to the north and also over Poath road along the rail line in Monash towards the south-east.</p> <p>The indigenous plantings were planned, and planted by the community with the notion of increasing and extending habitat areas along the park to support the ailing remnant red gums and other remnant species found there.</p> <p>We believe these nature links should be acknowledged as having a important biological functions for the health of the park, the continuing health of the remnant red gums found in this park and to the health of the wider community of residents living close by and to people visiting the park. This need to be stated very clearly and positively.</p> <p><b>Movement</b></p> <p>Past re-vegetation efforts in Boyd Park is important and has played a vital role in recusing many of the remnant red gums from decades of neglect that would have led to their demise.</p>
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			<p>We would expect that this latest management plan would build on this past work of protecting Glen Eira's biodiversity in Boyd Park and this should be acknowledged in this plan and not taken for granted. The movement of birds and other mammals throughout the park is important and needs to be reinforced and extended and certainly not chipped away at.</p> <p>We believe this plan could have offered more to protect and encourage the biological movements along this greater linear reserve.</p> <p><b>Page 48</b>  <b>Opportunities</b>  There is no mention of the opportunities the environmental open space provides here, and we believe there should be. We suggest a further dot point of "nature appreciation" or natural history appreciation and educational would be acceptable. This area is regularly used as such and is well appreciated by visitors.</p> <p>This dark green section in Boyd Park linear reserve should start at the rail line and extend to the pumping station in the central zone. This suggested area should a be marked in dark green, as it is a high environmental &amp; a biodiversity area. This area has Glen Eira's most significant environmental open space and biodiversity offering opportunities for residents not available elsewhere in Glen Eira. These points should stated clearly and positively in this plan.</p> <p><b>Page 49</b>  <b>Density of Vegetation</b>  "density of vegetation" receives four mentions in the plan however the existing vegetation densities are not explained as either good, bad or indifferent. By rule of the thumb Vegetation Densities that are thick enough not to be able to seen through offer import habitat areas through out the linear reserve. Certain small birds need this density for habitat and safety. With so many dog visiting the reserve and little enforcement of dog on or off leash regulations the density of vegetation is very import, as is the choice of what type of vegetated landscape is being created. The plan recognizes the importance of protection the remnant vegetation within the linear reserve, but lacks the practical applications to achieve its protection and increase biodiversity.</p> <p><b>Page 52</b>  Support - 'naturalistic bushland characters'  <b>Grassland</b> - A grassland area is generally considered to relate to native grassland areas. This is not grassland, it is lawn or a grassed area and should be described as such.  <b>Native trees</b> - The planting in the vicinity of the pumping station is of indigenous species. They placed here to reinforce the biodiversity of Boyd Park.</p> <p><b>Page 53</b>  An overall recommendation is made to maintain and contribute to a predominantly nature conservation landscape, with large numbers of remnant indigenous trees and clusters of native and exotic species.  <u>this should read 'and other remnant species'</u></p>
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			<p>Existing activities such as walking, dog-walking and cycling will continue to be provided for in the updated management plan, and will additionally be supported through the increased provision of seating and signage upgrades. The proposal of an additional shared use path will connect to the future rail linear park.  <u>this should read 'on-leash dog-walking'</u></p> <p><b>Riley Reserve</b> - Riley Reserve has been decimated by the Melbourne Water works. It is a blank canvas. It presents opportunities for water conservation , being on the route of Murrumbena Creek. A suggestion of the establishment of a swale was made by Melbourne Water in Riley Reserve but this has received no mention here. It should be investigated. the reserve also provides possibilities for the planting of significant indigenous trees including red gums, swamp gums and manna gums. It is a large area of land and can accommodate these uses, as well as being passive open space.</p> <p><b>Page 54</b>  <b>'A' Gateway Entrance</b> - This proposed path is inside the fenced sanctuary area. In order for it not to lead to damage and the destruction of protected species in this sanctuary area it needs to be no wider than its current path. This is currently a gravel loop walking track and not a through-way. This is not to be a bicycle path and is not to be a hard (i.e. concrete or similar) surface shared pathway.</p> <p>If this is not possible then this path must remain a loop-walk and not become a through-way and/or short-cut between the car park and the existing concrete shared walking path in the reserve</p> <p>It is vital that the maintenance integrity of this area is of the highest consideration of this plan.</p> <p><b>'C' Local Park Entrance</b> - Ensure that this path avoids existing plants trees and shrubs</p> <p><b>Page 56 - Boyd Park North</b></p> <p><b>Mixed tree species</b> - remove exotics over time to bring park into a bushland reserve</p> <p><b>'Remove 'out of place' Pines and Willows in the short-term. Relocate Palm to Springthorpe Gardens</b> - this was never done</p> <p><b>'Remove pine log barrier from Wilson Street boundary and replace with high kerb detail to reduce visual clutter. (Long-term project)</b> - this was never done</p> <p><b>Protect and manage remnant 'landmark' River Red Gum trees.</b>- We dispute this comment. It remains the fact that many of the remnant red gums in the reserve have ongoing unresolved management issues, these issues include provision of water, soil compaction and lack any documented or prescriptive management actions to address the longevity of the individual trees and their genetic diversity they carry.</p>
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			<p>This would be a good goal to achieve within this plan and not to difficult to achieve. The Glen Eira Environment Group is more than happy to assist in this task.</p> <p><b>Page 57</b>  <b>Maintain as predominantly indigenous plant species area to create a 'naturalistic' bushland character. Fill out with hollows and plant species to strengthen naturalistic bushland character.</b> We think it is time for this mulched area to be fenced so that dogs cannot freely access it as they currently do. The areas east and west of the existing walking path should become dog free zones. For too long dogs have been able to roam freely in this area degrading its vegetation and its ability to support a greater diversity of plant life. The Biodiversity Report for Glen Eira 2017 highlighted this area as offering sanctuary for bird life stating that the removal of dog activity was needed to achieve this outcome. We enclose a image of a type of fencing we believe may be suitable.</p> <p><b>Proposed park lighting at regular intervals.</b> We support this idea with the added suggestion to preserve the night skies. The lights should be fitted with shaded tops to avoid light pollution leaking upwards into the night sky. Lights equipped with solar panels would avoid unnecessary excavation within the park.</p> <p><b>Consider removal of existing pergola walls to improve visual quality, as well as removal of green paint on columns to return to original timber appearance.</b> Why? The walls offer shelter and wind and rain and sun protection</p> <p><b>Extend mulched planting area, remove lignotubers and fill out with native low shrub mix.</b> We support this area being planted with a mix of indigenous shrubs and flax lilies. This area has become run down since the community planting in the early 1990's. A little to no replacement planting has happened.</p> <p>The exotic trees to the north could be removed allowing for a more sympathetic effect with the planting nearby.</p> <p><b>Proposed seating along perimeter of planting for increased amenity.</b> This seating should unobtrusive and not set in concrete as the foundation will damage tree roots in this zone. Any social furniture here should be sympathetic with this naturalistic values of the area.</p> <p><b>Potential relocation of pergola/shelter.</b> Why? This seems unnecessary and expensive.</p> <p><b>Maintain post &amp; rail boundary along eastern edge of park.</b> This a treated pine log barrier and not what is considers a post and rail fence as is found in other parts of Boyd Park.</p> <p><b>Add to existing trees with native trees to provide continuous presence along eastern park boundary.</b> Add indigenous tree species only along this boundary to reinforce the biodiversity values of this park area. This would build on the existing community planting carried out over the last three decades.</p>
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			<p><b>Extend mulched planting area and fill out with native low shrub mix. FILL OUT WITH INDIGENOUS SPECIES, we suggest flax lilies</b></p> <p><b>Proposed re-alignment of main path closer to Wilson St.</b> If this take place make sure the impact of the existing trees is not fatal or damaging</p> <p><b>Page 58 – Boyd Park Central</b>  <b>Native trees</b> - THERE NEEDS BE TO BE A CLARIFICATION BETWEEN WHAT IS MEANT BY NATIVE AND INDIGENOUS IN THIS PLAN  <b>Protect and manage remnant ‘landmark’ River Red Gum trees</b> See comments on 2004 Management Plan for Boyd Park North. Please note the management of these important old remnant trees is never complete but is always ongoing.</p> <p><b>Page 59</b>  <b>Extend mulched planting area and fill out with native shrub mix to low heights.</b> WHY NOT INDIGENOUS SPECIES TO REINFORCE THE indigenous PLANTINGS AND ADD TO THE Biodiversity VALUES OF THE PARK</p> <p><b>Proposed mulched planting area from edge of path to fence boundary and fill out with native shrub mix. INDIGENOUS PLANTING ETC.</b></p> <p><b>Protect and manage remnant Red River Gum landmark trees.</b> It remains the fact that many of the remnant red gums in the reserve have ongoing unresolved management issues, these issues include provision of water, soil compaction and lack any documented or prescriptive management actions to address the longevity of the induvial trees and the genetic diversity they carry.</p> <p>The provision of a management plan for each and every significant red gum is recommended by us. This would cover issues as raised in the previous paragraph and include photographs of each tree to enable a visual record of each one over time to be kept. Other issues it could consider include pruning, the provision of nesting boxes and other maintenance issues, and be a quality goal to achieve within this plan. It would not to difficult to achieve. The Glen Eira Environment Group is more than happy to assist in this task.</p> <p><b>Extend mulched planting area to 2.5m wide and fill out with native low shrubs and grasses.</b> Plant indigenous vegetation here</p> <p><b>Extend mulched planting area and fill out with native low shrubs and grasses. Maintain access opportunities from residential properties.</b> Plant indigenous vegetation here</p> <p><b>Extend mulched planting area to 2.5m wide and fill out with native low shrubs and grasses.</b> Plant indigenous vegetation here</p> <p><b>Extend mulched planting area and fill out with native low shrubs and grasses.</b> Plant indigenous vegetation here</p> <p><b>Page 61</b></p>
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			<p><b>Proposed native trees to complete continuous planting presence along link space.</b> Plant indigenous eucalyptus radiata (tree)</p> <p><b>Proposed mulched planting area from edge of path to fence boundary and fill out with native shrub mix.</b> Plant indigenous vegetation here</p> <p><b>Page 63</b></p> <p><b>Proposed park signage with wayfinding information consistent with access type B.</b> Immediately to the west of this gateway and along the Montrose Court boundary contains some of the healthiest remnant red gums in the reserve. To ensure their health and longevity this area should managed to a higher level encourage regeneration and be surrounded by sympathetic companion planting in line with high biodiversity values. It should be noted that one of reasons for the health of health of these trees in they grow in a depression which is important for red gums. We suggest at no time are these depression to be level filled.</p> <p><b>Relocate existing signage to main access location</b> Is this necessary? It would seem to be an expense that is unnecessary.</p> <p><b>Strengthen planting with native and indigenous low shrubs and grasses.</b> Plant indigenous vegetation here, to reinforce the biodiversity of this area. Please note there is no reason why this section of Boyd should not be specified as indigenous planting only.</p> <p><b>Strengthen planting with native and indigenous low shrubs and grasses.</b> Plant indigenous vegetation here, to reinforce the biodiversity of the Boyd Park area.</p> <p><b>Maintain 'drop-zones' under landmark Red River Gums.</b> All remnant red gums in the reserve should have drop-zones.</p> <p><b>Investigate opportunities for relocation of scout hall, alternatively suggest adaptive re-use.</b> Any proposed path through this area will be near the fenced sanctuary area. In order for it not to lead to damage and the destruction of protected species in the sanctuary area or vegetation outside this area that is still highly significant, this path must resect the integrity of reserve.</p> <p>It is vital that the day to day, and overall, maintenance of this area is of the highest consideration in this plan. In addition a path through this area should have minimal impact on vegetation on the north side of the scout hall fence. If this proposed path happens we believe it should not encroach east of the scout hall land, but instead run directly to the car park area avoiding the root zones of the remnant red gums within this area.</p> <p><b>Extend significant vegetation area to park extents, fill out with native and indigenous mix and provide additional tree presence along proposed shared use path.</b> Plant indigenous vegetation herenly, to reinforce the biodiversity of the Boyd Park area.</p> <p><b>Incorporate information signage on significance of vegetation throughout space.</b> SIGNAGE SHOULD BE AVOIDED WITHIN THIS AREA AS IT TAKES AWAY FROM THE NATUARAL CHARACTER.</p>
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			<p><b>Maintain fence along vegetation sanctuati<u>o</u>n boundaries.</b> GeeG has been suggesting for years that this sanctuary fence has excluded some of the most important remnant vegetation in Boyd Park. Unless there is suitable and effective fencing along the boundary of the rail car park and reserve, then damage will be done to this significant vegetation that is growing between the boundary of the car park and the southern face of the post and rail fence. As this part of the reserve is recognized as having Glen Eira's most significant biodiversity markers, and is protected under the planning scheme by a Vegetation Protection Overlay, this plan must guarantee as one of its primary objectives its protection. Extending the fence is the best way to protect its values.</p> <p><b>Page 67</b>  <b>Provide new native trees along proposed path at regular intervals to increase canopy cover and contribute to landscape character.</b>  Plant indigenous vegetation here, to reinforce the biodiversity of the Boyd Park area.</p> <p><b>Extend existing garden bed to and fill out with traditional hardy low exotic and native shrubs.</b> Plant indigenous vegetation here, to reinforce the biodiversity of the Boyd Park area.</p> <p><b>Maintain as open grassland with clear sightlines for informal recreation.</b> Grassland refers to native vegetation. This should read 'lawn'.</p> <p><b>Extension of existing garden bed to rail interface with with traditional hardy low exotic and native shrubs.</b> Plant indigenous vegetation here, to reinforce the biodiversity of the Boyd Park area.</p>
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**9.10 FOUNDATION FOR YOUTH EXCELLENCE APPLICATIONS  
RECOMMENDATIONS QUARTER 1, 2019**

**Author:** Toby Laverick, Youth Services Coordinator

**Trim No:** 19/144543

**Attachments:** Nil

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**PURPOSE AND SUMMARY**

To seek endorsement of the Foundation for Youth Excellence Awards for the 1st quarter  
1 November 2018 – 31 January 2019

**RECOMMENDATION**

That Council approves the following Foundation for Youth Excellence grants for the 1st Quarter 2019:

- \$1,200 to Jordana Infeld to participate in the 2019 Studio International Artist Residency program in Kyoto, Japan.
- \$600 to Koharu Nishikawa to participate as part of Tennis Australia's 2019 Junior Developmental Team - Victoria.
- \$1,200 to Liam Fothergill to compete at the 2019 APLU Lacrosse Championships in Gyeongju, Korea.
- \$1,200 to Rebecca Fancke to compete in the IASF World Cheerleading Championships in Orlando, Florida, USA
- \$1,200 to Skyler Kah to compete at the 2019 Winter Universiade Games in Krasnoyarsk, Russia

**BACKGROUND**

The *Foundation for Youth Excellence* ('Foundation') is a Council initiative that aims to recognise young people who have achieved excellence in the fields of creative and performing arts; education; leadership or sport.

Young people aged between 10 and 25 who live in Glen Eira and are competing or performing at a state, national or international level are eligible to apply for an award. High priority will be given to applicants who demonstrate a proven history of achieving excellence within their chosen field and an association with a recognised official affiliated body.

Foundation for Youth Excellence applications are assessed quarterly each year. Closing dates are:

1st Quarter – 31 January  
2nd Quarter – 30 April  
3rd Quarter – 31 July  
4th Quarter – 31 October

**Award Categories**

(1) Creative and Performing Arts



Awards in the areas of dance, music, drama, film and media for applicants who are preparing for prestigious exhibitions, events, presentations, productions and competitions. Assistance may be given to help pay for expenses in accessing or attending one of the above. For example, master classes or special enrichment programs in which the applicant is participating.

(2) Education

Awards for applicants who are pursuing intellectual endeavours or increasing their educational qualifications or skills. Assistance may be given to help applicants pay for expenses in accessing or participating in intellectual enrichment activities, such as forums, conferences, workshops or mentor programs.

(3) Leadership

Awards for applicants seeking personal growth or development through participation in leadership development programs. It is preferable that these programs enhance an applicant's capacity to initiate, contribute to and lead activities within the community.

(4) Sport

Awards for applicants competing, representing or participating in a sport at state, national or international level. The applicant's chosen sport must:

- ☐ have a defined set of rules and an applicable code;
- ☐ be competitive in nature; and
- ☐ be an officially recognised event by the relevant applicable code.

### **Award Levels**

The level of awards are:

State level up to \$360.  
National level up to \$600.  
International level up to \$1,200.

### **General Conditions**

Applicants must demonstrate that they have achieved excellence within their chosen field.

No more than two awards will be made to any one applicant.

Awards will not be made for international accommodation or travel.

Sporting applicants must be representing Victoria or Australia in a recognised state/national/international competition. A state or Australian team must be one affiliated with a national sporting organisation registered with the Australian Sports Commission.

Successful applicants must provide the Foundation with a report on the funded activity, a statement of expenditure after attendance at the relevant event and a photo taken at the event.

Any promotions must acknowledge the contribution of the Foundation

**ISSUES AND DISCUSSION**

The following applicants have successfully met the Foundation for Youth Excellence selection criteria and demonstrated how the award will allow them to achieve excellence within their chosen field

**INFELD, Jordana**

**Category:** Creative & Performing Arts

**Level:** International

Jordana has been selected as a participating artist for the 2019 Studio Kura International Artist Residency Program.

Jordana attended KTS in Kyoto Japan where she learned a traditional Japanese weaving technique called kasuri. Jordana also completed her Honours thesis in Literary Studies and has been awarded a postgraduate research scholarship from Deakin University to commence a PhD in Creative Arts in March 2019.

Jordana is seeking \$1200 to contribute towards estimated cost of \$3155 for residency fees, living expenses, materials and equipment associated with participating in the 2019 Studio International Artist Residency program.

**NISHIKAWA, Koharu**

**Category:** Sport

**Level:** National

Koharu has been selected by Tennis Australia, a recognized National Sporting Organisation, to participate as part of the 2019 Junior Developmental Team - Victoria.

Koharu's current Australian Ranking is 569 and as of 1 January 2019, she is ranked 1<sup>st</sup> in Australia in her age group. She has competed in various championships in 2018 and won bronze and silver in the national tournaments.

Koharu is seeking \$600 to contribute towards the Tennis Australia's program fee of \$960 associated with attending the 2019 Junior Development program

**FOTHERGILL, Liam**

**Category:** Sport

**Level:** International

Liam Fothergill has been selected by the Australian Lacrosse Association, a recognised National Sporting Organisation, to compete as part of the Under 23 Australian Men's Team at the 2019 Asia Pacific Lacrosse Union Lacrosse Championships in Gyeongju, Korea.

Liam has fulfilled many personal achievements in lacrosse, including representing Victoria at the 2015 and 2016 Under 18 national championships.

Liam is seeking \$1,200 to contribute towards Australian Lacrosse Association's tour fees of \$6,850 associated with attending the 2019 Asia Pacific Lacrosse Union Lacrosse Championships.

**KAH, Skyler**

**Category :** Sport  
**Level:** International

Skyler Kah has been selected by UniSport Australia, a recognized National Sporting Organisation to compete in speed skating in the Winter Universiade Games held in Krasnoyarsk, Russia.

Skyler competed in short and long course skating at the 2018 Australian Open Championships as well as representing Australia at the 2018 ISU World Cup.

Skyler is seeking \$1,200 to contribute towards UniSport Australia's team levy of \$2,500 associated with attending the Winter Universiade Games.

**FANCKE, Rebecca**

**Category:** Sport  
**Level:** International

Rebecca Fancke has been selected by the Australian All Star Cheerleading Federation, a recognised governing organisation, to compete at the 2019 World Cheerleading Championships in Orlando, Florida, USA.

Rebecca was selected by Monash University to represent Australia at the 2018 FISU World University Cheerleading Championships and where she placed 5<sup>th</sup> in the highest co-ed division in the world.

Rebecca is seeking \$1,200 to contribute towards AACF tour fees of \$1,500 associated with attending 2019 IASF World Cheerleading Championships

**FINANCIAL, RESOURCE, RISK AND ASSET MANAGEMENT IMPLICATIONS**

Total recommended grants amount: \$5,400

**POLICY AND LEGISLATIVE IMPLICATIONS**

Not applicable

**COMMUNICATION AND ENGAGEMENT**

The Foundation for Youth Excellence is advertised through the Council website, Glen Eira News, Glen Eira Youth Services newsletter and Council Facebook pages.

**LINK TO COUNCIL AND COMMUNITY PLAN**

Theme Three: Safe, Healthy and Inclusive  
A strong and safe community that connects people and enhances health and wellbeing.

**OFFICER DECLARATION OF CONFLICT OF INTEREST**

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

**CONCLUSION**

Each of the applicants outlined in this report has successfully met the Foundation for Youth Excellence selection criteria and demonstrated how the award will allow them to achieve excellence within their chosen field.

By awarding the recommended Foundation grants, Council can continue to support these young people to achieve further success in the fields of creative and performing arts; education; leadership or sport.



**9.11 APPOINTMENT OF COUNCILLOR TO THE AUDIT AND RISK ADVISORY COMMITTEE**

**Author:** Janice Pouw, Coordinator Councillor Business

**Trim No:** 19/156490

**Attachments:** Nil

**PURPOSE AND SUMMARY**

For Council to appoint Cr Hyams to the Audit and Risk Committee as a substitute.

**RECOMMENDATION**

That Council appoints Cr Jamie Hyams as a substitute to the Audit and Risk Committee for the remainder of the 2019 Council year.

**Council's Advisory Committee**

<b>Committee</b>	<b>Councillors appointed 2018/19 year</b>
Audit and Risk Committee	Cr Magee Cr Delahunty Cr Athanasopoulos – substitute Cr Hyams - substitute

**BACKGROUND**

The Audit and Risk Committee's role is to report to Council and provide appropriate advice and recommendations on matters relevant to its Charter in order to facilitate decision making by Council.

**ISSUES AND DISCUSSION**

Councillors are appointed to External and Advisory Committees as Council's representatives in addition to their role as Councillor, attending meetings with the residents, community meetings and making time for their personal, work and family commitments.

Appointing Cr Hyams as an additional substitute will assist this committee to observe the Terms of Reference and Charter when meeting at least quarterly with Councillor representation.

**FINANCIAL, RESOURCE, RISK AND ASSET MANAGEMENT IMPLICATIONS**

There are no financial, resource, risk or asset management implications associated with this report.

**POLICY AND LEGISLATIVE IMPLICATIONS**

There are no policy or legislative implications associated with this report.

**COMMUNICATION AND ENGAGEMENT**

There was no communication and engagement associated with this report.

**LINK TO COUNCIL AND COMMUNITY PLAN**

Theme Five: Informed and Engaged

A well governed Council that is committed to transparency and engages residents in decision-making.

**OFFICER DECLARATION OF CONFLICT OF INTEREST**

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

**CONCLUSION**

It is recommended that Councillors appoint Cr Hyams as a substitute to the Audit and Risk Committee for the remainder of the 2019 Council year.

**10. URGENT BUSINESS**

**11. ORDINARY BUSINESS**

**11.1 Requests for reports from Officers**

**11.2 Right of reply**

**11.3 Councillor questions**

**11.4 Public questions to Council**

**12. CONSIDERATION OF IN CAMERA ITEMS****RECOMMENDATION**

That pursuant to Section 89(2) of the Local Government Act 1989, the Council resolves that so much of this meeting be closed to members of the public, as it involves Council consideration of matters coming within some or all of the following categories listed in Section 89(2) of such Act.

- (a) Personnel matters;
- (b) The personal hardship of any resident or ratepayers;
- (c) Industrial matters;
- (d) Contractual matters;
- (e) Proposed developments;
- (f) Legal advice;
- (g) Matters affecting the security of Council property;
- (h) Any other matter which the Council or Special Committee considers would prejudice the Council or any person;
- (i) A resolution to close the meeting to members of the public.

12.1 Tender 2019.5 Neville Street Reconstruction Stage 1  
*Local Government Act 1989 - Section 89(2) (d)*

12.2 Tender 2019.12 Provision of Park, Landscape, Turf Construction and Maintenance Works  
*Local Government Act 1989 - Section 89(2) (d)*

12.3 Tender 2019.48 Supply and Delivery of Hot Mix Asphalt  
*Local Government Act 1989 - Section 89(2) (d)*



**13. CLOSURE OF MEETING**