

Minutes

Ordinary Meeting of Council

Monday, 28th September 2015

**City of Kingston
Ordinary Meeting of Council**

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The meeting commenced at 7.05pm in the Council Chamber, 1230 Nepean Highway, Cheltenham.

Present: Cr Geoff Gledhill (Mayor)
Cr Tamara Barth
Cr Tamsin Bearsley
Cr Ron Brownlees OAM
Cr David Eden
Cr Paul Peulich
Cr Steve Staikos
Cr Rosemary West OAM

In Attendance: John Nevins, Chief Executive Officer
Mauro Bolin, General Manager Community Sustainability
Daniel Freer, General Manager City Assets and Environment
Jonathan Guttman, General Manager Planning and Development
Belinda Ayres, Manager People and Culture
Ian Nice, Manager City Development
Tracy Cheeseman, Media Officer
Phil De Losa, Program Leader Governance
Stephanie O’Gorman, Governance Officer
Gabrielle Pattenden, Governance Administration Officer

1. Apologies

An apology from Cr Ronke was submitted to the meeting.

Moved: Cr Brownlees

Seconded: Cr Staikos

That the apology from Cr Ronke be received.

CARRIED

2. Confirmation of Minutes of Previous Meetings

Moved: Cr Staikos

Seconded: Cr Brownlees

That the Minutes of the Ordinary Meeting of Council held on 24 August 2015 and the Special Meeting of Council held on 21 September 2015 be confirmed.

CARRIED

3. Foreshadowed Declaration by Councillors, Officers or Contractors of any Conflict of Interest

There were no Conflicts of Interest submitted to the meeting.

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4. Petitions

Request for Single Side Parking in Gwenda Avenue Moorabbin

Moved: Cr Staikos

Seconded: Cr Barth

That the petition be referred to the CEO for response.

CARRIED

11-19 Hall Street, Cheltenham

Moved: Cr Brownlees

Seconded: Cr West

That the petition be referred to the CEO and Manager City Development for response.

CARRIED

5. Presentation of Awards

Nigel McGillivray - Certificate of Appreciation for Services to City of Kingston

The Mayor acknowledged the significant contribution Nigel McGillivray has made to the City of Kingston and in particular the Chelsea Heights community. The Mayor advised that unfortunately Nigel was in hospital so was unable to attend the meeting. Nigel will be personally presented with his certificate by the Mayor.

Bentleigh Greens Soccer Club

Cr Peulich, in his capacity as member of the Sport and Recreation Advisory Committee, presented a Certificate of Achievement to the Bentleigh Greens Soccer Club in acknowledgement of their continued success in competitions.

Dingley Football Netball Club

Cr Peulich, in his capacity as member of the Sport and Recreation Advisory Committee, presented a Certificate of Achievement to the Dingley Football Netball Club in acknowledgement of their outstanding 2015 season.

6. Reports from Delegates Appointed by Council to Various Organisations

Cr West reported on attending the Association of Bayside Municipalities Meeting.

Moved: Cr West

Seconded: Cr Barth

That the delegate's reports be received.

CARRIED

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7. Question Time

The Mayor advised that Question Time would be held at 8.00pm. Refer to page 15 of the Minutes.

Block Resolution

Moved: Cr Brownlees

Seconded: Cr Staikos

That the following items be block resolved:

- 8.1- Town Planning Application Decisions August 2015
- 8.10 – Mentone Foreshore 24 Hour Dog Off Leash Trail
- 9.1 – Award of Contract CON 15/48 – Construction of Carrum Family and Children’s Centre
- 10.1 – Asset Management Half Year Update August 2015
- 10.2 – Waves Leisure Centre Contract Amendment Aqua play CON14/33
- 10.4 – Sport and Recreation Victoria 2016/17 Community Sports Infrastructure Fund Applications – Minor, Cricket and Female Friendly Facilities
- 10.7 – Parkdale Local Area Traffic Management Report
- 11.1 – Tenders for Contract CON 15/20 Provision of Printing Services
- 11.3 – Assembly of Councillors Record Report
- 11.4 – 2015/16 Capital Program – Budget Adjustments

CARRIED

8. Planning and Development Reports

8.1 Town Planning Application Decisions - August 2015

RECOMMENDATION

That the report be noted.

Note: Refer to page 5 of the Minutes where this item was block resolved.

8.2 KP15/400 - 7 Burns Avenue Clayton South

It is recorded that Mark Chester spoke on behalf of the Applicant in relation to this matter.

Moved: Cr Staikos

Seconded: Cr Barth

That Council determine to support the proposal and issue a Planning Permit to develop the land for an extension to the existing apartments (construct two (2) additional apartments) at 7 Burns Avenue Clayton South, subject to the following conditions:

1. Before the development starts amended plans to the satisfaction of the

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Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be substantially in accordance with the plans submitted to Council on 4 June 2015, but modified to show:

- a. the provision of a landscape plan in accordance with the submitted development plan and the City of Kingston Landscape Plan Checklist, with such plans to be prepared by a suitably qualified landscape professional and incorporating:
 - i. an associated planting schedule showing the proposed location, species type, mature height and width, pot sizes and number of species to be planted on the site. The schedule must be shown on the plan;
 - ii. the delineation of all garden beds, paving, grassed areas, retaining walls, fences and other landscape works including areas of cut and fill throughout the development;
 - iii. all existing trees on the site and within three (3) metres to the boundary of the site on adjoining properties, accurately illustrated to represent actual canopy width and labelled with botanical name, height and whether the tree is proposed to be retained or removed;
 - iv. a range of plant types from ground covers to large shrubs and trees;
 - v. adequate planting densities (e.g.: plants with a mature width of 1 metre, planted at 1 metre intervals);
 - vi. the provision of two (2) suitable medium sized (at maturity) spreading canopy trees within the front setback of the property, with species chosen to be approved by the Responsible Authority;
 - vii. the provision of one (1) small (at maturity) tree within the private open space area of each ground floor dwelling, with species chosen to be approved by the Responsible Authority;
 - viii. sustainable lawn areas and plant species taking current water restrictions into consideration;
 - ix. all trees provided at a minimum of two (2) metres in height at time of planting;
 - x. medium to large shrubs to be provided at a minimum pot size of 200mm; and
 - xi. the provision of notes on the landscape plan regarding site preparation, including the removal of all weeds, proposed mulch, soil types and thickness, subsoil preparation and any specific maintenance requirements.
- b. the screening for unit 4's balcony to be shown as 1.7 metres on the North Elevation plan;
- c. the elevation plan of the front fencing to provide details of its height, materials and colours;
- d. the surface material of all driveways / accessways and car parking spaces nominated in all-weather coloured concrete sealcoat, or similar;

- e. the provision of a full colour, finishes and building materials schedule, including samples (illustrated on an A4 or A3 sheet), for all external elevations and driveways of the development; and
- f. the provision of minimum 2000 litre rainwater tank clearly nominated for each new unit (7 and 8) with water re-used for toilet flushing.

Endorsed Plans

2. The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.

Street Trees

3. Prior to the commencement of any works on the site including demolition, a tree protection barrier must be installed at three (3) metres from the base of the *Elaeocarpus reticulatus* (Blueberry Ash) street tree located on the Burns Avenue nature strip next to existing crossover.

Drainage and Water Sensitive Urban Design

4. Stormwater drainage of the site must be provided so as to prevent any overflows onto adjacent properties and be directed to the nominated point of discharge.

Parking and Traffic Management

5. Prior to the occupation of dwellings 7 and 8 hereby permitted, areas set aside for parking vehicles, access lanes and paths as shown on the endorsed plans must, to the satisfaction of the Responsible Authority, be:
 - a. Constructed to the satisfaction of the Responsible Authority.
 - b. Properly formed to such levels that they can be used in accordance with the plans.
 - c. Surfaced in accordance with the endorsed plans under this permit or in an all weather coloured concrete seal-coat, to the satisfaction of the Responsible Authority.
 - d. Drained and maintained to the satisfaction of the Responsible Authority.

Parking areas and access lanes must be kept available for these purposes at all times to the satisfaction of the Responsible Authority and maintained to the satisfaction of the Responsible Authority.

Infrastructure and Road Works

6. Property boundary and footpath levels must not be altered without the prior written consent from the Responsible Authority.
7. All front and side fences must be contained wholly within the title property boundaries of the subject land.

General Amenity Conditions

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8. All piping and ducting above the ground floor storey of the development (other than rainwater guttering and downpipes) must be concealed to the satisfaction of the Responsible Authority.
9. Service units, including air conditioning/heating units, where incorporated, must not be located where they will be highly visible from any public area to the satisfaction of the Responsible Authority and if located on the roof of a building, suitable screening and baffling must be provided to the satisfaction of the Responsible Authority.
10. The amenity of the area must not be detrimentally affected by the development of the land, through the:
 - Transport of materials, goods or commodities to or from the land.
 - Appearance of any building, works or materials.
 - Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
 - Presence of vermin.to the satisfaction of the Responsible Authority.

Completion of Works

11. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
12. All works on or facing the boundaries of adjoining properties must be finished and surface cleaned to the satisfaction of the Responsible Authority.
13. Prior to the occupation of dwellings 7 and 8 hereby permitted, all buildings and works and the conditions of this permit must be complied with to the satisfaction of the Responsible Authority, unless with the further prior written consent of the Responsible Authority.
14. Prior to the occupation of dwellings 7 and 8 hereby permitted, the landscaping works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority. Thereafter, the landscaping shall be maintained to the satisfaction of the Responsible Authority.
15. Prior to the occupation of dwellings 7 and 8 hereby permitted, all boundary fences must be repaired and/or replaced as necessary to the satisfaction of the Responsible Authority, at the cost of the applicant/owner.

Time Limits

16. In accordance with section 68 of the *Planning and Environment Act 1987* (the Act), this permit will expire if one of the following circumstances applies:
 - The development is not started within two (2) years from the date of permit issue.
 - The development is not completed within four (4) years from the date of

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permit issue.

In accordance with section 69 of the Act, the responsible authority may extend the periods referred to if a request is made in writing:

- before the permit expires; or
- within six (6) months after the permit expiry date, where the development allowed by the permit has not yet started; or
- within twelve (12) months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

Note: Prior to the commencement of the development you are required to obtain the necessary Building Permit.

Note: The applicant/owner must provide a copy of this planning permit to any appointed Building Surveyor. It is the responsibility of the applicant/owner and Building Surveyor to ensure that all building development works approved by any building permit is consistent with the planning permit.

Note: The applicant/owner must provide a copy of this planning permit and any endorsed plans to any external contractor to ensure that all trees to be retained on site are protected during any works.

Note: Before removing / pruning any vegetation from the site, the applicant or any contractor engaged to remove any vegetation, should consult Council's Vegetation Management Officer to verify if a Local Laws Permits is required for the removal of such vegetation.

Note: Environment Protection Authority (EPA) Victoria set out the requirements pertaining to site construction hours and permissible noise levels.

Note: The allocation of street numbering and addressing of properties is vested in Council. Any reference to addressing or dwelling/unit/apartment and street numbers or street names on any endorsed plan is indicative only. The onus is on the Permit Applicant/Land Owner to contact Council's Property Data Department to determine the official dwelling/unit/apartment street numbers, street name details and the like for the approved development. If the Permit Applicant/Land Owner adopts the street numbering or addressing from the endorsed plans, or where advertising and/or sales transact (off the plan) prior to Council's official allocation of the street numbering and addressing, it will be viewed to be non-compliant with the guideline and standard applied (*Australian/New Zealand Standard for Rural & Urban Addressing / AS/NZS 4819:2011*).

CARRIED

8.3 KP14/813 - 10-12 Phillip Street Mentone

It is recorded that Paul Wilson spoke on behalf of the objectors in relation to this item.

It is recorded that Robbie McKenzie spoke on behalf of the applicant in relation to this item.

Moved: Cr Brownlees

Seconded: Cr West

That Council determine to refuse the application to develop the land for the construction of eight dwellings with a waiver of the visitor car parking requirement at No. 10-12 Phillip Street Mentone on the following grounds:

1. The proposal does not provide visitor car parking and would have an unreasonable impact on the amenity of the neighbourhood.
2. The proposed front setback does not comply with Clause 55.03-1 (street setback).
3. The proposal has not maximised opportunities to provide energy efficiency and north facing windows and the internal amenity of the dwellings has been compromised as a result.

Procedural Motion

Moved: Cr Bearsley

Seconded: Cr Peulich

That this matter be deferred to allow officers to meet with the applicant about car parking requirements.

CARRIED

8.4 KP15/446– 453 Boundary Rd Heatherton

It is recorded that Nir Davidson spoke on behalf of the applicant in relation to this item.

Moved: Cr Staikos

Seconded: Cr Peulich

That Council determine to support the proposal and issue a Notice of Decision to Grant a Permit for Use and development of the land for a leisure and recreation facility (buggy course) and alter access to a Road Zone Category 1 at No. 453 Boundary Road Heatherton, subject to the following conditions:

1. Before the development starts amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be substantially in accordance with the plans submitted to Council, but modified to show:
 - a) the provision of a landscape plan in accordance with the submitted development plan and the City of Kingston Landscape Plan Checklist,

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with such plans to be prepared by a suitably qualified landscape professional and incorporating:

- i. an associated planting schedule showing the proposed location, species type, mature height and width, pot sizes and number of species to be planted on the site. The schedule must be shown on the plan.
 - ii. the delineation of all garden beds, paving, grassed areas, retaining walls, fences and other landscape works including areas of cut and fill throughout the development.
 - iii. all existing trees on the site and within three (3) metres to the boundary of the site on adjoining properties, accurately illustrated to represent actual canopy width and labelled with botanical name, height and whether the tree is proposed to be retained or removed.
 - iv. a range of plant types from ground covers to large shrubs and trees.
 - v. adequate planting densities (e.g: plants with a mature width of 1 metre, planted at 1 metre intervals).
 - vi. the provision of two (2) suitable medium sized (at maturity) canopy trees within the front setback of the property with species chosen to be approved by the Responsible Authority.
 - vii. all trees provided at a minimum of two (2) metres in height at time of planting.
 - viii. medium to large shrubs to be provided at a minimum pot size of 200mm.
 - ix. the provision of notes on the landscape plan regarding site preparation, including the removal of all weeds, proposed mulch, soil types and thickness, subsoil preparation and any specific maintenance requirements.
- b) The material, height and location of all internal and external fencing provided to the satisfaction of the Responsible Authority.
 - c) Clarification of all uses proposed within the existing building.
 - d) The provision of a detailed construction plan of the proposed crossover access and car parking areas, detailing all proposed surface materials and internal dimensions.
 - e) The provision of a detailed construction plan of proposed obstacle course including surface materials and internal dimensions.
 - f) The provision of a noise assessment by a suitably qualified Noise and Acoustic engineer to establish the proposed use complies with relevant EPA noise controls (including SEPP N-1 and SEPP N-2). Any additional acoustic measures must be applied to ensure the proposal achieve an acceptable level of noise attenuation to adjoining properties including one residential dwelling to the south of the site.
 - g) An endorsed detailed functional layout drawing of the vehicle access as required under condition 3 of this permit.
 - h) Amended plans showing open style (50%) fencing as required under

condition 7 of this permit.

2. The use and development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

VicRoads

3. Before the development starts, a detailed functional layout drawing of the vehicle access and of an appropriate left turn deceleration treatment on Boundary Road, designed generally in accordance with current Austroads Design Guidelines, must be forwarded to VicRoads for review and approval. When approved by VicRoads, the plans may be endorsed by the Responsible Authority and will then form part of the permit. The functional layout drawing should include but not be limited to the following details:
 - a) Dimensioned details of the left turn deceleration lane on Boundary Road designed generally in accordance with current Austroads Design Guidelines.
 - b) Swept path analysis for the appropriate design vehicle for all movements associated with access points, including how the largest design vehicle that could be reasonably anticipated to use the site may enter and exit the development in a forward direction;
 - c) Details of the vehicle access point onto Boundary Road, including appropriate traffic islands, line marking and signage.
 - d) Confirmation that appropriate sight lines are available.
4. Prior to the commencement of the any road works required by VicRoads under this permit, a detailed engineering design must be prepared generally in accordance with the approved functional layout drawings; at no costs and to the satisfaction of VicRoads.
5. Prior to the commencement of the use approved by this permit, all arterial road works must be completed in accordance with the approved functional layout drawing and detailed engineering design plans at no costs to and to the satisfaction of VicRoads and the Responsible Authority.
6. No work may be commenced in, on, under or over the road reserve without having first obtaining all necessary approval under the Road Management Act 2004, the Road Safety Act 1986, and any other relevant Act or regulations created under those Acts.

Melbourne Water

7. Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or waterways.
8. The layout of the site and size, design and location of the earthworks as shown on the submitted site plan must not be altered without prior written consent from Melbourne Water.
9. Any new fencing must be of an open style (50%) of construction to allow for the passage of overland flow.

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10. Prior to the endorsement of plans, amended plans showing open style (50% fencing must be submitted to Council and Melbourne Water addressing Melbourne Water's conditions. Plans must be submitted with ground and floor levels to Australian Height Datum (AHD).

Use

11. No more than seven (7) employees are permitted to work on the premises at any one time.
12. No more than sixty-five (65) patrons are permitted on site at any one time.
13. The use is permitted to operate between 8.00am to 6.00pm daily.
14. The buggy vehicles must not be operated outside of the approved obstacle course/track as shown on endorsed plans.
15. Prior to the commencement of the land use, or any changes in ownership or management, the vehicle manufacturer (or other suitably qualified person) must provide a letter to confirm the vehicles used on site are fitted a speed governor to 40km/hr.
16. The buggy vehicles operated on the approved obstacle course/track as shown on endorsed plans must be fitted with a speed governor, limiting vehicle speeds to 40km/hr.

Noise

17. The development and/or use of the site shall not cause nuisance or be detrimental to the amenity of the neighbourhood by the emission of noise and must comply with relevant EPA noise controls including the SEPP N-1 and SEPP N-2

Infrastructure

18. Stormwater drainage of the site must be provided so as to prevent any overflows onto adjacent properties and be directed to the nominated point of discharge.
19. Prior to the commencement of development, property boundary, footpath (if applicable) and vehicle crossing levels must be obtained from Council's Roads and Drains Department with all levels raised or lowered to the satisfaction of the Responsible Authority.
20. The replacement of all footpaths, including offsets, must be constructed the satisfaction of the Responsible Authority.
21. All reinstatements and vehicle crossings must be constructed to the satisfaction of the Responsible Authority.
22. Vehicle crossings and other reinstatements must be constructed to council's industrial strength specifications.
23. All redundant vehicle crossings must be removed (including redundant portions of vehicle crossings) to the satisfaction of the Responsible

Authority.

24. All front and side fences must be contained wholly within the title property boundaries of the subject land.

Completion of Works

25. Before the commencement of the use hereby permitted, landscaping works, access and all car parking spaces as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority.
26. Parking areas and access lanes must be kept available for these purposes at all times and maintained to the satisfaction of the Responsible Authority.
27. In areas set aside for car parking, measures must be taken to the satisfaction of the Responsible Authority to prevent damage to fences or landscaped areas.
28. Concrete kerbs or other barriers must be provided to the satisfaction of the Responsible Authority to prevent direct vehicle access to an adjoining road other than by a vehicle crossing

Expiry

29. The use allowed by this permit is for a specified time, being a period fourteen (14) years from the date of the issue of the permit. The use allowed by this permit must cease at the end of this period and must not continue beyond this period except as provided under condition 24.
30. The date being the end of the period under condition 23 by which the use allowed by this permit must cease (the 'use cessation date') may be extended with the consent of the Responsible Authority if a request for extension is made by the owner or occupier of the land. Any request must be made no less than two years before the use cessation date.
31. This permit will expire if one of the following circumstances applies—
- a) The development is not started within two years of the date this permit is issued.
 - b) The development is not completed within three years of the date this permit is issued.
 - c) The use is not started within three years of the date this permit is issued.
 - d) The use is discontinued for a period of two (2) years.
- In accordance with section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.
32. The land must be restored to its original condition within six (6) months of the permit expiry date.

Note: Prior to the commencement of the development or use you are required to ob

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the necessary Building Permit.

Note: The preparation of the detailed engineering and the construction and completion of all works must be undertaken in a manner consistent with current VicRoads' procedures and standards and at no cost to VicRoads. In order to meet VicRoads' requirements for these tasks the applicant will be required to comply with requirements documented as "Standard Requirements – Developer Fund Projects" and any other requirements considered necessary depending on nature of the work.

Note: The applicable flood level is 17.6 metres to Australian Height Datum (AHD).

Note: If further information is required in relation to Melbourne Water's permit conditions shown above, please contact Melbourne Water on 9679 7517, quoting Melbourne Water's reference 212793.

CARRIED

Cr Peulich left the meeting at 8:01pm.

Cr Peulich returned to the meeting at 8:02pm.

Question Time

Question 1

Paras, Victor, Sajan, Anne and Hussain of Clarinda asked,

"There is a mountain of soil behind Hunt Crescent, when are they going to stop building soil mountain, causing dust and there has been increase in odour almost every day and it's started to go inside the houses, stink is from Victory Road site. When will it stop?"

The CEO provided the following response:

"Council understands that the concerns raised relate to the Victory Road landfill site. The Council is currently working with the operator of this landfill on the final levels for this site and its future rehabilitation.

Council's Health Officers will contact the complainant and arrange a time to meet to discuss the site's management.

It is also important that odour concerns are raised with the EPA for recording and actioning."

Question 2

Ann Hallam of Clarinda asked,

"When will the Planning Minister give the go ahead for the C143 Green Wedge?"

The CEO provided the following response

"Media reports have indicated that the Minister would be considering Planning Scheme Amendment C143 prior to the Alex Fraser Pty Ltd matter being considered by the VCAT on 26 October."

Question 3

Silvana Anthony of Heatherton asked,

“Does Council have any advice or communication from the Minister for Planning on the status of the C143 Amendment?”

Similarly, has Council received any advice or communication from the same Minister on the proposal to re-zone the areas near Southern Golf Course, Braeside Park, and Mentone Grammar Playing Fields?

If so, can Council update the public gallery on these two matters?”

The CEO provided the following response

“Please refer to my response to the previous question regarding Amendment C143. Council has received advice from the Planning Minister on 23rd September regarding advice sought on Springvale Road The Minister has indicated that he was not likely to support such changes.”

Question 4

Silvana Anthony of Heatherton asked,

“Will Council call an open community meeting so that information regarding the cemetery proposal – reported in local newspapers and The Age – can be communicated directly rather than through the media? Will the Council ensure that the Southern Metro Cemetery Trust also attend the meeting so that the community’s questions, concerns and uncertainties can be directly addressed before any decision is made by any level of government – local or state?”

The CEO provided the following response

“This is not a Council proposal. At this time it is a potential proposal from the Southern Metropolitan Cemetery Trust who, Council understands, is yet to have its business case accepted by the State Government. Council’s statutory role will be as the planning authority and any planning applications that Council may receive on this current concept only, would be subject to public advertisement and community consultation and as it is a Green Wedge area Council would be the decision making body, not officers under delegation.”

Cr Peulich left the meeting at 8:06pm.

8.5 KP14/910 - 6 Clydebank Road Edithvale

It is recorded that Phil Richardson spoke on behalf of the applicant in relation to this item.

Moved: Cr Bearsley

Seconded: Cr Eden

That a Planning Permit be issued to Develop the land for the construction of six (6) dwellings at 6 Clydebank Road Edithvale, subject to the following conditions:

1. Before the development starts amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be substantially in accordance with the plans submitted to Council on 9 June 2015, but modified to show:
 - a) the provision of a landscape plan in accordance with the submitted

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development plan and the City of Kingston Landscape Plan Checklist, with such plans to be prepared by a suitably qualified landscape professional and incorporating:

- i. an associated planting schedule showing the proposed location, species type, mature height and width, pot sizes and number of species to be planted on the site;
 - ii. the delineation of all garden beds, paving, grassed area, retaining walls, fences and other landscape works including areas of cut and fill throughout the development;
 - iii. all existing trees on the site and close to the boundary of the site on adjoining properties, accurately illustrated to represent actual canopy width and labelled with botanical name, height and whether the tree is proposed to be retained or removed;
 - iv. a range of plant types from ground covers to large shrubs and trees, species must comprise a minimum of 80% indigenous coastal species;
 - v. adequate planting densities (e.g. plants with a mature width of 1 metre, planted at 1 metre intervals);
 - vi. the provision of two (2) suitable medium sized (at maturity) coastal indigenous canopy trees within the front setback of the property and one (1) small (at maturity) tree within the private open space area of each dwelling, with species chosen to be approved by the Responsible Authority;
 - vii. all trees provided at a minimum of 2 metres in height at time of planting and medium to large shrubs to be provided at a minimum pot size of 200mm;
 - viii. the provision of notes regarding site preparation, including the removal of all weeds, proposed mulch, soil types and thickness, subsoil preparation and any specific maintenance requirements; and
 - ix. a notation of the Tree Protection details as required by Conditions 3, 4 and 5 of this permit. This includes all nominated tree protection zones to be drawn to scale on the plans.
- b) first floor north-facing bedroom window of Dwelling 6 screened or obscured glazed in accordance with Standard B22 of Clause 55;
 - c) first floor south-facing, habitable room windows of Dwellings 3, 4, 5, and 6 be screened or obscured glazed in accordance with Standard B22 of Clause 55, and include a clear glazed highlight window above;
 - d) large, clear glazed, east-facing window for Bedroom 2 of Dwelling 5 with a sill height of 300mm from finished floor level;
 - e) Dwelling 4's balcony screened along its southern edge in accordance with Standard B22 of Clause 55;
 - f) Dwelling 3's west-facing living room window screened or obscured glazed in accordance with the objective of Clause 55.04-7;
 - g) deletion of the fence extensions along the southern boundary;
 - h) deletion of notation Dwelling 7 on elevation plans;
 - i) existing crossover widened to 3 metres;
 - j) existing speed hump;
 - k) reduction to the width of the each driveway to 2.6 metres where possible

- and the additional land nominated for landscaping;
- l) reduction to the height of the existing southern boundary side fence to a height of 0.9 metres for a depth of 2 metres from the property frontage, should there be consent from the land owner of 8 Clydebank Road;
 - m) adequate lighting provided at garage entrances and in the driveways;
 - n) provision of a wheel stop complying with AS2890.1:2004 2.4.5.4 and Figure 2.6 in the visitor parking space adjacent to the paling fence;
 - o) the provision of a minimum 2000 litre rainwater tank clearly nominated for each dwelling with water re-use for toilet flushing; and
 - p) the provision of a full colour palette, finishes and building materials schedule for all external elevations and driveways of the development, and reflecting the elevation plans showing alternating garage door treatments.

Endorsed Plans

- 2. The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.

Tree Protection

- 3. A Tree Protection Zone (TPZ) must be installed at a distance of 2.9 metres from the *Melaleuca armillaris* (Bracelet Honey Myrtle) growing on the adjoining property at 194 Station Street. The following must be observed within this zone:
 - a) the existing soil level must not be altered either by fill or excavation;
 - b) the soil must not be compacted or the soil's drainage changed;
 - c) no fuels, oils, chemicals, poisons, rubbish and other materials harmful to trees are to be stored or dispersed;
 - d) no storage of equipment, machinery or material is to occur;
 - e) open trenching to lay underground services e.g.: drainage, water, gas, etc. must not be used;
 - f) a layer of organic composted mulch to a depth of between 80mm and 100mm must be spread;
 - g) tree roots must not be severed or injured; and
 - h) machinery must not be used to remove any existing concrete, bricks or other materials.

without the further written consent of Council's Vegetation Management Officer.

- 4. Prior to the commencement of the demolition and development hereby permitted, a Tree Protection Fence defined by a 1.2 metre high temporary fence constructed using steel or timber posts fixed in the ground or to a concrete pad, with the fence's side panels to be constructed of cyclone mesh wire or similar strong metal mesh or netting, must be erected 2.9 metres in a radius from the *Melaleuca armillaris* (Bracelet Honey Myrtle) growing on the adjoining property at 194 Station Street. The above requirements in condition 3 of this permit must be observed within this area.
- 5. Any hard surfacing proposed in the rear private open space of Dwelling 6 must be above grade, using a permeable material to the satisfaction of the

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Responsible Authority.

6. All tree pruning work must be in accordance with the Australian Standards AS4373 (2007) "Pruning of Amenity Trees" and be undertaken by a qualified and experienced Arborist.

Street Trees

7. Prior to the removal of the *Eucalyptus robusta* (Swamp Mahogany Gum) street tree from the Clydebank nature strip, payment must be made to Kingston City Council's customer service in accordance with Council's Street Tree Removal Procedures. The removal of these trees must be undertaken by Council at the expense of the Developer/Owner.

Drainage and Water Sensitive Urban Design

8. The development of the site must be provided with stormwater works which incorporates the use of water sensitive urban design principles to improve stormwater runoff quality and which also retains on site any increase in runoff as a result of the approved development. The system must be maintained to the satisfaction of the Responsible Authority. The satisfactory options to achieve these desired outcomes may include the use of an infiltration or bioretention system, rainwater tanks connected for reuse and a detention system. The overall outflow of the site to Council drainage system must be limited to 8.3 L/s.
9. Before the development commences, a Stormwater Management Plan showing the stormwater works to the nominated point of discharge must be prepared to the satisfaction of the Responsible Authority. The Stormwater Management Plan must be prepared by a qualified person and show all details of the proposed stormwater works including all existing and proposed features that may have impact (e.g. trees to be retained, crossings, services, fences, abutting buildings, existing boundary surface levels, etc.). The Stormwater Management System must be prepared as per Council's "Civil Design Requirements for Developers – Part A: Integrated Stormwater Management".
10. A STORM report demonstrating water sensitive urban design treatments and achieving Victorian best practice objectives must be provided as part of the Stormwater Management Plan to the satisfaction of the Responsible Authority.
11. Stormwater works must be provided on the site so as to prevent overflows onto adjacent properties.

Road and Drains Engineering

12. Property boundary and footpath levels must not be altered without the prior written consent from the Responsible Authority.
13. The replacement of all footpaths, including offsets, must be constructed to the satisfaction of the Responsible Authority.
14. Any reinstatements and vehicle crossings must be constructed to the satisfaction of the Responsible Authority.

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15. Any redundant vehicle crossings must be removed (including redundant portions of vehicle crossings) to the satisfaction of the Responsible Authority.
16. All front and side fences must be contained wholly within the title property boundaries of the subject land.

General amenity conditions

17. All works on or facing the boundaries of adjoining properties must be finished and surface cleaned to a standard that is well presented to neighbouring properties in a manner to the satisfaction of the Responsible Authority.
18. All piping and ducting above the ground floor storey of the development (other than rainwater guttering and downpipes) must be concealed to the satisfaction of the Responsible Authority.
19. All externally-located heating and cooling units, exhaust fans and the like must not be located adjacent to bedroom windows on adjoining properties and must be concealed from the street, unless with the further written consent of the Responsible Authority.

Completion of Works

20. Prior to the occupation of each dwelling, all common property works, any crossovers and accessways, all works associated with that particular dwelling, and any works related to the provision of drainage, sewer, power and water supply are completed for each dwelling, to the satisfaction of the Responsible Authority.
21. Prior to the occupation of each dwelling, all landscaping works shown on endorsed plans for that dwelling must be completed, along with all common property landscaping works, to the satisfaction of the Responsible Authority. The landscaping must then be maintained to the satisfaction of the Responsible Authority.
22. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

Time Limits

23. In accordance with section 68 of the *Planning and Environment Act 1987* (The Act), this permit will expire if one of the following circumstances applies:
 - The development is not started within two (2) years from the date of permit issue.
 - The development is not completed within four (4) years from the date of permit issue.

In accordance with section 69 of The Act, the responsible authority may extend the periods referred to if a request is made in writing:

- before the permit expires; or
- within six (6) months after the permit expiry date, where the development allowed by the permit has not yet started; or

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- within twelve (12) months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

Note: Environment Protection Authority (EPA) Victoria set out the requirements pertaining to site construction hours and permissible noise levels.

Note: Prior to the commencement of the development you are required to obtain the necessary Building Permit.

Note: The applicant/owner must provide a copy of this planning permit to any appointed Building Surveyor. It is the responsibility of the applicant/owner and Building Surveyor to ensure that all building development works approved by any building permit is consistent with the planning permit.

Note: Before removing / pruning any vegetation from the site, the applicant or any contractor engaged to remove any vegetation, should consult Council's Vegetation Management Officer to verify if a Local Laws Permits is required for the removal of such vegetation.

Note: The fee for removal of the street tree(s) from the nature strip is **\$1898.17** including GST), payable to Kingston City Council's Customer Service Department - refer to cashier code "STRE". Customer Service will confirm payment to the Parks Department. The removal of the tree requires a minimum of 2 weeks' notice from the Developer/Owner

Note: The allocation of street numbering and addressing of properties is vested in Council. Any reference to addressing or dwelling/unit/apartment and street numbers or street names on any endorsed plan is indicative only. The onus is on the Permit Applicant/Land Owner to contact Council's Property Data Department to determine the official dwelling/unit/apartment street numbers, street name details and the like for the approved development.

If the Permit Applicant/Land Owner adopts the street numbering or addressing from the endorsed plans, or where advertising and/or sales transact (off the plan) prior to Council's official allocation of the street numbering and addressing, it will be viewed to be non-compliant with the guideline and standard applied (*Australian/New Zealand Standard for Rural & Urban Addressing / AS/NZS 4819:2011*).

CARRIED

Cr Eden left the meeting at 8:12pm.

Cr Peulich returned to the meeting at 8:17pm.

Cr Staikos left the meeting at 8:17pm.

Cr Staikos returned to the meeting at 8:19pm.

Cr Eden returned to the meeting at 8:21pm.

8.6 KP15/144 - 65 Como Parade East Parkdale

It is recorded that Cheryl Gooley spoke on behalf of the objectors in relation to this item.

It is recorded that Phil Richardson spoke on behalf of the applicant in relation to this item.

Moved: Cr Brownlees

Seconded: Cr West

That Council determine to support the proposal and issue a Notice of Decision to Grant a Permit to develop the land for the construction of five (5) dwellings at No. 65 Como Parade East, Parkdale subject to the following conditions:

1. Before the development starts amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be substantially in accordance with the plans submitted to Council on 16 June 2015, but modified to show:
 - a. the provision of a landscape plan in accordance with the submitted development plan and the City of Kingston Landscape Plan Checklist, with such plans to be prepared by a suitably qualified landscape professional and incorporating:
 - i. associated planting schedule showing the proposed location, species type, mature height and width, pot sizes and number of species to be planted on the site. The schedule must be shown on the plan.
 - ii. the delineation of all garden beds, paving, grassed areas, retaining walls, fences and other landscape works including areas of cut and fill throughout the development.
 - iii. all existing trees on the site and within three (3) metres to the boundary of the site on adjoining properties, accurately illustrated to represent actual canopy width and labelled with botanical name, height and whether the tree is proposed to be retained or removed.
 - iv. a range of plant types from ground covers to large shrubs and trees provided at adequate planting densities (e.g. plants with a mature width of 1 metre, planted at 1 metre intervals).
 - v. the provision of two (2) suitable medium sized (at maturity) canopy trees within the front setback of the property and one (1) small (at maturity) tree within the private open space area of each dwelling, with species chosen to be approved by the Responsible Authority.
 - vi. the driveway within the Tree Protection Zone (12.4 meters) must be built above grade, using a permeable material to the satisfaction of the Responsible Authority.
 - vii. a suspended slab or similar construction method, to the satisfaction of the Responsible Authority, must be used for the

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- footings of unit 5 located within the TPZ of the neighbouring Elm tree. This must be engineered so that the only excavation within 12.4 metres of the neighbouring Elm tree growing at 1A Fifth Street, is for the screw pier holes.
- viii. all trees provided at a minimum of two (2) metres in height at time of planting.
 - ix. medium to large shrubs to be provided at a minimum pot size of 200mm.
 - x. the provision of notes on the landscape plan regarding site preparation, including the removal of all weeds, proposed mulch, soil types and thickness, subsoil preparation and any specific maintenance requirements, and
 - xi. a notation of the Tree Protection details as required by Conditions 3, 4 and 5 of this permit. This includes all nominated tree protection zones to be drawn to scale on the plans.
- b. The provision of minimum 2000 litre rainwater tank clearly nominated for each dwelling with water re-used for toilet flushing;
 - c. Vehicle crossings must constructed at a 90 degree alignment with the kerb on Como Parade East and all internal driveways must align with the existing / proposed vehicle crossing.
 - d. The existing vehicle crossing is to be replaced in industrial strength or to the satisfaction of Responsible Authority.
 - e. The proposed vehicle crossing is to be separated from the neighbour's vehicle crossing to provide a pedestrian refuge between the vehicle crossings.
 - f. Vehicle crossings to be shown and to have a width of 3.0 metres or otherwise approved to the satisfaction of the Responsible Authority.
 - g. Garages 2-5 provided with a fully workable reversing area so that all vehicles may exit the site in a forwards direction and in no more than a three (3) point turn. Any modification made to the site layout to accommodate this requirement must not result in reduced side setbacks.
 - h. The garage associated with dwelling 1's average wall height to be clearly shown and designed to comply with Clause 55.04-2 (Standard B18) of the Kingston Planning Scheme for the following windows.
 - i. The provision of suitable fixed screening to a minimum height of 1.7 metres above the first floor finished floor level, in accordance with window treatments permissible under Clause 55.04-6 (Standard B22) of the Kingston Planning Scheme for the following windows:
 - i. Dwelling 1 and 5's first floor north west facing habitable room windows
 - ii. All first floor south east facing habitable room windows.
 - iii. The north east facing first floor habitable room window

associated with Dwelling 5.

- iv. To include extra screenings as required.
 - j. the surface material of all driveways / accessways and car parking spaces nominated in all-weather coloured concrete sealcoat, or similar.
 - k. the provision of a full colour, finishes and building materials schedule, including samples (illustrated on an A4 or A3 sheet), for all external elevations and driveways of the development.
2. The development use as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.

Landscaping

3. A Tree Protection Zone (TPZ) must be installed at a distance of 9.5 metres from the Elm tree located in the neighbouring property at 1A Fifth Street. The following must be observed within 9.5m of the tree:
- i) the existing soil level must not be altered either by fill or excavation;
 - j) the soil must not be compacted or the soil's drainage changed;
 - k) no fuels, oils, chemicals, poisons, rubbish and other materials harmful to trees are to be stored or dispersed;
 - l) no storage of equipment, machinery or material is to occur;
 - m) open trenching to lay underground services e.g.: drainage, water, gas, etc. must not be used;
 - n) a layer of organic composted mulch to a depth of between 80mm and 100mm must be spread;
 - o) tree roots must not be severed or injured; and
 - p) machinery must not be used to remove any existing concrete, bricks or other materials.
- without the further written consent of Council's Vegetation Management Officer.
4. Prior to the commencement of the demolition and development hereby permitted, a Tree Protection Fence defined by a 1.2 metre high temporary fence constructed using steel or timber posts fixed in the ground or to a concrete pad, with the fence's side panels to be constructed of cyclone mesh wire or similar strong metal mesh or netting, must be erected 9.5m in a radius from the Elm street. The above requirements in condition 3 of this permit must be observed within this area.
5. All tree pruning work must be in accordance with the Australian Standards AS4373 (2007) "Pruning of Amenity Trees" and be undertaken by a qualified and experienced Arborist.

Street Tree

6. Prior to the commencement of any works on the site including demolition, a

tree protection barrier must be installed at three (3) metres from the base of the *Melaleuca styphelioides* (Prickly-leaved Paperbark) street tree located on the Cedric Street nature strip.

Public Transport Victoria

7. The existing bus stop and associated infrastructure on Como Parade East must not be altered without the prior consent of Public Transport Victoria. Any alterations including temporary works or damage during construction must be rectified to the satisfaction of Public Transport Victoria and at the cost of the permit holder.
8. The permit holder must take all reasonable steps to ensure that disruption to bus operations is kept to a minimum during construction. Foreseen disruptions to bus operations must be communicated with mitigation measures to Public Transport Victoria and bus operators one (1) week prior.

Drainage

9. The development of the site must be provided with stormwater works which incorporates the use of water sensitive urban design principles to improve stormwater runoff quality and which also retains on site any increase in runoff as a result of the approved development. The system must be maintained to the satisfaction of the Responsible Authority. The satisfactory options to achieve these desired outcomes may include the use of an infiltration or bioretention system, rainwater tanks connected for reuse and a detention system. The overall outflow of the site to Council drainage system must be limited to 7.4 L/s.
10. Before the development commences, a Stormwater Management Plan showing the stormwater works to the nominated point of discharge must be prepared to the satisfaction of the Responsible Authority. The Stormwater Management (drainage) Plan must be prepared by a qualified person and show all details of the proposed stormwater works including all existing and proposed features that may have impact (e.g. trees to be retained, crossings, services, fences, abutting buildings, existing boundary surface levels, etc.). The Stormwater Management (drainage) System must be prepared as per Council's "Civil Design Requirements for Developers – Part A: Integrated Stormwater Management".
11. A STORM report demonstrating water sensitive urban design treatments and achieving Victorian best practice objectives must be provided as part of the Stormwater Management Plan to the satisfaction of the Responsible Authority.
12. Stormwater works must be provided on the site so as to prevent overflows onto adjacent properties.
13. Any modification to Council assets must be to Council's specification and finished level of any pit must flush with the finished level of proposed landscape.
14. Property connection to existing 150mm diameter Council drain is not permitted.

Infrastructure

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15. Property boundary and footpath levels must not be altered without the prior written consent from the Responsible Authority.
16. The replacement of all footpaths, including offsets, must be constructed to the satisfaction of the Responsible Authority.
17. All reinstatements and vehicle crossings must be constructed to the satisfaction of the Responsible Authority.
18. Vehicle crossings and other reinstatements must be constructed to council's industrial strength specifications.
19. All redundant vehicle crossings must be removed (including redundant portions of vehicle crossings) to the satisfaction of the Responsible Authority.
20. All front and side fences must be contained wholly within the title property boundaries of the subject land.

General amenity conditions

21. Prior to the occupation of the dwellings hereby permitted, all boundary fences must have a minimum height of 1.8m and be repaired and/or replaced as necessary to the satisfaction of the Responsible Authority, at the cost of the applicant/owner.
22. The obscure glazing shown on the endorsed plans must be through frosted glass or similarly treated glass, and thereafter maintained to the satisfaction of the Responsible Authority. Adhesive film or the like that can be removed must not be used.
23. All fixed external screening to prevent overlooking marked on the endorsed plans shall be maintained by the owner of the land to the satisfaction of the Responsible Authority.
24. All piping and ducting above the ground floor storey of the development (other than rainwater guttering and downpipes) must be concealed to the satisfaction of the Responsible Authority.
25. All works on or facing the boundaries of adjoining properties must be finished and surface cleaned to a standard that is well presented to neighbouring properties in a manner to the satisfaction of the Responsible Authority.

Lighting

26. Exterior lighting must be installed in such positions as to effectively illuminate all communal areas. Such lighting must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on neighbouring land.

Completion of Works

27. Prior to the occupation of each dwelling, all common property works, any crossovers and accessways, all works associated with that particular dwelling, and any works related to the provision of drainage, sewer, power and water supply are completed for each dwelling, to the satisfaction of the Responsible

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Authority.

28. Prior to the occupation of each dwelling, all landscaping works shown on endorsed plans for that dwelling must be completed, along with all common property landscaping works, to the satisfaction of the Responsible Authority. The landscaping must then be maintained to the satisfaction of the Responsible Authority.
29. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

Time Limits

30. In accordance with section 68 of the *Planning and Environment Act 1987 (Act)*, this permit will expire if one of the following circumstances applies:

- The development is not started before within (2) years from the date of this permit.
- The development is not completed within four (4) years from the date of permit issue.

In accordance with section 69 of the Act, the responsible authority may extend the periods referred to if a request is made in writing:

- before the permit expires; or
- within six (6) months after the permit expiry date, where the development allowed by the permit has not yet started; or
- within twelve (12) months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

Note: Prior to the commencement of the development you are required to obtain the necessary Building Permit.

Note: The applicant/owner must provide a copy of this planning permit to any appointed Building Surveyor. It is the responsibility of the applicant/owner and Building Surveyor to ensure that all building development works approved by any building permit is consistent with the planning permit.

Note: The applicant/owner must enter into an agreement with United Energy for the relocation of the powerline pole.

Note: Environment Protection Authority (EPA) Victoria set out the requirements pertaining to site construction hours and permissible noise levels.

Note: The allocation of street numbering and addressing of properties is vested in Council. Any reference to addressing or dwelling/unit/apartment and street numbers or street names on any endorsed plan is indicative only. The onus is on the Permit Applicant/Land Owner to contact Council's Property Data Department to determine the official dwelling/unit/apartment street numbers, street name details and the like for the approved development.

If the Permit Applicant/Land Owner adopts the street numbering or addressing from the endorsed plans, or where advertising and/or sales transact (off the plan) prior to Council's official allocation of the street numbering and

addressing, it will be viewed to be non-compliant with the guideline and standard applied (*Australian/New Zealand Standard for Rural & Urban Addressing / AS/NZS 4819:2011*).

CARRIED

8.7 KP15/62 - 444 Station Street, Bonbeach

It is recorded that Malcolm James spoke on behalf of the applicant in relation to this item.

Moved: Cr Bearsley

Seconded: Cr Eden

That Council determine to support the proposal and issue a Planning Permit to Develop the land for the Construction of Five (5) Dwellings at No. 444 Station Street, Bonbeach, subject to the following conditions:

1. Before the development starts amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be substantially in accordance with the plans submitted to Council on 21 and 31 August 2015, but modified to show:
 - a. the provision of an improved landscape plan and associated planting schedule for the site showing the proposed location, species type, mature height and width, pot sizes and number of species to be planted on the site, with such plans to be prepared by a suitably qualified landscape professional and incorporating:
 - i. an associated planting schedule showing the proposed location, species type, mature height and width, pot sizes and number of species to be planted on the site. The schedule must be shown on the plan;
 - ii. the delineation of all garden beds, paving, grassed areas, retaining walls, fences and other landscape works including areas of cut and fill throughout the development;
 - iii. all existing trees on the site and within three (3) metres to the boundary of the site on adjoining properties, accurately illustrated to represent actual canopy width and labelled with botanical name, height and whether the tree is proposed to be retained or removed;
 - iv. a range of plant types from ground covers to large shrubs and trees;
 - v. adequate planting densities (e.g: plants with a mature width of 1 metre, planted at 1 metre intervals);
 - vi. the provision of two (2) suitable medium sized (at maturity) spreading canopy trees within the front setback of the property and one (1) small (at maturity) tree within the private open space area of each dwelling, with species chosen to be approved by the Responsible Authority;
 - vii. sustainable lawn areas and plant species taking current water

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- restrictions into consideration;
 - viii. all trees provided at a minimum of two (2) metres in height at time of planting;
 - ix. medium to large shrubs to be provided at a minimum pot size of 200mm; and
 - x. the provision of notes on the landscape plan regarding site preparation, including the removal of all weeds, proposed mulch, soil types and thickness, subsoil preparation and any specific maintenance requirements;
 - xi. a range of plant types from ground covers to large shrubs and trees, species must comprise a minimum of 80% indigenous coastal species.
-
- b. the provision of minimum 2000 litre rainwater tank clearly nominated for each dwelling with water re-used for toilet flushing;
 - c. a longitudinal section of the reverse fall driveway with levels, distances, grades as per AS2890.1:2004 and flood proof apex;
 - d. a reduction in driveway width to 2.6 metres, where possible, with the additional area created to be used for landscaping along the north and south side of the driveway;
 - e. vehicle turning circles provided to allow all vehicles accessing the common driveway to exit the site in a forward direction in accordance with Clause 52.06 Car parking. To achieve this requirement all areas of secluded private open space are to maintain compliance with Clause 55.05-4 Private Open Space – Standard B28 ;
 - f. the surface material of all driveways / accessways and car parking spaces nominated in all-weather coloured concrete sealcoat, or similar;
 - g. the door of each garage nominated as a panel lift door, or similar;
 - h. the provision of a full colour, finishes and building materials schedule, including samples (illustrated on an A4 or A3 sheet), for all external elevations and driveways of the development;
 - i. vehicle crossings constructed at a 90 degree alignment with the kerb on Station Street and all internal driveways to align with the existing / proposed vehicle crossing;
 - j. the proposed stormwater discharge located at least 500mm from the vehicle crossing;
 - k. a standard on street parking bay at least 5.4m between vehicle crossings must be shown on the plans; and
 - l. the footpath must be reconstructed to Council's commercial standards to the satisfaction of the Responsible Authority.

Endorsed Plans

2. The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.

Trees

3. Prior to the removal of the She Oak street tree from the Station Street nature strip, payment must be made to Kingston City Council's customer service in accordance with Council's Street Tree Removal Procedures. The removal of these trees must be undertaken by Council at the expense of the Developer/Owner.

Occupation

4. Prior to the occupation of the dwellings hereby permitted, the landscaping works as shown on the endorsed plans must be completed to the satisfaction

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of the Responsible Authority. The landscaping must then be maintained to the satisfaction of the Responsible Authority.

5. Prior to the occupation of the dwellings hereby permitted, all buildings and works and the conditions of this permit must be complied with, unless with the further prior written consent of the Responsible Authority.

Drainage

6. A flood proof apex (ie ridge level) protecting the property from any overland flows must be provided. This apex is to be a minimum of 300mm above the invert of the existing kerb and channel along the Station St frontage. This apex is to continue through any driveways or pathways that may cross it. The apex is to be a permanent structure (eg. rise in concrete driveway/pathway, sleeper retaining wall, solid brick fence/wall). Low mounded soil on its own is unlikely to be acceptable due to the likelihood of future disturbance.
7. The development of the site must be provided with stormwater works which incorporates the use of water sensitive urban design principles to improve stormwater runoff quality and which also retains on site any increase in runoff as a result of the approved development. The system must be maintained to the satisfaction of the Responsible Authority. The satisfactory options to achieve these desired outcomes may include the use of an infiltration or bioretention system, rainwater tanks connected for reuse and a detention system. The overall outflow of the site to Council drainage system must be limited to 8.5 L/s.
8. Before the development commences, a Stormwater Management Plan showing the stormwater works to the nominated point of discharge must be prepared to the satisfaction of the Responsible Authority. The Stormwater Management Plan must be prepared by a qualified person and show all details of the proposed stormwater works including all existing and proposed features that may have impact (e.g. trees to be retained, crossings, services, fences, abutting buildings, existing boundary surface levels, etc.). The Stormwater Management System must be prepared as per Council's "Civil Design Requirements for Developers – Part A: Integrated Stormwater Management".
9. A STORM report demonstrating water sensitive urban design treatments and achieving Victorian best practice objectives must be provided as part of the Stormwater Management Plan to the satisfaction of the Responsible Authority.
10. Stormwater works must be provided on the site so as to prevent overflows onto adjacent properties.

Infrastructure

11. Property boundary and footpath levels must not be altered without the prior written consent from the Responsible Authority.
12. Prior to the commencement of development, property boundary, footpath and vehicle crossing levels must be obtained from Council's Roads and Drains Department with all levels raised or lowered to the satisfaction of the Responsible Authority.
13. The replacement of all footpaths, including offsets, must be constructed to the satisfaction of the Responsible Authority.

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14. All reinstatements and vehicle crossings must be constructed to the satisfaction of the Responsible Authority.
15. All redundant vehicle crossings must be removed (including redundant portions of vehicle crossings) to the satisfaction of the Responsible Authority.
16. All front and side fences must be contained wholly within the title property boundaries of the subject land.
17. All works on or facing the boundaries of adjoining properties must be finished and surface cleaned to a standard that is well presented to neighbouring properties in a manner to the satisfaction of the Responsible Authority.
18. All piping and ducting above the ground floor storey of the development (other than rainwater guttering and downpipes) must be concealed to the satisfaction of the Responsible Authority.

Completion

19. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
20. In accordance with section 68 of the *Planning and Environment Act 1987 (Act)*, this permit will expire if one of the following circumstances applies:
 - The development is not started before within (2) years from the date of this permit.
 - The development is not completed within four (4) years from the date of permit issue.

In accordance with section 69 of the Act, the responsible authority may extend the periods referred to if a request is made in writing:

- before the permit expires; or
- within six (6) months after the permit expiry date, where the development allowed by the permit has not yet started; or
- within twelve (12) months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

Note: It is noted that the development includes a storage shed and eaves to be built over an easement. Separate consent from Council and the relevant service authority is required to build over the easement and will need to be obtained prior to the issue of a building permit.

Note: Prior to the commencement of the development you are required to obtain the necessary Building Permit.

Note: The applicant/owner must provide a copy of this planning permit to any appointed Building Surveyor. It is the responsibility of the applicant/owner and Building Surveyor to ensure that all building development works approved by any building permit is consistent with the planning permit.

Note: Environment Protection Authority (EPA) Victoria set out the requirements pertaining to site construction hours and permissible noise levels.

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Note: The fee for removal of the street tree(s) from the nature strip is **\$1240.00** including GST), payable to Kingston City Council's Customer Service Department - refer to cashier code "STRE". Customer Service will confirm payment to the Parks Department. The removal of the tree requires a minimum of 2 weeks notice from the Developer/Owner.

Note: The allocation of street numbering and addressing of properties is vested in Council. Any reference to addressing or dwelling/unit/apartment and street numbers or street names on any endorsed plan is indicative only. The onus is on the Permit Applicant/Land Owner to contact Council's Property Data Department to determine the official dwelling/unit/apartment street numbers, street name details and the like for the approved development.

If the Permit Applicant/Land Owner adopts the street numbering or addressing from the endorsed plans, or where advertising and/or sales transact (off the plan) prior to Council's official allocation of the street numbering and addressing, it will be viewed to be non-compliant with the guideline and standard applied (*Australian/New Zealand Standard for Rural & Urban Addressing / AS/NZS 4819:2011*).

CARRIED

8.8 KP15/288 - 27 Barker Street, Cheltenham

It is recorded that Michael Myer spoke on behalf of the applicant in relation to this item.

Moved: Cr Brownlees

Seconded: Cr West

That Council determine to support the proposal and issue a Planning Permit to develop the land for the construction of seven (7) dwellings at No. 27 Barker Street, Cheltenham, subject to the following conditions:

1. Before the development starts amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be substantially in accordance with the plans submitted to Council on 24 June 2015, but modified to show:
 - a. the provision of an improved landscape plan and associated planting schedule for the site showing the proposed location, species type, mature height and width, pot sizes and number of species to be planted on the site, with such plans to be prepared by a suitably qualified landscape professional and incorporating:
 - i. an associated planting schedule showing the proposed location, species type, mature height and width, pot sizes and number of species to be planted on the site. The schedule must be shown on the plan;
 - ii. the delineation of all garden beds, paving, grassed areas, retaining walls, fences and other landscape works including areas of cut and fill throughout the development;

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- iii. all existing trees on the site and within three (3) metres to the boundary of the site on adjoining properties, accurately illustrated to represent actual canopy width and labelled with botanical name, height and whether the tree is proposed to be retained or removed;
 - iv. a range of plant types from ground covers to large shrubs and trees;
 - v. adequate planting densities (e.g. plants with a mature width of 1 metre, planted at 1 metre intervals);
 - vi. the provision of two (2) suitable medium sized (at maturity) canopy trees within the front setback of the property and one (1) small (at maturity) tree within the private open space area of each dwelling, with species chosen to be approved by the Responsible Authority;
 - vii. all trees provided at a minimum of two (2) metres in height at time of planting;
 - viii. medium to large shrubs to be provided at a minimum pot size of 200mm; and
 - ix. the provision of notes on the landscape plan regarding site preparation, including the removal of all weeds, proposed mulch, soil types and thickness, subsoil preparation and any specific maintenance requirements.
- b. the surface material of all driveways / accessways and car parking spaces nominated in all-weather coloured concrete sealcoat, or similar;
 - c. dwelling 6's south facing ground floor wall (kitchen) set back 5.91 metres from the internal dividing fence of dwelling 4 and 5;
 - d. dwelling 6's south facing first floor wall (bedroom 2) set back 7.3 metres from the internal dividing fence of dwelling 4 and 5;
 - e. dwelling 6's south facing wall (bedroom 2) reduced to measure 5.9 metres in height;
 - f. the provision of a minimum 2000 litre rainwater tank clearly nominated for each dwelling with water re-used for toilet flushing;
 - g. vehicle crossings constructed at a 90 degree alignment with the kerb on Barker Street and all internal driveways to align with the existing / proposed vehicle crossing;
 - h. the provision of skylights to the roof above the balcony of dwelling 1 and dwelling 2;
 - i. the location of all externally-located heating and cooling units, exhaust fans and the like, clearly shown; and
 - j. the provision of a longitudinal section of the basement ramp showing gradients, levels, distances, with headroom clearances complying with AS2890.1:2004.

Endorsed Plans

2. The development and as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.

Vegetation

3. Prior to the commencement of any works on the site including demolition, a tree protection barrier must be installed at three (3) metres from the base of the *Acmena smithii* (Lilly Pilly) street tree located on the Barker Street nature strip.

Infrastructure and Road Works

4. Property boundary and footpath levels must not be altered without the prior

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written consent from the Responsible Authority.

5. The replacement of all footpaths, including offsets, must be constructed to the satisfaction of the Responsible Authority.
6. All reinstatements and vehicle crossings must be constructed to the satisfaction of the Responsible Authority.
7. Vehicle crossings and other reinstatements must be constructed to council's industrial strength specifications.
8. All redundant vehicle crossings must be removed (including redundant portions of vehicle crossings) to the satisfaction of the Responsible Authority.
9. All front and side fences must be contained wholly within the title property boundaries of the subject land.

Drainage and Water Sensitive Urban Design

10. The development of the site must be provided with stormwater works which incorporates the use of water sensitive urban design principles to improve stormwater runoff quality and which also retains on site any increase in runoff as a result of the approved development. The system must be maintained to the satisfaction of the Responsible Authority. Council's Development Engineer can advise on satisfactory options to achieve these desired outcomes which may include the use of an infiltration or bio-retention system, rainwater tanks connected for reuse and a detention system. The overall outflow of the site to Council's drainage system must be limited to 6 l/s.
11. Before the development commences, a Stormwater Management Plan showing the stormwater works to the nominated point of discharge must be prepared to the satisfaction of the Responsible Authority. The Stormwater Management Plan must be prepared by a qualified person and show all details of the proposed stormwater works including all existing and proposed features that may have impact (e.g. trees to be retained, crossings, services, fences, abutting buildings, existing boundary surface levels, etc.). The Stormwater Management Plan must be prepared as per *Council's Civil Design Requirements for Developers – Part A – Integrated Stormwater Management*.
12. The basement structure must be designed and constructed to the satisfaction of the Responsible Authority and in accordance with the following:
 - a. the basement must be a fully-tanked dry basement with no agricultural (AG) drain collection or disposal into stormwater system and with an allowance made for any hydrostatic pressures in accordance with Council's "Basements and Deep Building Construction Policy 2014" and "Basements and Deep Building Construction Guidelines 2014", or

in the event it is demonstrated that a fully tanked dry basement cannot be achieved or if a wet basement system is proposed, no groundwater including AG drain from the site shall be discharged into the stormwater system. Council does not accept any groundwater (including AG drain) into the stormwater system. Sub-surface water (groundwater) is the responsibility of the property owner to dispose of on site or reach an

agreement with the local sewer authority.

13. In any case where the basement design and construction, as required by Condition 12 of this permit, does not accord with the plan(s) approved under this permit, the endorsed plan(s) must be amended to the satisfaction and with the written consent of the Responsible Authority.
14. A STORM report demonstrating water sensitive urban design treatments and achieving Victorian best practice objectives must be provided as part of the Stormwater Management Plan to the satisfaction of the Responsible Authority.
15. Stormwater works must be provided on the site so as to prevent overflows onto adjacent properties.

Parking and Traffic Management

16. Prior to the occupation of each dwelling hereby permitted, areas set aside for parking vehicles, access lanes and paths as shown on the endorsed plans must, to the satisfaction of the Responsible Authority, be:
 - b. Constructed to the satisfaction of the Responsible Authority.
 - c. Properly formed to such levels that they can be used in accordance with the plans.
 - d. Surfaced in accordance with the endorsed plans under this permit or in an all-weather coloured concrete seal-coat, to the satisfaction of the Responsible Authority.
 - e. Drained and maintained to the satisfaction of the Responsible Authority.

Parking areas and access lanes must be kept available for these purposes at all times to the satisfaction of the Responsible Authority and maintained to the satisfaction of the Responsible Authority.

General amenity conditions

17. All externally-located heating and cooling units, exhaust fans and the like must not be located adjacent to bedroom windows on adjoining properties and must be concealed from the street, unless with the further written consent of the Responsible Authority.
18. All piping and ducting above the ground floor storey of the development (other than rainwater guttering and downpipes) must be concealed to the satisfaction of the Responsible Authority.
19. Service units, including air conditioning/heating units, where incorporated, must not be located where they will be highly visible from any public area to the satisfaction of the Responsible Authority and if located on the roof of a building, suitable screening and baffling must be provided to the satisfaction of the Responsible Authority.

Completion of Works

20. All works on or facing the boundaries of adjoining properties must be finished and surface cleaned to a standard that is well presented to neighbouring properties in a manner to the satisfaction of the Responsible Authority.
21. Prior to the occupation of each dwelling hereby permitted, all buildings and works and the conditions of this permit must be complied with to the

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satisfaction of the Responsible Authority, unless with the further prior written consent of the Responsible Authority.

22. Prior to the occupation of each dwelling hereby permitted, the landscaping works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority. Thereafter, the landscaping shall be maintained to the satisfaction of the Responsible Authority.
23. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
24. In accordance with section 68 of the *Planning and Environment Act 1987 (Act)*, this permit will expire if one of the following circumstances applies:
 - The development is not started before within (2) years from the date of this permit.
 - The development is not completed within four (4) years from the date of permit issue.

In accordance with section 69 of the Act, the responsible authority may extend the periods referred to if a request is made in writing:

- before the permit expires; or
- within six (6) months after the permit expiry date, where the development allowed by the permit has not yet started; or
- within twelve (12) months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

Note: It is noted that the development includes a storage shed and eaves to be built over an easement. Separate consent from Council and the relevant service authority is required to build over the easement and will need to be obtained prior to the issue of a building permit.

Note: Prior to the commencement of the development you are required to obtain the necessary Building Permit.

Note: The applicant/owner must provide a copy of this planning permit to any appointed Building Surveyor. It is the responsibility of the applicant/owner and Building Surveyor to ensure that all building development works approved by any building permit is consistent with the planning permit.

Note: Before removing / pruning any vegetation from the site, the applicant or any contractor engaged to remove any vegetation, should consult Council's Vegetation Management Officer to verify if a Local Laws Permits is required for the removal of such vegetation.

Note: Environment Protection Authority (EPA) Victoria set out the requirements pertaining to site construction hours and permissible noise levels.

Note: The allocation of street numbering and addressing of properties is vested in Council. Any reference to addressing or dwelling/unit/apartment and street numbers or street names on any endorsed plan is indicative only. The onus is on the Permit Applicant/Land Owner to contact Council's Property Data

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Department to determine the official dwelling/unit/apartment street numbers, street name details and the like for the approved development.

If the Permit Applicant/Land Owner adopts the street numbering or addressing from the endorsed plans, or where advertising and/or sales transact (off the plan) prior to Council's official allocation of the street numbering and addressing, it will be viewed to be non-compliant with the guideline and standard applied (*Australian/New Zealand Standard for Rural & Urban Addressing / AS/NZS 4819:2011*).

Note: The owner(s), occupiers and visitors of the development allowed by this permit may not be eligible for Council resident or visitor parking permits.

Cr Barth left the meeting at 8:40pm.

Procedural Motion

Moved: Cr Brownlees

Seconded: Cr West

That an extension of time to speak be granted to Cr Peulich.

CARRIED

The Substantive Motion was put and **CARRIED**

8.9 KP91/2015 - Lot 1 Fraser Road, Clayton South

Moved: Cr Staikos

Seconded: Cr Barth

That Council determine to support the proposal and issue a Notice of Decision to Grant a Permit to develop the land for to construct buildings and works and to Use of land for a transfer station (including a Commercial Transfer Station, an Organics Facility, a Residential Transfer Station, community learning centre and ancillary buildings) an office and parking, construction of buildings and carrying out works including earthworks) and creating access to a Road Zone Category 1 at No. Lot 1 Fraser Road, Clayton South, subject to the following conditions:

1. Before the development starts amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be substantially in accordance with the plans submitted to Council on 4 May 2015, but modified to show:
 - a) the provision of a landscape plan and associated planting schedule for the site showing the proposed location, species type, mature height and width, pot sizes and number of species be planted on the site, with such plans to be prepared by a suitably qualified landscape professional and incorporating:
 - i. an associated planting schedule showing the proposed location, species

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type, mature height and width, pot sizes and number of species to be planted on the site. The schedule must be shown on the plan;

- ii. the delineation of all garden beds, paving, grassed areas, retaining walls, fences and other landscape works including areas of cut and fill throughout the development;
 - iii. all existing trees on the site and within three (3) metres to the boundary of the site on adjoining properties, accurately illustrated to represent actual canopy width and labelled with botanical name, height and whether the tree is proposed to be retained or removed;
 - iv. a range of plant types from ground covers, grasses, large shrubs medium and large trees proposed and planted at adequate planting densities (e.g.: plants with a mature width of 1 metre, planted at 1 metre intervals);
 - v. medium to large shrubs to be provided at a minimum pot size of 200mm;
 - vi. all trees to be provided at minimum height of 1 metre
 - vii. the provision of notes on the landscape plan regarding site preparation, including the removal of all weeds, proposed mulch, soil types/rehabilitation and thickness, subsoil preparation and any specific maintenance requirements including a watering program to the satisfaction of the responsible authority.
 - viii. a landscape buffer must be provided at a minimum width of 20 metres to the south, running the entire length of the sites Ryan's Road property boundary (other than for vehicle entry and exit points and associated site lines), with species chosen to the satisfaction of the Responsible Authority.
 - ix. a landscape buffer must be provided at a minimum width of 20 metres to the east, running the entire length of the sites boundary with species chosen to the satisfaction of the Responsible Authority.
- b) all requirements of VicRoads in accordance with Conditions 3, 4 and 6 of this permit;
 - c) all requirements of EPA in accordance with Condition 8 of this permit;
 - d) the provision of an external breakout space for staff with fixed tables and bbq facilities;
 - e) the provision of bicycle facilities in accordance with Clause 52.34 Bicycle Facilities;
 - f) the provision of an Environmental Operation Management Plan for the use of the site;
 - g) a continuation of a noise wall commencing at the end of the eastern noise wall adjacent to the commercial transfer station, extending in length to the southern end of the truck parking area and the wall is to be either constructed of recycled materials or an earth berm and to the satisfaction of the Responsible Authority;
 - h) all food waste trucks delivering food waste to the organic facility are to transport food waste onto the site in enclosed containers which are not to be opened until within the organic facility building;
 - i) rapid shut doors to be provided to the organic facility building and commercial transfer station building to the satisfaction of the Responsible Authority;
 - j) additional ventilation measures to be provided to the organic facility building and commercial transfer station building with the use of rapid

- shut doors and to comply with EPA regulations to the satisfaction of the Responsible Authority;
- k) recommendations of the Edge Group Odour Impact Assessment report dated February 2015 to include the use of a misting spray / aerosol to the organic facility and commercial transfer station buildings to suppress odour emissions as a contingency measure;
 - l) no external audible PA device (audible beyond the site boundary) to be utilised with the daily operation with the exception of an emergency announcement;
 - m) the provision of breakout space with fixed tables and bbq area for the sixty (60) staff members working onsite at any one time;
 - n) a note on the master landscape plan to read 'landscaping requirements in accordance with permit condition 1a may be varied for the purposes of stormwater management practices, landfill capping design and rehabilitation requirements of the site and the adjoining landfill that shares eastern property boundary';
2. The development and use as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

Conditions Required by VicRoads:

3. Prior to the commencement of the permitted development, a functional layout drawing of the Clayton Road / Ryans Road intersection, generally in accordance with drawing 30041143-00-099-0001 issue B by SMEC Australia, must be submitted to VicRoads for review and approval. The functional layout drawing should include the following additional details:
- a. Details of the right turn lane from Clayton Road into Ryans Road. The right turn lane should be a minimum of 70 metres in length.
 - b. Details of the width of the stand up lanes at the intersection Clayton Road / Ryans Road intersection. The northbound lane should be 3.3 metres in width.
 - c. Details of a concrete island on the northern approach to the intersection.
 - d. Details of a flashing 'Give Way to Pedestrians' electronic sign on the south west corner of the intersection.
 - e. Details of the stop bar line on the northern approach moved closer to the intersection.
3. Prior to the commencement of any road works required by VicRoads under this permit a detailed engineering design plan must be prepared generally in accordance with the accepted functional layout plan and to the satisfaction of VicRoads.
4. Prior to the commencement of the use of the permitted development hereby approved, all road works must be complete in accordance with the approved functional layout and detailed drawings to the satisfaction and at no cost to VicRoads.
6. The preparation of the detailed engineering design and the construction and completion of all works must be undertaken in a manner consistent with current VicRoads' policy, procedures and standards and at no cost to VicRoads. In order to meet VicRoads' requirements for these tasks the applicant will be required to comply with the requirements documented as "Standard Requirements – Developer Funded Projects" and any other requirements considered necessary depending on the nature of the work.

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7. No work must be commenced in, on, under or over the road reserve without having first obtained all necessary approval under the *Road Management Act 2004*, the *Road Safety Act 1986*, and any other relevant Acts or Regulations created under those Acts.

Conditions required by EPA

8. Before the use or development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be modified to show:
- a. any changes required to comply with condition 10.
9. Before construction starts, the permit holder must prepare:
- a. an action plan for a temporary landfill gas capturing system for the management of landfill gas during construction to meet the levels set out in Table 6.4 of the *Best Practice Environmental Management: Siting, Design, Operation and Rehabilitation of Landfills* (EPA Publication No. 788.2 , 2014), including an assessment of the efficiency of the current system on the land ('Construction Landfill Gas Action Plan');
- b. an action plan for the long term management of landfill gas on the land, including any measures that will be adopted and included in the design of the buildings ('Landfill Gas Action Plan');
- c. an action plan for the management of leachate on the land ('Leachate Action Plan');
- d. a design for the landfill cap on the land incorporating the footprint of the buildings ('Landfill Cap Design');
- e. an assessment of the impact the development may have on the landfill liner and the leachate collection system on the land ('Landfill Liner Assessment'); and
- f. a geotechnical assessment of the impact the development may have on the stability of the landfill cap on the land ('Landfill Cap Assessment').
10. Before construction starts, a declaration by an auditor appointed under the *Environment Protection Act 1970* that:
- a. the design of the development;
- b. the Construction Landfill Gas Action Plan
- c. the Landfill Gas Action Plan;
- d. the Leachate Action Plan;
- e. the Landfill Cap Design;
- f. the Landfill Liner Assessment; and
- g. the Landfill Cap Assessment,
- have been assessed as acceptable in accordance with the process in Part B of the *Landfill Licensing Guidelines* (EPA Publication 1323.2, 2011), together with those documents and the assessment, must be submitted to and approved by the EPA.
11. Before construction starts, a Construction Environmental Management Plan ('CEMP') containing but not limited to the Landfill Gas Action Plan

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- and the Leachate Action Plan must be prepared to the satisfaction of the EPA and the Responsible Authority and submitted to and approved by the Responsible Authority. When approved, the CEMP will be endorsed and will then form part of the permit.
12. Construction and post-construction activities must be in accordance with *Construction Techniques for Sediment Pollution Control* (EPA Publication No. 275, 1991).
 13. Before the use or development starts, an Environmental Management Plan ('EMP') for the site must be prepared to the satisfaction of the EPA and the Responsible Authority and submitted to and approved by the Responsible Authority. When approved, the EMP will be endorsed and will then form part of the permit.
 14. The premises must be operated in accordance with the *Guide to Best Practice at Resource Recovery Centres* (Sustainability Victoria, 2009).
 15. Prescribed industrial wastes (including asbestos), as defined by the *Environment Protection (Industrial Waste Resource) Regulations 2009*, must not be accepted on the premises.
 16. Waste must not be:
 - a. treated;
 - b. composted or mulched;
 - c. burned; or
 - d. stored for longer than 24 hours, on the premises.
 17. All plant and equipment must be cleaned, monitored and maintained to ensure *effective* operation at all times.
 18. Noise emitted from the premises must not exceed the noise objectives set out in the State Environment Protection Policy (Control of Noise from Commerce Industry and Trade) No. N-1.
 19. Offensive odours must not be discharged beyond the boundary of the premises.
 20. Nuisance dust must not be discharged beyond the boundaries of the premises.
 21. Litter must not be discharged beyond the boundary of the premises.
 22. All vehicles removing waste from the premises must have fully secured and contained loads.
 23. Wastewater, leachate and contaminated stormwater must not be discharged beyond the boundary of the premises.
 24. Drains, interceptor pits, water treatment facilities, pumps and sumps must be installed to ensure that any wastewater or contaminated stormwater generated at the premises is connected to reticulated sewer, in accordance with a trade waste agreement with South East Water or collected by an EPA permitted contractor.

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25. A secondary containment system must be provided for liquids (including cleaning chemicals and fuels) which, if spilt, are likely to cause pollution or pose an environmental hazard.

26. All stormwater pits must be fitted with litter traps.

Infrastructure

27. Before the development commences, detailed road and stormwater drainage construction Plan(s), addressing all proposed works within the road reserve, must be prepared to the satisfaction of the Council. The Plan(s) must be prepared by a qualified person and comply with Council's "*Civil Design Requirements for Developers, Part A - Integrated Stormwater Management Requirements*" and "*Part B - Roadworks & Construction Plan Requirement*" unless otherwise approved by Council.

28. The applicant shall reconstruct the road pavement at the intersection of Ryans Road and Deals Road, with the reconstructed pavement extending 45m west along Deals Road measured from the western boundary of Deals Roads, to the satisfaction of the Council and in accordance with the following requirements:

- (i) The pavement shall be a flexible sealed pavement based on a design approved by the Council.
- (ii) The pavement shall be designed, by a qualified person, to cater for heavy vehicle loading, be based on geotechnical test results, and a design life of not less than 30 years.
- (iii) The design shall include detail stormwater drainage construction Plan(s) to effectively drain the localised road catchment.

29. All works within the road reserve shall be designed and constructed to the satisfaction of the Council and at the applicant's cost.

30. Street lights to be provided on Ryans Road from Clayton Road to the entrance gate of the proposed facility in accordance with AS 1158 Part 3.1 P4 using United Energy approved Sylvania Street LED 18W semi cut-off luminaires at approximately 65 metre spacing. Prior to the commencement of any works associated with the public lighting, a detailed design plan including UED pole numbers and proposed brackets must be submitted to council for approval and United Energy consent.

31. Deals Road north of Ryans Road, is not to be relied on as a through public road.

Roads and Drains

32. Prior to the commencement of development, property boundary, footpath and vehicle crossing levels must be obtained from Council's Roads and Drains Department with all levels raised or lowered to the satisfaction of the Responsible Authority.

33. Property boundary and footpath levels must not be altered without the prior written consent from the Responsible Authority.

Stormwater and Drainage

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34. Before the development commences, prior to submission of detailed Stormwater Management (Drainage) Plan of the development as per condition 2) below, a comprehensive stormwater management strategy of the site including a report and stormwater layout concept plan must be prepared as per Council's "*Civil Design Requirements for Developers – Part A – Integrated Stormwater Management*" to the satisfaction of the Council.
35. Before the development commences, a detailed Stormwater Management (drainage) Plan, in line with accepted Stormwater Management Strategy pursuant to condition 1) above, showing the stormwater works to the nominated point of discharge must be prepared to the satisfaction of the Responsible Authority. The Stormwater Management (drainage) Plan must be prepared by a qualified person and show all details of the proposed stormwater works including all existing and proposed features that may have impact (e.g. trees to be retained, crossings, services, fences, abutting buildings, existing boundary surface levels, etc.). The Stormwater Management Plan must be prepared as per Council's "*Civil Design Requirements for Developers – Part A - Integrated Stormwater Management*".
36. The development of the site must be provided with stormwater works which incorporates the use of water sensitive urban design principles to improve stormwater runoff quality and which also retains on site any runoff above the permissible site discharge. The system must be maintained to the satisfaction of the Responsible Authority. The satisfactory options to achieve these desired outcomes may include the use of an infiltration or bioretention system, rainwater tanks connected for reuse and a detention system.
37. Stormwater works must be provided on the site so as to prevent overflows onto adjacent properties.
38. Any outflow of the development to Council drainage system must be limited to a permissible site discharge rate acceptable to Council in line with approved Stormwater Management Strategy.

Agreement Required

39. The development and use hereby permitted by this Permit must not be commenced until the Owner of the land has entered into an Agreement with the Responsible Authority under Section 173 of the Planning and Environment Act 1987 to provide for the following matters:-

- all requirements of VicRoads in accordance with Condition five (5) of this permit.

Occupation

40. Before occupation of the development hereby permitted, landscaping works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority. The landscaping must then be maintained to the satisfaction of the Responsible Authority.

Operation

41. The use must only operate between the hours of:
- Residential Transfer Station

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Monday to Sunday: 8am to 5pm;
Except Good Friday and Christmas day.

- Commercial Transfer Station and Organics Facility
Monday to Sunday: 24 hours a day

Or otherwise as approved by the Responsible Authority in writing.

42. Once the use has started, it must be continued to the satisfaction of the Responsible Authority.

Amenity

43. The amenity of the area must not be detrimentally affected by the development and/or use, through the:
- i) Transport of materials, goods or commodities to or from the land.
 - ii) Appearance of any building, works or materials.
 - iii) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
 - iv) Presence of vermin.
 - v) Any other way.

44. Areas set aside for car parking and access lanes must be kept available for these purposes at all times and maintained to the satisfaction of the Responsible Authority.

45. Materials must not be deposited on any road as a result of operations on site to the satisfaction of the responsible authority.

46. The development and use of the site shall not cause nuisance or be detrimental to the amenity of the neighbourhood by the emission of noise. In this regard any nuisance shall be assessed in accordance with the Australian Standards AS1055 and AS2107 relating to the measurement of Environmental Noise and recommended sound levels.

Expiry

47. In accordance with Section 68 of the Planning and Environment Act 1987 (The Act), this permit will expire if one of the following circumstances applies:
- The development and use are not started before two (2) years from date of this permit.
 - The development is not completed before four (4) years from the commencement of works.
 - The use is discontinued for a period of two (2) years.

In accordance with Section 69 of The Act, the responsible authority may extend the periods referred to if a request is made in writing:

- before the permit expires; or
- within six (6) months after the permit expiry date, where the use and development allowed by the permit has not yet started; or
- within twelve (12) months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

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Note: Prior to the commencement of the development or use you are required to obtain the necessary Building Permit.

Note: The allocation of street numbering and addressing of properties is vested in Council. Any reference to addressing or dwelling/unit/apartment and street numbers or street names on any endorsed plan is indicative only. The onus is on the Permit Applicant/Land Owner to contact Council's Property Data Department to determine the official dwelling/unit/apartment street numbers, street name details and the like for the approved development.

If the Permit Applicant/Land Owner adopts the street numbering or addressing from the endorsed plans, or where advertising and/or sales transact (off the plan) prior to Council's official allocation of the street numbering and addressing, it will be viewed to be non-compliant with the guideline and standard applied (*Australian/New Zealand Standard for Rural & Urban Addressing / AS/NZS 4819:2011*).

Note: The fee for removal of the street trees from the Deals Road (*Eucalyptus botryoides*) is \$2552.20 including GST), payable to Kingston City Council's Customer Service Department - refer to cashier code "STRE". Customer Service will confirm payment to the Parks Department. The removal of the tree requires a minimum of 2 weeks notice from the Developer/Owner.

Cr Barth returned to the meeting at 8:50pm.

Procedural Motion

Moved: Cr Peulich

Seconded: Cr Eden

That consideration of this matter be deferred pending consultation with objectors.

CARRIED

8.10 Mentone Foreshore 24 Hour Dog Off Leash Trial

RECOMMENDATION

That Council:

1. Undertake the required statutory advertising under the Domestic Animals Act 1994 notifying the community that it is introducing a permanent 24 hour dog off leash area on part of the Mentone Foreshore.

Note: Refer to page 5 of the Minutes where this item was block resolved.

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9. Community Sustainability Reports

9.1 Award of Contract CON-15/48 - Construction of Carrum Family & Childrens Centre

RECOMMENDATION

That Council:

1. Award Contract 15/48 – Construction of Carrum Family & Children’s Centre for the post tender adjusted fixed lump sum of \$3,640,340.00 (exclusive of GST) to DURA Constructions Pty Ltd;

Note: Refer to page 5 of the Minutes where this item was block resolved.

9.2 Dingley Village Neighbourhood Centre - Future Needs

Moved: Cr Staikos

Seconded: Cr Barth

That Council:

1. Notes the report; and
2. Consider funding options relating to facility development as part of the 2016/17 budget setting process with consideration given to co-location of community facilities.

CARRIED

9.3 Proposed Chelsea Heights Kindergarten Renovation

Moved: Cr Peulich

Seconded: Cr Bearsley

That consideration of this item be deferred to the October Ordinary Meeting of Council, following a meeting with relevant stakeholders being held as soon as practicable.

CARRIED

10. City Assets and Environment Reports

10.1 Asset Management Half Year Update - August 2015

RECOMMENDATION

That Council:

1. Receive the information

Note: Refer to page 5 of the Minutes where this item was block resolved.

10.2 Waves Leisure Centre Contract Amendment Aquaplay CON-14/33

RECOMMENDATION

That Council delegates the Chief Executive Officer authority to increase the value of the Waves Leisure Centre AquaPlay contract CON-14/33, to include the increased external landscaping works, to a total contract value of \$745,145 exclusive of GST, which includes a \$20,000 contingency.

Note: Refer to page 5 of the Minutes where this item was block resolved.

10.3 Policy Review - Vehicle Crossing Policy

Moved: Cr West

Seconded: Cr Staikos

That Council:

1. Receive the information and release the draft Vehicle Crossing Policy for public consultation subject to amending clause 6.10 of the policy by adding the following words at the end of the first sentence - A minimum clearance of 3.0m from the trunk of a street tree to the edge of a crossover must be provided unless Council's Arborist allows otherwise. Consideration will be given to tree retention, replacement and the opportunity for further tree planting within the nature strip as part of its assessment; and
2. Receive a further report following the consultation period.

CARRIED

10.4 Sport and Recreation Victoria 2016/17 Community Sports Infrastructure Fund applications - Minor, Cricket and Female Friendly Facilities

RECOMMENDATION

That Council:

1. Receive the information;
2. Endorse the submission of three projects to the 2016/17 Community Sports Infrastructure Funding Program, with the three projects being:
 - a. Browns Pavilion - change facilities upgrade;
 - b. Rowan Road Netball – development of change facilities;
 - c. Cheltenham Baseball Club - field lighting upgrade;
3. Consider the Edithvale/Aspendale Netball Court development project as part of the Country Football Netball Funding program; and
4. Refer the appropriate matching funding commitment for successful grant applications to the 2016/17 budget process.

Note: Refer to page 5 of the Minutes where this item was block resolved.

**10.5 Sport and Recreation Victoria 2016/17 Community Sports Infrastructure
Fund applications - Major Facilities**

Moved: Cr Peulich

Seconded: Cr Staikos

That Council:

1. Re-submit the GR Bricker Reserve Athletics track redevelopment project to SRV's 2016/17 Community Sports Infrastructure Fund for the Major Facilities category seeking \$300,000.
2. Amend the 15/16 Budget to provide \$200,000 to allow the project to go ahead in March 2016.
3. Commence a Master Plan process for the remainder of the site.

CARRIED

10.6 Golf Forum Update

Moved: Cr Peulich

Seconded: Cr Bearsley

That Council:

1. Receive the information;
2. Continue to advocate for the state 'Home of Golf' to be located in Kingston via letters to MPs (local and relevant Ministers) as well as Golf Victoria; and
3. Continue to work with Golf Tourism organisations to develop opportunities that support local golf club sustainability.
4. Include in the minutes the first six pages of the Golf Forum notes, including the overview of Kingston Golf Policy and contributions from Golf Victoria, the Australian Sports Commission and Guy Chapple of Wellplayed, with their permission. (Refer to Appendix 1 of the Minutes).

Cr Brownlees left the meeting at 9:46pm.

CARRIED

10.7 Parkdale Local Area Traffic Management Report

RECOMMENDATION

That Council:

1. Note the information in this report;
2. Approve commencement of community consultation on the Parkdale Local Area Traffic Management Study including the provision of nature strip parking in Bethel Ave and Eighth St; and
3. Receive a further report outlining the results of the consultation.

Note: Refer to page 5 of the Minutes where this item was block resolved.

11. Corporate Services Reports

11.1 Tenders for Contract CON - 15/20 Provision of Printing Services

RECOMMENDATION

That Council:

1. Award the contract CON 15/20 Provision of Printing Services to the recommended providers, listed below, for a period of three years with the option to extend for a further two year period.

High Profile Printing: BPO Intelligence, Dynamite Printing and Hammersley Family Trust

On Demand Printing Dynamite Printing, Longbeach Printing, Southern Colour, and Direct Mail & Marketing

Corporate Printing: Ricoh Printing

Kingston Your City: Latrobe Valley Express

The estimated total contract sum will be approximately \$750,000 (ex GST) over the initial contract period commencing January 2016. The further two year extension contract sum will be approximately \$500,000 (ex GST).

2. Authorise the CEO, or delegate, to exercise the one further two year contract extension option, following a satisfactory review of contract performance.

Note: Refer to page 5 of the Minutes where this item was block resolved.

Cr Eden left the meeting at 9:53pm.

11.2 Council Ward Grants

Moved: Cr Staikos

Seconded: Cr Peulich

That Council:

1. Approve the recommended Council Ward Grants in accordance with the table of Councillor recommendations in Appendix 1 and that the following additional Ward Grants allocations be approved:
 - Cr Peulich – Dingley Cricket Club - \$990
 - Cr Peulich – Kingston City Football Club - \$2,000

CARRIED

11.3 Assembly of Councillors Record Report

RECOMMENDATION

That Council:

1. Note the contents of this report for the public record.

Note: Refer to page 5 of the Minutes where this item was block resolved.

11.4 2015/16 Capital Program - Budget Adjustments

RECOMMENDATION

That Council:

1. That Council confirm the 2015/16 Capital Budget adjustments identified in this report. Providing a Forecast 2015/16 Capital Budget of \$56,406,044.

Note: Refer to page 5 of the Minutes where this item was block resolved.

11.5 Unreasonable Complainant Conduct Policy

Moved: Cr Peulich

Seconded: Cr West

That consideration of this item be deferred to the October Ordinary Meeting of Council.

CARRIED

Cr Brownlees returned to the meeting at 9:54pm.

11.6 Appointment of Councillors to Advisory Committees

Procedural Motion

Moved: Cr Peulich

Seconded: Cr Bearsley

That consideration of this matter be deferred until the October Ordinary Meeting of Council.

CARRIED

12. Notices of Motion

12.1 Notice of Motion No. 34/2015 - Cr Peulich - Dingley Village Green

Moved: Cr Peulich

Seconded: Cr Staikos

That Kingston Council investigates developing a "Dingley Village Green" as an open space meeting place for families, locals and visitors to the area with a preliminary report to be received by Council at the October 2015 Ordinary Council Meeting outlining:

- Estimated costs to undertake an environmental site assessment of the area identified in the confidential attachment to determine appropriateness of the land for the activities intended.
- Potential funding sources based on the costs of the land (assuming it is appropriate for the proposed uses)
- Preliminary timelines including establishment of the Green.
- An analysis of the suggested locations within the Green Wedge area – please see confidential attachment
- Co-location of other community uses as part of the proposal.
- Potential for its integration with the Chain of Parks.
- That a suitable site for the Dingley Village Green be considered as part of the Master plan for the Springs Road land.

The Dingley Village Green would be a place for weddings, BBQs, community events, running, walking and other forms of recreation for local residents, families and visitors of Kingston to enjoy.

Cr Eden returned to the meeting at 10:01pm.

CARRIED

12.2 Notice of Motion No. 35/2015 - Cr Peulich - Councillor Support and Professional Development

Moved: Cr Peulich

Seconded: Cr Bearsley

That Kingston Council officers prepare a report reviewing and improving councillor support and professional development given the increased accountability and governance requirements placed upon elected representatives and the council.

The imminent changes to the Local Government Act 1989 which increase

**City of Kingston
Ordinary Meeting of Council**

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28 September 2015

accountability of councillors means that professional development of councillors with regard to (but not limited to) governance highlights the urgency of this report. This report is to be placed on the agenda at the December 2015 Ordinary Meeting of Council.

Cr West left the meeting at 10:09pm. .

Cr West returned to the meeting at 10:10pm.

CARRIED

13. Urgent Business

13.1 Viney Street, Clarinda

Moved: Cr Staikos

Seconded: Cr Peulich

That an item of urgent business in relation to traffic treatments in Viney Street, Clarinda be considered.

CARRIED

Moved: Cr Staikos

Seconded: Cr Peulich

That Council:

1. Not continue with the installation of a roundabout at the intersection of Viney Street and Merrigum Crescent Clarinda as adopted at the 22 June 2015 Council Meeting;
2. Consult with residents to develop an alternate traffic treatment;
3. Authorise the Chief Executive Officer, or his delegate, to proceed with the installation of an alternate traffic treatment at this intersection.

CARRIED

14. Confidential Items

Moved: Cr Brownlees

Seconded: Cr Staikos

That in accordance with the provisions of section 89(2) of the *Local Government Act 1989*, the meeting be closed to members of the public for the consideration of the following confidential items:

- 14.1 KP277/2002 - 683-687 Clayton Road, Clayton South - Amendment pursuant to section 87A lodged at VCAT seeking extension of time**
This agenda item is confidential in accordance with the Local Government Act s89(2) as it relates to proposed developments (s89 2e)
- 14.2 KP881/2007 - 275-315 Kingston Road, Clarinda - Update Following VCAT Mediation and Hearing Representation**
This agenda item is confidential in accordance with the Local Government Act s89(2) as it relates to proposed developments (s89 2e) and legal advice (s89 2f)

Confidential Appendices

- 9.1 Award of Contract CON-15/48 - Construction of Carrum Family & Childrens Centre**
Appendix 1, CON 15/48 - Trade Breakdown based on post tender clarifications
This appendix is confidential in accordance with the Local Government Act s89(2) as it relates to (s89 2d)
- 9.1 Award of Contract CON-15/48 - Construction of Carrum Family & Childrens Centre**
Appendix 2, Contract 15-48 Carrum Childrens Centre Tender Evaluation Matrix
This appendix is confidential in accordance with the Local Government Act s89(2) as it relates to (s89 2d)
- 11.1 Tenders for Contract CON - 15/20 Provision of Printing Services**
Appendix 1, Appendix 1 Round 1 Provision of Printing Services Evaluation Matrix August 2015 Confidential
This appendix is confidential in accordance with the Local Government Act s89(2) as it relates to (s89 2d)
- 11.1 Tenders for Contract CON - 15/20 Provision of Printing Services**
Appendix 2, Appendix 2 Round 2 Provision of Printing Services Evaluation Matrix August 2015 Confidential
This appendix is confidential in accordance with the Local Government Act s89(2) as it relates to (s89 2d)
- 12.1 Notice of Motion No. 34/2015 - Cr Peulich - Dingley Village Green**
Appendix 1, Dingley Village Green
This appendix is confidential in accordance with the Local Government Act s89(2) as it relates to (s89 2h)

CARRIED

The meeting was closed to members of the public at 10.20pm

The meeting was opened to members of the public at 10.37pm.

The meeting closed at 10.37pm.

Confirmed.....

The Mayor 26 October 2015



Tuesday 18th August 2015

Held at Bonbeach West Sporting Pavilion, Cannes Avenue, Bonbeach

WELCOME and INTRODUCTION

Daniel Freer (City of Kingston General Manager City Assets) welcomed all attendees from the following Clubs, representatives from Golf Victoria, the Australian Sports Commission and WellPlayed, and Councillors and Officers representing Kingston City Council.

Chelsea Public Golf Course
 Commonwealth Golf Club
 Kingston Heath Golf Club
 Kingswood Peninsula Golf Club
 Patterson River Golf Club

Rossdale Golf Club
 Southern Golf Club
 Spring Valley Golf Club
 Woodlands Golf Club

Also welcoming all those present, Kingston's Mayor, Cr Geoff Gledhill, acknowledged the importance to Kingston of golf in the South East of Melbourne and the challenges faced by clubs in the Kingston municipality.

Conveying to the Forum Council's wish to enter into full and frank discussions today, Cr Gledhill also acknowledged the local amenity delivered by golf clubs in the municipality.

OVERVIEW OF KINGSTON'S GOLF POLICY

Daniel Freer then made the following comments and observations:

- In May 2015, Council adopted its Golf Policy, being a broad document providing an overview of golf in the city and where its future lies.
- The City of Kingston values highly the role of golf in the municipality.
- The large number of golf courses forms an integral part of the landscape.
- The importance of sustainability of courses in the long-term.
- Council wishes to work with clubs to identify trends in sports participation in the broader sense.
- Golf courses are protected in Kingston under a Planning Scheme Special Use Zone, which is quite explicit about the conduct of golf, acknowledging that there are some restraints.
- Reiterated Council's desire to ensure that the golfing industry survives in the municipality.

STATUS OF GOLF AS AN INDUSTRY

(Simon Brookhouse, CEO Golf Victoria)

Thanking Council for arranging this Forum, Simon spoke of the changes in the golfing industry, highlighting the fact that there are a lot more positives than negatives.

Some statistics from Golf Victoria:

- **National:**
 - Victoria's golf club membership has dropped by 1.4%, which is well below the national average of 5%.
 - For the last three years, rounds of golf nationally have been up 7.4%.
 - More members using facilities, with more people playing more often.
 - Injects more funds into the economy.
 - Health, well-being and camaraderie are vitally important aspects of playing golf.
 - Nationally, there are 1.5 million participants.
 - 1,500 golf clubs and 400,000 golf club members.
 - There are 1.1 million people who could be members.
 - \$3 billion into economy.
 - 23,000 employees
 - Access to all ages and gender.
 - Strong health benefits, with golf being a game which can be played over a lifetime.
 - Scandinavian study suggested playing golf extends a person's life by five years.
- **Victoria:**
 - 420,000 participants.
 - 402 clubs.
 - 111,000 members.
 - 4.2 million rounds.
 - 6,900 full-time employees.
 - \$900 million contribution to economy.
 - Victoria has quality facilities.
- **Kingston:**
 - Kingston is 2% of national membership and 7.4% of Victorian membership.
 - 8,175 members.
 - 8 member clubs.

- 2 public facilities.
- 210 full-time employees.
- Revenue \$33.5 million.
- \$64 million estimated contribution to the economy.
- \$250,000 charitable contribution.
- \$435,000 rates contribution.
- There is positivity around Juniors.
- Fun and Family is the number one aspect of playing golf.
- Reality of recent mergers is the reality of the future.
- Supply and demand drives what we do.
- There will be a time when there are less golf clubs, but may not be less golf courses.
- 50% of our clubs over last couple of years have made losses.
- There are 48 metropolitan clubs, with lots of small clubs, with low numbers, scattered throughout Victoria.
- Benchmarking – as an industry, we are getting smarter.
- Not immune to all business costs.
- Member-driven industry.
- Hamstrung by members' willingness to spend money.
- Costs have risen much greater than CPI.
- As an industry, we need to shift where we receive revenues.
- There will be need to rationalise, e.g. 12 holes, not 18 holes in the future.
- There may well be 2 or 3 golf clubs to be run by one management team.
- There is now the propensity in the industry to change.
- We now get together to share best practice, and industry has latched on to positives.
- Weaknesses lie in marketing what we do well and selling what we do well.
- This is changing with the advent of social media.
- It is not all doom and gloom; things are going well for Victoria against the national trend.

MARKET SEGMENTATION FOR SPORT PARTICIPATION

(Laurent Schmutz, Assistant Director, National Sport Research, Australian Sports Commission)

- Documented increase in non-organised activity.

- Did evidence-based research.
- Emerging trends
 - Play sport to get fit.
 - Individual sport activity on rise.
 - Growth in individualise sport.
 - Health matters more to people now.
- Everybody's game
- Ageing Population
- Australia's population born overseas is growing
- Becoming a lot more urban.
- Volunteers – 10% in sport
- Rise in lifestyle sports
- 150 million people participate in extreme sports
- Cultural identify and self-expression in sport
- CALD – culturally and linguistic diverse people
- Clearing house for sport website – Australian Sports Commission - www.researchinsport.com.au

INDUSTRY TRENDS

(Guy Chapple - WellPlayed)

- Guy reflected on some industry trends since coming out of clubs and looking at what's happening in "non-club" land.
- What's happening in Public access space.
- Club leaders are younger now.
- Technology has been significant – bringing community and members closer together.
- Clubs were community in the past.
- Historically, clubs have been inwardly focussed and not market focussed.
- Clubs are built on traditions, but today's consumers don't value those traditions as much as previously.
- We need to engage and listen to what the consumer is telling us.
- People aren't valuing club – why not? – flexibility.
- Perhaps some clubs are too cliquy.
- Is there too much emphasis on competition?
- Golf is a very structured sport.
- How can we adapt to a more flexible environment and time poor environment?
- Cycling is good example of flexibility.
- Way that Australians play sport is changing.
- Consumer is now thinking differently.
- How can we adapt and respond to some of those trends?
- Referred to European Golf Course Owners Association research - to identify what are the key trends influencing golf in Europe.

- This is what we need to consider
 - **Flexibility**
 - Access on golf course?
 - Way members pay or purchase membership at club
 - More flexible membership options.
 - **Friendship**
 - Number one component that we can offer
 - Community is if what club is about.
 - Today's consumer doesn't value community the same way.
 - **Family**
 - Equally important
 - Role of male has significantly changes.
 - What facilities and offers can we ensure that our members engage and spend time at our clubs.
 - **Fun**
 - Foundation of member engagement.
 - www.thefutureofgolf.au
- Golf is number one sport for adult males.
- Men aged 65 and over.
- Number 5 participation sport in Australia.
- 7% of population participate in golf.
- Two thirds of golf participants are not at your clubs. They're at other facilities.
- Public access facilities are targeting your members.
- 800,000 who aren't members of golf clubs.
- Public access space – market leaders
 - Brisbane – Victoria Park Public Golf Course in Brisbane.
 - Wembley in Perth
 - Moore Park in Sydney
 - Dominated by people having fun (image from Brisbane course)
 - Top Golf in USA San Antonio – golf entertainment facility
 - 80% of customers are non-golfers and 45% are female
 - this is a facility to have fun
 - This is how other facilities use golf to engage with consumer.
 - Website – THE ULTIMATE VENUE FOR FUN - <http://topgolf.com/us/san-antonio/>
 - We believe golf entertainment is opportunity for growth.
 - Key motivators for participating in golf (neighbouring Council to Kingston) ranked from least popular to most popular
 - Business networking
 - Competition play
 - Personal challenge
 - Health benefits
 - Social experience

- Relaxation
- Outdoor natural environment
- Fun (no 1)
- What are key influencing aspects for participating in golf clubs (3 x Qld clubs) ranked from least popular to most popular
 - Business networking
 - Friends and family
 - Health and wellbeing
 - Social experience
 - Value for money
 - Flexibility and membership of course access
 - No 1 attribute – FUN and enjoyment
- Guy reflects on his time in clubs – 20 years
 - We need to consider ways to adapt our behaviour
 - Engage with consumer understand their needs and deliver that
 - Business model – in business of selling memberships
 - Annual membership renewal event
 - Is it time to abandon renewal event?
 - Why does it have to be an annual renewal event?
 - Member engagement
 - Competition and 18 holes
 - Maybe a member just wants to play socially and move away from competition.
 - Flexibility, friendship, family and fun
- What is a golf club selling?
- Victoria's Golf Tourism Strategy
 - Extensive industry consultation
 - Engaged significantly with Golf Victoria' Melbourne
 - 4 key directions
 - Industry collaboration – golf collaborating more with tourism industry
 - Industry skills and knowledge – improve this around tourism
 - Product development – more at state govt level - this direction is about state govt providing assistance around potential golf product developments.
 - Marketing
 - This should be released around early October.