

KINGSTON PLANNING SCHEME REVIEW



City of
KINGSTON

1.0	INTRODUCTION	4
2.0	KEY ISSUES AND CHALLENGES FACING THE MUNICIPALITY	7
2.1	Key macro issues	7
2.2	Key challenges facing Kingston	7
2.2.1	Population growth	7
2.2.2	Addressing climate change and preservation of environmental assets and improving environmental sustainability	8
2.2.3	Improving transport/infrastructure	8
2.2.4	Community health and wellbeing	8
3.0	SCOPING OF THE REVIEW	10
4.0	RESTRUCTURING THE LOCAL PLANNING POLICY FRAMEWORK ..	12
4.1	Preliminary audit	12
5.0	CONSULTATION	14
5.1	Preliminary Consultation	14
5.2	Internal discussions	14
5.3	External discussions	14
5.4	Councillor workshop	15
5.5	Where to from here?	15
5.6	Consultation	15
6.0	STATE AND LOCAL INITIATIVES	17
6.1	State initiatives	17
6.1.1	Review of the SPPF September 2010	17
6.1.2	Modernising Victoria’s Planning Act 2008	17
6.1.3	New Residential Zones for Victoria	17
6.1.4	Pilot Restructure of LPPF	18
6.1.5	Retail Policy Review	18
6.1.6	Melbourne 2030 Audit	18
6.1.7	Review of advertising sign provisions	19
6.1.8	Review of parking provisions	19
6.1.9	Cutting red tape in planning	19
6.1.10	Housing growth requirements	19
6.1.11	Activity Centre Zone	20
6.1.12	Aboriginal Heritage Act and Regulations & Heritage Overlays	20
6.1.13	Victorian Transport Plan 2008	20
6.2	Local strategic work undertaken	21
6.2.1	Council Plan	21
6.2.2	Planned Outcome 1: Infrastructure for a safe and active community	21
6.2.3	Planned Outcome 2: A sustainable environment	22
6.2.4	Demographic and statistical data	23
6.2.5	Water Cycle Strategy	23
6.2.6	Coastal Management Plan	24
6.2.7	Biodiversity Strategy 2007-2012	24
6.2.8	Living Links	25
6.2.9	Open Space Strategy	26
6.2.10	Kingston Traffic Study	27
6.2.11	Flood Mitigation Strategy	27
6.3	Structure Plans	28
6.3.1	Mentone Structure Plan	28
6.3.2	Moorabbin Structure Plan	29
6.3.3	Cheltenham Structure Plan	30
6.3.4	Mordialloc Structure Plan	30
7.0	KEY AUDIT FINDINGS	32

7.1	Consistency and effectiveness of the Planning Scheme	32
7.2	Clarity and repetition	32
7.3	Gaps and deficiencies	32
7.4	Alignment with the State Planning Policy Framework	35
7.5	SETTLEMENT	36
7.5.1	Green Wedge Content.....	36
7.5.2	Suggested inclusions into the Municipal Strategic Statement	37
7.5	Implementation	38
7.6	CLIMATE CHANGE/ENVIRONMENT	40
7.7	ENVIRONMENT AND LANDSCAPE VALUES	41
7.7.1	Suggested inclusions into the Municipal Strategic Statement	42
7.7.2	Implementation.....	44
7.8	ENVIRONMENTAL RISKS	46
7.8.1	Suggested inclusions into the Municipal Strategic Statement	47
7.9	NATURAL RESOUCE MANAGEMENT	51
7.9.1	Suggested inclusions into the Municipal Strategic Statement	51
7.9.2	Implementation.....	54
7.10	BUILT ENVIRONMENT AND HERITAGE	55
7.10.1	Suggested inclusions into the Municipal Strategic Statement	55
7.10.2	Implementation.....	57
7.11	HOUSING	59
7.11.1	Regional/ Local documents.....	59
7.11.2	Existing Clause 22 Policies.....	61
7.12	ECONOMIC DEVELOPMENT	63
7.12.1	MSS Objectives and Strategies	64
7.12.2	TRANSPORT	67
7.12.3	MSS Objectives Strategies and Policies	69
7.13	INFRASTRUCTURE	72
8.0	RECOMMENDATIONS ARISING FROM THE REVIEW	75
8.1	Clause 21 – Municipal Strategic Statement	75
8.1.1	Settlement.....	75
8.1.2	Environment and Landscape Values	76
8.1.3	Built Environment and Heritage.....	76
8.1.4	Housing	76
8.1.5	Economic Development.....	76
8.1.6	Transport	76
8.1.6	Infrastructure	77
8.2	Clause 22 – Local Planning Policies	77
8.2.1	Clause 22.01 – Cheltenham Business Centre Policy.....	77
8.2.2	Clause 22.02 – Springvale Industrial Park Area Policy	78
8.2.3	Clause 22.03 – Sandbelt Open Space Project Policy	78
8.2.4	Clause 22.04 – South East Non Urban Area Policy	78
8.2.5	Clause 22.05 – Moorabbin Airport Environs Policy	78
8.2.6	Clause 22.06 – South Road Industrial Gateway Policy	78
8.2.7	Clause 22.07 – Enterprise Sites Policy	78
8.2.8	Clause 22.08 – Park View Industrial Estate Policy	78
8.2.9	Clause 22.09 – Parkdale Plaza Business Centre Policy.....	78
8.2.10	Clause 22.10 – Former Epsom Training Facility and Environs Policy	79
8.2.11	Clause 22.11 – Residential Development Policy	79
8.2.12	Clause 22.12 & 22.13 – Carrum Activity Centre and Clayton South Framework Policies	80
8.2.13	Clause 22.12 Carrum Activity Centre policy	80

8.2.14 Clause 22.13 Clayton South framework Policy	80
8.2.15 Clause 22.14 – Mordialloc Activity Centre Policy	80
8.2.16 Clause 22.15 – Outdoor Advertising Signage Policy	80
8.2.17 Clause 22.16 – Heritage Policy	80
8.2.18 Clause 22.17 – Highett Activity Centre.....	81
8.2.19 Clause 22.18 – Materials Recycling in the Green Wedge	81
8.3 Zones	82
8.4 Overlays	82
8.4.1 Environmental Significance Overlay.....	83
8.4.2 Heritage Overlay	83
8.4.3 Design and Development Overlays	84
8.4.4 Development Plan Overlay	86
8.4.5 Environmental Audit Overlay	86
8.4.6 Public Acquisition Overlay	87
8.4.7 Special Building Overlay and Land Subject to Inundation Overlay	87
8.4.8 Development Contributions Overlay.....	87
8.5 Particular Provisions.....	87
8.6 Reference and Incorporated Documents.....	87
8.7 Anomalies	87
8.8 Summary of Affected Properties	88
8.8.1 Mapping errors/Zoning inconsistency	88
8.8.2 Dual zoning (Land in two zones).....	88
8.8.3 Overlay Issues.....	89
9.0 RECOMMENDATIONS FOR ADVOCACY ACTIONS.....	90
List of Acronyms.....	91
Glossary	92
APPENDIX ONE- ZONES.....
APPENDIX TWO- OVERLAYS.....

1.0 INTRODUCTION

This Review reports on the findings of the Kingston Planning Scheme Review 2010-12, which commenced in October 2010.

Section 12 of the Planning and Environment Act 1987 outlines the requirement for a planning authority to review its planning scheme. Section 12B had previously required a planning scheme review to be undertaken once every three (3) years. However, the revised section now provides that a planning authority must review its planning scheme “no later than one year after each date by which it is required to approve a Council Plan under S.125 of the *Local Government Act 1989*.” Section 125(1) of the *Local Government Act* in turn provides that “A Council must prepare and approve a Council Plan within the period of six (6) months after each general election or by the next 30 June, whichever is the greater”. The Planning and Environment Act 1987 requires that, following Council’s review of the Scheme, a report will be prepared for the Planning Minister, identifying:

- § the major planning issues facing Kingston City Council
- § areas for further strategic work
- § proposed operational and procedural improvements

The City of Kingston Planning Scheme was created in 1999 with the introduction of the Victorian Planning Provisions (VPP). Since this time, there have been several amendments to the Planning Scheme, both significant and minor. They have included an update to the Heritage Overlay (HO) following a Heritage Study, the introduction of a Residential Strategy, implementing Structure Plans and rezoning various pockets of land.

The last review of the Kingston Planning Scheme was completed in 2007. This did not seek to substantially amend the planning scheme, nor did it include a review of the suitability of zones and overlays, or to alter the vision and objectives. This current review will assess the strategic performance of the Planning Scheme and address what has been achieved since the 2007 review. The review must evaluate the Scheme to ensure that it is consistent with, and gives effect to, State and local policy directions. The Act requires the Municipal Strategic Statement (MSS) to be consistent with the Council Plan. The Planning Scheme includes State and local provisions; this review focuses on the local provisions, which are specific to the municipality.

The review undertaken has incorporated an assessment of the performance of the Kingston Planning Scheme (KPS) against set measures within the Scheme and has also included preliminary consultation within Council to gauge its effectiveness and rigour.

Key findings of the review process are:

- § there are opportunities to further strengthen and clarify Council’s policies and planning tools to ensure more consistent development outcomes
- § this is a key opportunity to update and align local policy with State policy
- § there are opportunities to further strengthen Council’s commitments to environmental sustainability through the review and updating of relevant parts of the scheme’s Local Planning Policy Framework (LPPF) and MSS

The review has been undertaken in accordance with the General Practice Note – Review of Planning Schemes – February 2006, which states that the review is an audit of the performance of the planning scheme at a point in time and will inform the continuous improvement of the planning scheme by addressing:

- § What has been achieved since the last review?
- § Where are we now?
- § Where to from here?

This report provides information on the key issues facing Kingston and details the scope of the current review, the methodology, the key findings of the audit work and the preliminary consultation feedback, and makes recommendations for changes to the Planning Scheme and for further work to be undertaken.

The Planning Scheme manages land use and development within the City of Kingston. It involves:

State Sections	Local Section
SPPF (State Planning Policy Framework)	LPPF (Municipal Strategic Statement Clause 21)
VPPS (Victorian Planning Provisions) e.g. Standard zones, overlays and particular provisions.	Local Planning Policies (Clause 22)
	Schedules to VPPs (Local Planning Provisions) e.g. Schedule to the zones, overlays and some particular provisions.

The current planning scheme has served Council well in directing land use and development across the municipality. The review has identified changes and additional strategic work that will improve the performance of the planning scheme and subsequently the assessment of land use and development applications in Kingston.

The following matters have been identified in the review of the Planning Scheme as being the highest priority to improve the Kingston Planning Scheme.

- § The implementation of the Moorabbin, Cheltenham and Mentone adopted Structure Plans through the use of the Activity Centre Zone
- § The policy neutral translation of the Mordialloc Activity Centre provisions to the Activity Centre Zone for consistency
- § Developing and implementing new policies to provide for emerging key themes that have been identified as gaps and deficiencies of the current planning scheme regarding Ecologically Sustainable Development (ESD) and Water Sensitive Urban Design (WSUD). This will provide greater decision making with respect to planning permit applications for new development
- § The implementation of the new Residential Zones (on being incorporated in the VPPs) will require extensive further strategic work involving a review of the operation of the Residential Strategy, the Neighbourhood Character Study and Guidelines and

associated Clauses 21.05 and 22.11, to provide improved direction for decision-making within established residential areas

- § Undertaking background work to inform Development Contributions Plans and respond to the introduction of a proposed new Car Parking Overlay for targeted areas to assist in the achievement of land use and development objectives, particularly for Activity Centres
- § A review of the Local Planning Policy Framework to rationalise Clauses 21 and 22.
- § Undertaking amendments to the Kingston Planning Scheme to resolve anomalies identified and to restructure Clause 21 to mirror the recent restructure of the State Planning Policy Framework

Future work and improvements in accordance with the recommendations of this report will be carried out as part of a separate work program, including amendments to the planning scheme as required.

Implementation of the recommendations will be undertaken following further consultation, and will ensure that the Scheme is maintained and enhanced to meet current and future land use and development needs of the City of Kingston.

2.0 KEY ISSUES AND CHALLENGES FACING THE MUNICIPALITY

2.1 Key macro issues

Several issues are being discussed at a State and Federal level that have a direct influence on the City of Kingston. These include:

- § climate change and associated mitigation strategies
- § responding to an ageing population
- § management of population growth
- § water management and security
- § housing, including its affordability, density and energy efficiency
- § transport infrastructure planning

Particularly in the above areas, substantial change has occurred since the 2007 Planning Scheme Review. The Victorian Minister for Planning announced a review in June 2011 to examine issues associated with the Planning System function. Although the outcomes of the review were not available at the time of writing, public submissions had closed and it is anticipated that the review is likely to have some influence over the manner in which the Planning System functions in Victoria.

2.2 Key challenges facing Kingston

The following challenges were identified:

- § projected population levels and population ageing
- § a greater understanding of the impacts of climate change
- § likely future increases in energy prices for petrol and electricity
- § a greater emphasis on transport (public) and infrastructure
- § improve community health and wellbeing
- § the need to preserve open space, recreation and waterways
- § increase and encourage environmentally sustainable developments
- § continued protection and preservation of local heritage

2.2.1 Population growth

In August 2011, Melbourne was named the Most Liveable City out of 140 cities by the Economist Intelligence Unit Global Liveability Survey¹. Melbourne continues to have record growth, outstripping that of other Australian capitals for the past eight years. State policy requires planning authorities to provide for the accommodation of at least 15 years of future growth.

Increased population growth means greater pressure on infrastructure and services. Maintaining living standards through better planning and higher productivity will be a key challenge. The State Government has committed to a two-year study to work a new planning strategy to replace the previous State Government's 'Melbourne @5 Million' and 'Melbourne 2030' strategies.

In 2011, Kingston was estimated to have approximately 149,077 people and 59,396 households (this is estimated from the 2006 census results whereby Kingston had a total population of 139,798). In the next fifteen (15) years, projections (*Victoria in Future*

¹ http://www.eiu.com/site_info.asp?info_name=The_Global_Liveability_Report&rf=0

2008²) are that Kingston will grow by approximately 18,000 people and an increase of over 9,600 households (based on the Council Plan 2009-2013). By 2021 Kingston is estimated to have a total population of 160,235 at an average annual growth rate of 0.91% per annum over fifteen (15) years. Population growth will be driven by natural increases, such as births, skilled migration and a low interstate migration. The City of Kingston's population growth will continue to be predominately people between the ages of thirty-five (35) and six (6) years. There will be growth in older age groups as the population ages.

While there is some debate at national and state level about the need to reduce the rate of population growth, there will still be demand for development in Kingston.

2.2.2 Addressing climate change and preservation of environmental assets and improving environmental sustainability

In September 2010, the State Government revised the State Planning Policy Framework (SPPF)³ and implemented changes, which included greater emphasis on environmental issues. The community is well aware of the impacts of climate change, and measures such as greater energy efficiency, water recycling and Ecologically Sustainable Development for building construction are increasingly necessary. The review provides the ability to strengthen provisions in the local section of the Planning Scheme to improve environmental practice and design in private development. It also provides the ability to strengthen provisions around key environmental assets, specifically to preserve and maintain these. Kingston has thirteen (13) kilometres of coastline and significant wetlands and reserves, which are a significant asset that require sound future planning and ongoing maintenance and management.

While there is still some debate around the effects of climate change, it is now generally understood that climate change is occurring with unequivocal scientific evidence to back this up. A challenge for Kingston will be to better understand the future climate change impacts and to provide effective adaptation and mitigation strategies. Kingston's action will ensure a targeted, flexible and regionally specific response.

2.2.3 Improving transport/infrastructure

Increasing community demand on transport infrastructure is a key challenge for Kingston, every other municipality and the State Government. As the population increases and new development intensifies, pressure grows on a transport network established many decades ago. This review identifies the importance of planning for increased development and continuing to advocate to the providers (such as the State Government) for infrastructure improvements. Public transport has a key role in providing for the wider community as the population increases. There is a real need for an integrated and consistent approach to land use and transport planning for urban Melbourne.

2.2.4 Community health and wellbeing

Community health and wellbeing are imperative for Kingston. Many factors influence the health and wellbeing of a community; social, economic and physical environments all play

² <http://www.dpcd.vic.gov.au/home/publications-and-research/urban-and-regional-research/Demographics-and-Population/victoria-in-future-2008>

³ <http://www.dpcd.vic.gov.au/planning/news-and-events/news/new-state-planning-policy-framework-introduced>

a part. Improvements to health and wellbeing are achieved by addressing the many social, economic and environmental determinants. Having access to health services, education and employment is important – but so to is access to our beaches and open green space for healthy recreation and a pleasant and safe urban environment. This review highlights that the environment plays a critical role in community health and wellbeing. With the risk of the effects of climate change, the likely health impacts are many and varied. The main health risks from climate change include:

- health impacts of weather disasters (floods, storms, cyclones)
- health impacts from temperature extremes, including heatwaves and the Urban Heat Island effect⁴
- health risks from poor water quality
- increases in urban air pollution

It is important to promote mobility, particularly for the needs of older adults, so that quality of life can be sustained. Affordability, as well as accessible transport for those on retirement incomes, is a significant servicing issue. The City of Kingston will advocate to the relevant State departments to continue to improve and provide accessible, affordable, safe and co-ordinated transport options. Poor mobility can place considerable burden on individuals and the community. A co-ordinated approach from local government and state government departments is required in order to manage the mobility of our community.

⁴ *Is an effect where an area, such as a city or industrial site, consistently has higher temperatures than surrounding areas because of a greater retention of heat by buildings, concrete, and asphalt*

3.0 SCOPING OF THE REVIEW

This review, which began in November 2010, has involved preliminary consultation with key internal and external stakeholders to assess how the Kingston Planning Scheme is achieving the current strategic objectives set out in the MSS.

This review has not sought to audit the performance of the Kingston Planning Scheme with respect to the City's non-urban areas. Council has engaged Planisphere to prepare the Kingston Green Wedge Plan. This plan will include an implementation program that will likely identify future changes and amendments to the Kingston Planning Scheme. It may be that planning scheme provisions pertinent to land considered part of the Kingston Green Wedge Plan will be translated in a policy-neutral manner into the revised Clause 21; however this will depend on the timing for completion of the Kingston Green Wedge Plan.

This review will consist of three key stages:

- § Stage 1 - preliminary audit/research (November 2010 to September 2011)
- § Stage 2 - consultation (November 2011 to mid-December 2011)
- § Stage 3 - finalisation of the review and report (December 2011 to March 2012)

Stage 1 consisted of background research and preliminary consultation with key internal and external stakeholders. Internal departments included:

- § Arts and Cultural Services
- § Community Buildings
- § Community Engagement
- § Economic Development
- § Engineering Design
- § Environmental Planning
- § Leisure Planning
- § Parks and Depot Services
- § Property Services
- § Statutory Planning
- § Traffic and Transport

External stakeholders included Melbourne Water and South East Water.

This preliminary audit has highlighted the key gaps and deficiencies of the current Kingston Planning Scheme, which are discussed in detail later in this report.

Scoping sessions included a workshop with Councillors. It also provided an opportunity for Councillors to discuss any specific issues or concerns over the existing Planning Scheme. This is discussed in more detail in Section 5.0 'Preliminary Consultation'.

Internal consultation consisted of initial scoping sessions focussed on a constraints/opportunities exercise relating to the key issues facing Kingston. As part of the initial scoping exercise, the objectives and strategies in the MSS were cross-referenced with those in the Council Plan. This internal preliminary consultation identified these key themes as the basis for research and analysis:

- § environmental issues/climate change
- § residential issues
- § transport/traffic
- § economic development

§ zoning and overlay inconsistencies.

4.0 RESTRUCTURING THE LOCAL PLANNING POLICY FRAMEWORK

Council undertook background research during the first phase of the Kingston Scheme Review. This included engaging with relevant internal Council departments and upon gaps and deficiencies being identified, relevant State Agencies (Melbourne Water for example).

4.1 Preliminary audit

It is proposed that a revised Local Planning Policy Framework (LPPF) is introduced to include a Municipal Strategic Statement (MSS) with updated content and a format that reflects the recently restructured State Planning Policy Framework (SPPF). It also proposes to seek to introduce a Local Planning Policy section that has been updated and rationalised by moving some content to the MSS and deleting redundant policies. The SPPF is structured around the following policy areas:

- § Clause 10 - Operation of the State Planning Policy Framework
- § Clause 11 - Settlement
- § Clause 12 - Environmental and Landscape Values
- § Clause 13 - Environmental Risks
- § Clause 14 - Natural Resource Management
- § Clause 15 - Built Environment and Heritage
- § Clause 16 - Housing
- § Clause 17 - Economic Development
- § Clause 18 - Infrastructure
- § Clause 19 - Transport

The existing MSS is structured around the following policy areas:

- § Clause 20 - Operation of the Local Planning Policy Framework
- § Clause 21.01 - Municipal Strategic Statement - Purpose
- § Clause 21.02 - Municipal Profile
- § Clause 21.03 - Land Use Challenges for the New Millennium
- § Clause 21.04 - Vision
- § Clause 21.05 - Residential Land Use
- § Clause 21.06 - Retail and Commercial Land Use
- § Clause 21.07 - Industrial Land Use
- § Clause 21.08 - Foreshore
- § Clause 21.09 - Environment, Wetlands and Waterways
- § Clause 21.10 - Non Urban Areas
- § Clause 21.11 - Open Space
- § Clause 21.12 - Transport, Movement and Access
- § Clause 21.13 - Heritage
- § Clause 21.14 - Performance Monitoring and Review

Seventeen Local Planning Policies are contained in the existing Clause 22 component of the LPPF:

- § Clause 22.01 - Local Planning Policy Cheltenham Business Centre Policy
- § Clause 22.02 - Springvale Industrial Park Area Policy
- § Clause 22.03 - Sandbelt Open Space Project Policy
- § Clause 22.04 - Moorabbin Airport Environs Policy
- § Clause 22.05 - South Road Industrial Gateway Policy
- § Clause 22.06 - Enterprise Sites Policy
- § Clause 22.07 - Park View Industrial Estate Policy

- § Clause 22.08 - Parkdale Plaza Business Centre Policy
- § Clause 22.09 - Former Epsom Training Facility and Environs Policy
- § Clause 22.10 - Residential Development Policy
- § Clause 22.11 - Carrum Activity Centre Policy
- § Clause 22.12 - Clayton South Framework Policy
- § Clause 22.13 - Mordialloc Activity Centre Policy
- § Clause 22.14 - Outdoor Advertising Signage Policy
- § Clause 22.15 - Heritage Policy
- § Clause 22.16 - Highett Activity Centre Policy
- § Clause 22.17 - Materials Recycling in the Green Wedge

Using the headings and themes in the new State Planning Policy Framework will help achieve better alignment between the State Framework and the Local Planning Policy Framework. This will also help people who infrequently use the Kingston Planning Scheme to understand the relationship between state and local planning policy.

Council based its research and analysis on practice notes by the Department of Planning and Community Development (DPCD) and included:

- § PN04 'Writing a Municipal Strategic Statement'
- § PN08 'Writing a Local Planning Policy'
- § PN32 'Review of Planning Schemes'
- § PN13 'Incorporated and Reference Documents'

Using the preliminary consultation (see Section 5.0 'Preliminary Consultation'), Council Officers undertook an initial assessment and analysis of the existing provisions in the Planning Scheme. Kingston is committed to ensuring that the MSS and Local Planning Policies are simple, concise and user-friendly. Kingston aims to provide guidance and direction as well as promote rational decision making for land use and development.

5.0 CONSULTATION

5.1 Preliminary Consultation

Between January and July 2011, preliminary consultation was undertaken with internal and external key stakeholders to seek initial feedback on the existing Planning Scheme. The preliminary consultation took place with key stakeholders and interested parties and comprised:

- Councillor workshop
- Internal discussions with the following key departments
 - § Arts
 - § Community Buildings
 - § Community Engagement
 - § Economic Development
 - § Engineering Design
 - § Environmental Planning
 - § Leisure Planning
 - § Parks
 - § Property Services
 - § Statutory Planning
 - § Traffic and Transport

External stakeholders discussions included:

- § Melbourne Water
- § South East Water
- § Discussions with adjoining municipalities

This preliminary consultation was used to ascertain the parts of the current scheme that were working well and the part that could be improved.

5.2 Internal discussions

Internal discussions included a meeting with each relevant department listed above. Departments were sent the relevant sections of the Kingston Planning Scheme for review. Feedback was then given to the Strategic Planning team. This method was used to learn what the key issues were from an internal perspective, and if the issues raised were consistent throughout the whole of the organisation. The Strategic Planning Department found that the issues were consistent across the organisation. The preliminary consultation indicated that a simpler yet robust framework would be useful at a local and State level.

5.3 External discussions

Melbourne Water and Council Officers met in May 2011. Melbourne Water supplied officers with background information, suggestions for MSS content and information for future work that Melbourne Water is looking to complete. Feedback included:

- § an integrated approach to total water management (consistent with Integrated Water Cycle Strategy)
- § a strategy to become a Water Sensitive City by moving towards 'Total Water Cycle Management'

- § Melbourne Water reviewed its property holdings in Kingston and found a number of inconsistent zones that could be corrected as part of this review (these are found in Appendix 1 and Appendix 2 under Part 7 ‘Key Audit Findings’)
- § Melbourne Water found that, in general, all land owned by Melbourne Water should be zoned Public Use Zone 1 (PUZ1) to reflect its public utility purpose.
- § However, in some cases it was requested that the Urban Floodway Zone (UFZ) be used instead of PUZ1, for consistency with the zoning of adjoining land
- § These changes will help facilitate works and maintenance that is essential to their waterways, drainage, water supply and sewerage services. They should also increase the transparency for the primary purpose of Melbourne Water-owned land
- § Melbourne Water is not seeking to re-zone Patterson Lakes water body as part of this review.

Council Officers met with South East Water in late June 2011 to discuss the Planning Scheme Review and advise South East Water with the details and legal basis of the review. It also gave South East Water an opportunity to supply Council Officers with future works that may need to be considered. South East Water provided verbal feedback, which has been considered as part of this review.

5.4 Councillor workshop

Council Officers presented feedback on emerging key issues and themes and the review’s legal framework to the Councillor workshop in April 2011. The workshop was also a scoping exercise, giving Councillors the opportunity to present items they felt could be incorporated into the review.

5.5 Where to from here?

Community and stakeholder consultation is a key part of the review, allowing those who use the planning scheme to comment on its effectiveness, usability and possible improvements. It is anticipated that formal consultation for this draft will take place in November 2011 through to December 2011. This will include four workshops with the community and planning professionals, and copies of the draft review report will be available for comment at Kingston libraries, customer service centres, and on Council’s website.

Feedback will be collated and, where required, the changes will be made. Council will consider a final report for adoption at an Ordinary Council meeting in early 2012. If adopted, the review report will be forwarded to the Minister for approval. Council would then seek authorisation to prepare a planning scheme amendment to implement the changes outlined in the review into the Kingston Planning Scheme. It is customary with all planning scheme amendments that another round of formal consultation take place to provide interested parties with the opportunity to review the proposed changes.

5.6 Consultation

Consultation ran from 31st October 2011 through to the 5th March 2012. During this time, the City of Kingston held four information sessions, three of these in each Council ward, during the month of November. The additional information session was specifically for developers, planners and builders that deal with Kingston. The three information sessions held in Moorabbin, Cheltenham and Patterson Lakes, provided Council Officers with great

feedback. An additional information session was held on 16th February 2012 as part of the Central Ward meeting. Council received twenty six submissions.

There were four recurring themes that were identified during the consultation period:

- Housing and Density
- Concerns of population growth and how to accommodate this
- Traffic/transport and parking
- Environment including climate change

Changes to the Kingston Planning Scheme have been made having considered the issues raised during consultation. These have been fed into the report where appropriate.

6.0 STATE AND LOCAL INITIATIVES

The City of Kingston has actively contributed to planning reform, particularly where efficiencies to the planning process can be achieved. Council's involvement in review projects has included submissions to 'Better Decisions Faster' and various advisory committee reports, which have focused on improving the planning system and legislation.

6.1 State initiatives

A number of State Government planning initiatives have recently been made which could result in changes to the Kingston Planning Scheme. The following is a summary of these initiatives.

6.1.1 Review of the SPPF September 2010

As part of the planning reform currently taking place, the State Planning Policy Framework (SPPF) was restructured and during the consultation period, comments were sought from the public and local government. The review included a restructure and policy neutral translation of existing policies, removing repetition and unnecessary information⁵.

6.1.2 Modernising Victoria's Planning Act 2008

In 2008 the Annual Statement of Government Intentions forecast the review of the *Planning and Environment Act 1987*. Subsequently, the Victorian Auditor-General prepared an audit of Victoria's planning framework. As a result of the Auditor-General recommendations, the former Minister appointed an expert panel to assist with the review of the Act. In December 2008, several workshops were held with industry professionals, including Local Government, to brainstorm improvements to the Act. Following the preparation of a discussion paper and subsequent submissions, the City of Kingston provided a submission to the review. The Department of Planning and Community Development (DPCD) assessed submissions and prepared response papers to address themed concerns and detail changes to the Act.

A draft Bill was released for comment in early December 2009. The City of Kingston prepared a submission to the draft Bill that was considered and endorsed by Council. The Bill is still in draft format and no announcements have yet to be made with regards to the outcome.

6.1.3 New Residential Zones for Victoria

Three new residential zones were drafted by the DPCD to manage residential use and development in Victoria. Public comment relating to the zones was sought in April 2009. Council provided a submission to the proposed zones in March 2009. The new zones are considered to be a direct response to the 'Making Local Policy Stronger' initiative that forms part of the 'Cutting Red Tape' in planning work described below in 6.1.9. At the time of commenting on the proposed new zones, it was considered that they overlooked relevant elements that inform housing policy, such as accessibility, affordability and sustainability and, therefore, did not present a comprehensive approach to managing residential use and development.

⁵ <http://www.dpcd.vic.gov.au/planning/news-and-events/news/new-state-planning-policy-framework-introduced>

It is expected that local housing strategies will be required and neighbourhood character studies will need to be reviewed, to justify application and translation of objectives into the new zones. The proposed approach, had not considered all residential development, as residential uses can be considered in other zones as well as residential zones. It should be noted that DPCD has not formally notified Council regarding the timing and release of these zones.

6.1.4 Pilot Restructure of LPPF

The Ministerial Working Group's 'Making Local Policy Stronger' report said that simplifying the presentation of local policy could increase the effectiveness of planning scheme policy. As a result of this action, the DPCD undertook a pilot project using Councils as project teams, including Kingston, to test different models for delivering an improved LPPF. The project began in November 2007 and tested four alternative models against evaluation principles.

Following testing of the pilot LPPFs and evaluation of each model, the project was placed on hold. Recent advice received from the DPCD has acknowledged that the project has been delayed, as current projects being undertaken by the DPCD relating to the review of the SPPF and projects, including changes to the zones and overlays, are interrelated. In the interim, the DPCD is recommending that Councils apply the best practice model and Councils can choose if they wish to retain the local planning policies. At the time, the City of Kingston did not change the LPPF, this current review of the planning scheme will be applying the best practice model.

6.1.5 Retail Policy Review

Following the release of the Government's response to the Audit of Melbourne 2030⁶, one critical issue was development around activity centres and strategic redevelopment sites, and the retail policies and statutory land use definitions that guide this development. As a result, a review of the way we plan our retail developments took place in October 2008. A discussion paper was prepared by the DPCD and the City of Kingston provided a submission to the paper in early 2009. There has been no feedback received from the DPCD regarding the outcomes of this review.

6.1.6 Melbourne 2030 Audit

In March 2008, an Audit Expert Group was appointed by the Minister to undertake the first five-year Audit of Melbourne 2030. The audit identified three main issues that would enable Melbourne 2030 to be successfully implemented:

- § clarification of responsibility
- § allocation of resources
- § Government support

The Victorian Government's response to the audit planning for all of Melbourne broadly accepted the advice of the Audit Group and responded with priority actions to address the recommendations of the Audit Group.

Since the Audit, the new State Government (in 2010) has sought to remove focus on Melbourne 2030 and its planning update Melbourne @ 5 Million and is now developing a new Metropolitan Strategy. It is understood that the relevant State Government Departments have started work on this plan.

⁶ <http://www.dpcd.vic.gov.au/planning/plansandpolicies/planningformelbourne/planninghistory/melbourne-2030-audit>

6.1.7 Review of advertising sign provisions

In 2007, the Minister for Planning established an Advisory Committee to review the advertising sign provisions in Clause 52.05 for the VPPs and planning schemes. Following stakeholder workshops, an Issues and Options Paper was prepared and consultation took place, which included workshops for Council Officers. The final report of the Advisory Committee released in December 2007 made several recommendations proposed to be implemented in various stages. The first round of changes was implemented through Amendment VC49 in September 2008 and included amending Clause 52.05 to include a revised purpose statement, decision guidelines and new application requirements. The second stage of changes to the provisions includes revising terms and definitions relating to signage, revising category tables for signage and providing clearer statewide policies for consistent decision-making. The remaining work requires further consultation and investigation.

6.1.8 Review of parking provisions

In 2007, the Minister appointed an Advisory Committee to review and advise on car parking issues and to prepare a new Clause 52.06 to planning schemes. The Committee's final report was released in early 2008, along with practice notes for responding to parking matters in the VPPs. Main recommendations from the review included adoption of an integrated transport parking approach, introducing mechanisms to reduce car parking demand, and to include sustainable transport policy objectives. In August 2011, the Minister established an Advisory Committee to review Car Parking Provisions. The City of Kingston has prepared a submission to the Advisory Committee. Submissions have now closed and the draft provisions and submissions will be considered by the Advisory Committee before making their recommendations.

6.1.9 Cutting red tape in planning

The Cutting Red Tape⁷ review builds on the outcomes of the Whitney Committee (2002) and the Better Decisions Faster project (2002-2005)⁸. The review process included workshops, round table discussions and received submissions.

The report released in August 2008 had fifteen (15) actions for improvement to the Victorian Planning System. Amongst other things, the report recommended that the Minister make a formal statement about the role and status of Local policy in decision making. In early 2007, an expert working group was established to review local planning policy operation and make recommendations for improvement. The group prepared Making Local Policy Stronger, September 2007. One recommendation was to restructure Clauses 20, 21 and 22 to produce a single simplified local policy section. This project was initiated and piloted in November 2007. The expected final LPPF model and advisory note has not yet been released.

6.1.10 Housing growth requirements

In 2010, the DPCD appointed SGS Economics & Planning Pty Ltd to undertake a metropolitan-wide assessment of housing capacity to accommodate future housing development. This will provide a comprehensive picture of opportunities and constraints affecting the delivery of new housing in urban areas. The City of Kingston participated in this project. The data will provide more detailed information than has previously been available on housing development across Melbourne over the past five years. The project

⁷ http://www.dpcd.vic.gov.au/data/assets/pdf_file/0020/76601/Cutting_red_tape_report.pdf

⁸ http://www.dpcd.vic.gov.au/data/assets/pdf_file/0014/41450/BDF_Discussion_Paper.pdf

was due to be finalised by December 2010 and no preliminary reports have as yet been released.

6.1.11 Activity Centre Zone

The Minister for Planning introduced a new Activity Centre Zone (ACZ) to the VPPs in September 2009. The ACZ forms part of the suite of zones available for Councils to apply to activity centres. The ACZ can be tailored to each centre. The schedule to the zone is informed by structure plans prepared for activity centres and can specify improvements to the public realm and provide direction on the scale of future development appropriate for a centre. Council has completed structure plans for the Mordialloc, Moorabbin, Cheltenham and Mentone Major Activity Centres and is now working on Schedules to the ACZ for these centres. It should be noted that an authorisation request is currently with the Minister for Planning for an Amendment to the Kingston Planning Scheme to apply the ACZ to the Cheltenham Major Activity Centre.

6.1.12 Aboriginal Heritage Act and Regulations & Heritage Overlays

The *Aboriginal Heritage Act 2006* and *Aboriginal Heritage Regulations 2007* commenced operation in May 2007. They provide for the protection and management of Victoria's Aboriginal Heritage with streamlined processes linked to the Victorian planning system.

The key features of the Act are:

- § the establishment of a Victorian Aboriginal Heritage Council
- § the registration of Aboriginal parties that will be involved in decision making processes around cultural heritage
- § establishment of Cultural Heritage Management Plans and Permits to manage activities that may harm Aboriginal cultural heritage.

The Act also introduced a requirement for a proponent to prepare a cultural heritage management plan for an area of cultural heritage sensitivity if the activity planned is of high impact, or if the area has not previously been subject to considerable ground disturbance. For the City of Kingston, this is most significant on the banks of the Mordialloc Creek and foreshore areas.

The DCPD further established an Advisory Committee to review the Heritage Provisions in the Planning Schemes. The Committee consulted in the middle of 2007. The principal function of the Advisory Committee has been to review the manner in which heritage places are managed through planning schemes and to make recommendations concerning:

- § the manner in which places are identified
- § improvements to the Heritage Overlay and other heritage related provisions in the Victoria Planning Provisions and related guideline documents
- § opportunities to further streamline planning processes associated with heritage management.

The Committee finalised its recommendations in August 2007, however there is no current timetable for the introduction of the Committee's findings.

6.1.13 Victorian Transport Plan 2008

In November 2004, the Government released *Linking Melbourne: Metropolitan Transport Plan*, a strategy for the management and development of Melbourne's transport system. The plan identified and examined four key transport challenges - safety, managing congestion, metropolitan growth, and support for economic development. This plan set out

directions and initiatives to meet these challenges over the next ten (10) years, with a particular focus on strategies and actions for the next four to five years.

Arising from the list of projects outlined above, the opportunity presented by this review to align the State Planning Policies with Local Planning Policy, will allow the Council to more affectively respond at a local level to the above State Government initiatives.

It should be noted that all recommendations arising from the Review and, in particular, changes and amendments to the LPPF, will take place after the restructure of the LPPF to the SPPF headings.

6.2 Local strategic work undertaken

This section documents the strategic work undertaken by Council that has been completed since the previous review and highlights what additional work is required to strengthen the strategic direction of the planning scheme.

6.2.1 Council Plan

The Municipal Strategic Statement (MSS) should reflect Council's land use visions and outcomes using the Council Plan, the predominant planning and vision setting tool for the municipality. The MSS in the Kingston Planning Scheme was drafted in 1999, and while it has been reviewed in accordance with the provisions of the Act, it should be updated to include the current Council Plan's vision and objectives. The current Council Plan 2009-2013 identifies the vision for Council as 'A diverse, dynamic community where we all share a sustainable, safe attractive environment and a thriving economy'. The purpose of the Council Plan is 'To work with the community to protect and enhance the quality of life for current and future generations'.

The Council Plan is based around five key planned outcomes:

1. Infrastructure for a safe and active community
2. A sustainable environment
3. Healthy, strong and connected communities
4. A prosperous, innovative business city
5. Community inspired leaders

The first two outcomes strongly relate to land use and development issues associated with the Council Plan. It is important that the Planning Scheme Review supports and delivers the specific strategic plans and documents listed in the Council Plan.

6.2.2 Planned Outcome 1: Infrastructure for a safe and active community

The key challenge of Planned Outcome 1 is to *“achieve the right balance between the level of investment in infrastructure and meeting community expectations to provide value to the community both today and into the future. The key to sustainability will be to plan effectively to ensure an urban environment that is functional, accessible, safe, fit for purpose, and pleasing to the senses, without placing excessive financial demands on the community”*.

The Council Plan includes strategies for achieving Planned Outcome 1. Some of the relevant strategies and actions include:

- 1 Strategy 1.2.1 - Provide and facilitate development of safe, sustainable and aesthetically pleasing open spaces, gardens and passive recreational areas through the open space strategy and the range of reserves and associated masterplans
 - Review and update Open Space Strategy action plan endorsed by Council
- 2 Strategy 1.2.2 - Plan, promote and develop leisure and play opportunities through quality physical infrastructure and a range of strategic programs and initiatives that support active living through:
 - § Active Leisure Plan
 - § Pavilion Development Strategy
 - § Implement Kingston Playground Strategy
 - § Enhancement of Bald Hill Park and associated picnic and playground
 - § Cycling and Walking Plan and Management Group
 - § Sports specific strategies
- 3 Strategy 1.4.2 - Implement Kingston's Public Transport Strategy

6.2.3 Planned Outcome 2: A sustainable environment

It is vital that Kingston takes a sustainable and balanced approach to the natural and built environments. The Council Plan seeks to ensure the protection, enhancement and preservation of Kingston's natural environmental assets. *"Our success will be measured by how well we respect and balance community needs, residential amenity, heritage and environmental values while integrating built form and urban development"*.

Significant challenges, as identified in the Council Plan, associated with a sustainable environment are:

- § the size and scope of global warming/climate change and the ability of Council to influence both lifestyle choices and manufacturing business practices
- § assisting our community to get out of their vehicles and explore other forms of transport
- § implementing the State Government's Metropolitan Strategies at a local level through planning and development decisions that require a balance between planning for change and maintaining Kingston's liveability.

It is important that the MSS supports the Council Plan by delivering, developing and implementing the specific strategic plans and documents. Some of the relevant strategies and strategic actions contained in Planning Outcome 2 include

1. Strategy 2.1.2 - Undertake a review of the Kingston Planning Scheme
2. Strategy 2.1.3 - Development and implementation of key strategies, including:
 - § Water Cycle Strategy
 - § Greenhouse and Energy Management Strategy
 - § Tree Strategy
 - § Playground Strategy
3. Strategy 2.3.7 - Implement actions identified in Kingston's Biodiversity Strategy, including:
 - § identify, protect and manage remnant vegetation
 - § increase awareness, appreciation and understanding of biodiversity in the local community and create opportunities for participation in biodiversity management.

4. Strategy 2.4.2 - Respond to challenges associate with climate change and the drought, including:
- § consolidate strategies to maintain sports ovals including educating users of facilities on the impact of climate change
 - § implement warm season grass conversion program.

It is necessary therefore to amend the MSS to integrate reference to the Council Plan, as required through the *Planning and Environment Act 1987*. It is anticipated that this will lead to an updated MSS Vision and Strategic Framework (to the restructured MSS) that reflects the Council Plan.

6.2.4 Demographic and statistical data

The Municipal Strategic Statement includes a general profile of the municipality. This profile includes data relating to population, housing, and economy and is widely based on data from the 2001 census. The 2001 data has been updated though the 2006 Australian Bureau of Statistics (ABS) Census. Council has also commissioned Informed Decisions (id) Consultants to prepare detailed demographic data for the municipality. The restructured MSS will be updated to detail the latest available data including forecast, to ensure relevant and appropriate decisions can be made.

The municipal profile included in the Planning Scheme will be updated to better align with the 2006 Census data, id consulting forecasts and Council plans and strategies.

6.2.5 Water Cycle Strategy

Council adopted the Water Cycle Strategy in February 2012. The aim of the Water Cycle Strategy is to address stormwater management, potable water conservation, ground water conservation and protection and waste water management in a holistic way, in one document. The Water Cycle Strategy is identified in the Council Plan as a key policy initiative. Strategy 2.1.3 of the Council Plan specifically states '*development and implementation of key strategies including Water Cycle Strategy*'. The underlying reason to implement such a strategy is to be in a position to respond to the implications on the Kingston community in areas including water security, stormwater quality, flooding, groundwater quality, wastewater generation and poor waterway health. The development of a Water Cycle Strategy will reduce these threats through mitigation and adaptation to reduced water supply, thereby protecting the liveability and prosperity of our city.

The State Government has also adopted an integrated approach to sustainable water management. The 'Living Melbourne, Living Victoria'⁹ program was released in March 2011. The plan's first objective is to establish Victoria as a world leader in liveable cities and integrated water management. The completion of the Water Cycle Strategy will position Kingston at the forefront in this regard. Kingston has a long history of driving the development and delivery of sustainable water management initiatives in local government. The environmental, social and economic case for integrating water into business practises across the policy and operational areas of the organisation is compelling.

As part of the Planning Scheme Review, one of the suggested outcomes is to introduce a local policy ESD policy in Clause 22. This will incorporate Water Sensitive Urban Design

⁹ <http://www.water.vic.gov.au/programs/living-victoria>

(WSUD) as well as ecologically sustainable development. In addition to this, water quality and water quantity will be discussed in two of the new headings 'Environmental Risks' and 'Natural Resource Management' as part of Clause 21. Stormwater management, potable water conservation, ground water conservation and protection and waste water management will be addressed and recommendations made to implement objectives and strategies.

6.2.6 Coastal Management Plan

Council adopted the Coastal Management Plan in late 2008. This work reinforces that:

- § the Kingston Foreshore has been recognised as having high conservation values with the presence of local and regionally significant flora species
- § there is evidence of past Aboriginal inhabitants as well as several post settlement heritage features
- § the commercial and recreational uses of the foreshore create pressures on the natural coastal environment
- § the challenge of balancing competing demands for limited coastal space
- § the struggle between the interaction of the coastal environment and human activities are evident along the entire Kingston foreshore
- § the effects of climate change are becoming more evident and topical.

The Coastal Management Plan was developed within the framework of the *Coastal Management Act 1995*. This document will be the central guiding document for management of the Kingston foreshore in the future. The purpose and therefore the key outcomes of the Coastal Management Plan are to:

- § identify coastal values to protect, manage and restore
- § guide the future use and development of the foreshore
- § allow for coordinated and informed decision-making and management
- § engage the community and key stakeholders
- § establish an agreement between the Committee of Management, DSE and the community on how to manage the foreshore.

6.2.7 Biodiversity Strategy 2007-2012

The Biodiversity Strategy is to provide policy and strategic direction to Council for the management of biodiversity within the municipality. In 1996, the Kingston State of the Environment Report recommended that biodiversity information for Kingston should be monitored and updated every three years. Council made a commitment to develop a biodiversity policy and strategy, which is documented in the Council Plan 2004-2009. Biodiversity was one of the priority issues identified by the Environmental Groups Network (EGN), who requested that Council develop a biodiversity strategy. Some of the issues identified in the strategy include remnant vegetation, indigenous vegetation, indigenous fauna, environmental weeds, introduced animals and community education.

The key outcomes from the Biodiversity Strategy are:

- § better knowledge, protection and management of remaining indigenous plants and animal communities in Kingston
- § enhancement of biodiversity where possible
- § greater community awareness of biodiversity and their role in its management
- § better information about the status and trends in biodiversity through baseline data and ongoing monitoring.

The Biodiversity Strategy is referenced in the existing Planning Scheme and will continue to do so. It has a direct link to the new environmental section 'Environmental Landscapes and Values'. The protection of biodiversity is fundamental to ecological sustainability, providing ecosystems with resilience and adaptability. As outlined in the Planning Scheme Review, Kingston is committed to protecting and enhancing its biodiversity.

The Biodiversity Strategy is due to be reviewed in 2012.

6.2.8 Living Links

The Living Links program involves a number of municipalities, government agencies, the local community and the Port Phillip and Westernport Catchment Management Authority (PPWCMA). Over 18 months, a masterplan was developed as a blueprint for a web of living corridors connecting conservation reserves, wetlands, pathways, recreation facilities, and fragmented patches of native vegetation and sites of cultural significance. The project aim was to do this by:

- § establishing a series of green corridors, linking existing open space, conservation reserves, recreation areas and fragmented patches of native vegetation
- § improving the condition of waterways and coastal zones in the catchment
- § improving accessibility and connection between fragmented social and recreational assets
- § increasing community participation and corporate investment in the catchment.

The key objectives of the Living Links project are:

Establish a series of 'green' corridors:

Increase in the extent and condition of native vegetation (as measured in connectivity) by 2030 including increased strategic linkages between open space, conservation reserves, recreation areas and fragmented patches of native vegetation (e.g. connecting roadside reserves, parklands and private land).

Improve the condition of waterways and coastal zones:

- § protect and rehabilitate the coastal environment and maintain biodiversity
- § improve the health of the middle and lower sections of Dandenong Creek from poor to moderate, by 2016, as measured by the Index of Stream Condition¹⁰
- § encourage stormwater run-off from Eastlink and other urban roads to be treated using world's best practice
- § encourage water sensitive urban design in new and existing urban and industrial estates across the catchment.

Improve the connection between fragmented social and recreational assets:

- § establish a bicycle trail network along Eastlink, through the Dandenong floodplains and along green corridors established by Living Links
- § expand current walking and cycling tracks toward the goal of greater community utilisation by 2030
- § establishing major commercial and recreational centres to be as safe and accessible by bicycle and foot as they are by car.

¹⁰ http://www.nre.vic.gov.au/dpi/vro/vrosite.nsf/pages/stream_cond_index

Increase community participation and investment in the catchment:

- § increase community participation (for example, local businesses, industries, education institutions) in environmental restoration, protection and enhancement activities
- § increase community participation in environmental monitoring, evaluation and reporting programs
- § attract new private sector investment to the catchment.

As two of the three main waterway corridors to Port Phillip Bay from the Dandenong Creek catchment are in Kingston (Mordialloc Creek and Patterson River) and given Kingston's relationship with Port Phillip Bay, Council has a significant interest in working with other Councils and agencies in providing water quality improvements through greening water corridors.

Living Links aims to enhance the social and economic attractiveness of the region's rapidly development commercial, industrial and new residential centres by strengthening their relationship with the natural environment.

The City of Kingston is one of the founding partners of Living Links and is actively involved within this program. Kingston City Council committed to provide a council representative to be a member of the steering committee, provided \$15,000 over two (2) years as a contribution to the coordination of Living Links and undertook the program in Kingston, linked and branded as Living Links.

The Planning Scheme Review will introduce new environmental sections at Clause 21 that directly seek to maintain and conserve native vegetation and help provide wildlife corridors. The Planning Scheme review also seeks to address water quality and ways to protect the coastal environment.

6.2.9 Open Space Strategy

The current Open Space Strategy was adopted in 2005, building on the previous Open Space Strategy that was developed in 2000. Since the development of the 2005 Open Space Strategy, there have been a number of changes within Kingston that have had an impact on the open space needs of the community and the planning and provision of that open space. These changes include updated demographics based on the 2006 Census and associated population projections for Kingston, the development and growth of new residential estates and the adoption of a number of strategic strategies and plans.

Significant projects/events that have occurred since the adoption of the Open Space Strategy 2005:

- § Waterways estate growth and development
- § improved open space mapping and labelling through Geographical Information Systems (GIS)
- § commencement of the development of a Green Wedge Management Plan
- § development and adoption of Activity Centre Structure Plans
- § development and adoption of Recreation Master Plans.

At the time of the review, work was underway to review the existing Open Space Strategy incorporating the above influences. Any implications/findings from this strategy, once it is adopted, will be implemented at a later stage via an amendment(s) to the Planning Scheme if required.

6.2.10 Kingston Traffic Study

The Kingston Traffic Study¹¹ was completed in 2004 and was initiated by Kingston and VicRoads. The adopted report sets out a broad traffic management strategy for the future management of Kingston's arterial road network, with a time horizon of 10 years. It takes into account the traffic conditions on the arterial network with and without the then proposed Mitcham (Eastlink) to Frankston Freeway in place.

The strategy seeks to address the lack of east-west traffic capacity in the network and a number of identified operational problems, by proposing a new high-standard arterial road on the Dingley Arterial reservation together with a number of upgrades to existing roads and intersections.

The report identifies the main deficiencies in Kingston's arterial road network and provides a staged upgrading program. The study also identified potential for incorporating public transport improvements in conjunction with the arterial road upgrading.

The implementation of the report's recommendations will lead to improvements to both east-west and north-south traffic movement in the municipality, with benefits to motorists, freight traffic and on-road public transport, as well as improved access and mobility for people living and working in Kingston. A related secondary benefit for Kingston would be the reduction of non-local traffic into the local street system.

Transport is an essential element of successful urban planning. With social and economic priorities driving actions to address and improve the long-term sustainability of communities, there is a significant attention on transport. Changing demographics and lifestyle choices have placed enormous pressure on our roads. These pressures are felt throughout Melbourne. These challenges have been identified in the Planning Scheme Review, discussed in Section 7 of this report, and traffic/transport was a key issue.

6.2.11 Flood Mitigation Strategy

The Flood Mitigation Strategy involves the systematic investigation of the performance of Council's stormwater drainage system.

The key objectives of this strategy are to:

- § proactively identify drainage problems to help guide and prioritise Kingston's future capital works and maintenance programs
- § identify strategic solutions to flooding problems which consider the 'bigger picture' rather than drainage improvements in isolation
- § identify concerns with the capacity of Melbourne Water's main drainage system and bring these deficiencies to its attention
- § provide drainage information to assist with evaluating Planning Applications for future development proposals.

The degree of flooding issues within Kingston varies greatly, from water regularly ponding on roads to the potential for water to flood above floor levels during an extreme storm event. The recommendations aim at getting the 'best value for money' and to prioritise locations:

¹¹

http://www.kingston.vic.gov.au/page/Download.asp?name=Kingston_Traffic_Study_2004.pdf&size=0&link=../Files/Kingston_Traffic_Study_2004.pdf

- § that have a history of regular flooding
- § that have flooded to a depth that has caused significant problems for residents (for example, flooding inside houses, garages or parked cars)
- § where improvement works benefit the greatest number of residents
- § where the proposed improvement works would significantly reduce the likelihood of flooding.

This ongoing strategy commenced in 1997 and (as of September 2011) approximately 70% of the municipality has been investigated. It is expected that every single drain in Kingston will have been reviewed when this strategy is completed. At the time of writing this report, more than 300 individual engineering reports have been produced that will inform changes both on the ground and to the Kingston Planning Scheme which will be flagged in revisions to the Local Planning Policy Framework.

This strategy is an ongoing process and it is anticipated to be completed by approximately 2015.

6.3 Structure Plans

With a focus on directing new development to activity centres in Kingston, it is imperative to try and improve the planning work undertaken in these areas to meet the needs of diverse stakeholders including residents, businesses, Council service areas and State Government departments and agencies. This can be achieved through the development and implementation of structure plans for activity centres.

The City of Kingston has the following activity centres:

- § Mentone Major Activity Centre
- § Moorabbin Major Activity Centre
- § Cheltenham Major Activity Centre
- § Mordialloc Major Activity Centre
- § Southland Principal Activity Centre
- § Highett Neighbourhood Activity Centre
- § Parkdale Neighbourhood Activity Centre
- § Aspendale Neighbourhood Activity Centre
- § Edithvale Neighbourhood Activity Centre
- § Bonbeach Neighbourhood Activity Centre
- § Chelsea Major Activity Centre
- § Carrum Neighbourhood Activity Centre
- § Patterson Lakes Neighbourhood Activity Centre
- § Clarinda Neighbourhood Activity Centre
- § Dingley Village Neighbourhood Activity Centre
- § Aspendale Gardens Neighbourhood Activity Centre.

6.3.1 Mentone Structure Plan

Council adopted the Mentone Activity Centre Structure Plan in June 2011. The plan identifies changes to improve outcomes for land use, built form, environment, access, public transport and public space, over the next 20 years.

It envisages a number of key projects including:

- § the potential redevelopment of the Granary Lane and Old Bakery Lane carparks to provide for public parking, residential apartments and active ground floor frontages to key pedestrian spaces
- § providing a community playground north of Balcombe Road to respond to a deficiency identified in Council's Open Space Strategy
- § expanding the recreational role of Mentone Recreation Reserve across Remo Street to accommodate clubs and facilities in a centrally located hub
- § creating a new peripheral road network providing direct vehicle connection into new parking areas at the rear of the core retail along Mentone Parade and Como Parade West
- § transforming the intersection of Mentone Parade, Como Parade and Florence Street to provide pedestrian oriented slow points to improve the functioning of the centre for its users.

Council's adoption of the Mentone Activity Centre Structure Plan will enable actions to be implemented and will, in turn, allow Council to consider the objectives and design guidelines in the Structure Plan in assessing development proposals in the study area. In accordance with the authorisation request currently with the Minister for Planning for the Cheltenham Activity Centre, it is anticipated that a further authorisation request will be made in the coming months to seek the introduction of a new Schedule to the ACZ for the Mentone Activity Centre. Upon the successful introduction of the Schedule to the ACZ the removal of the existing interim Design and Development Overlay Schedule 18 would likely occur.

6.3.2 Moorabbin Structure Plan

The Moorabbin Activity Centre Structure Plan was adopted in May 2011. The plan provides an integrated response to the change envisaged for the centre. It includes future changes to improve the amenity of the centre, including the design of civic spaces and streets to enhance the community life and a sense of identity.

It envisages a number of key projects. These projects have been identified to relieve existing traffic pressures on the centre and its road hierarchy and to provide for the centre's beautification, and increased useability and liveability. Such projects include:

- § the potential redevelopment of the railway airspace (Axispace project) in Station Street to create a unique development precinct incorporating prominent contemporary multi-level buildings for living, employment and regional entertainment opportunities
- § the rationalisation of commuter and visitor car parking at the railway station and development of a new car park within the Axispace project
- § provide for an enhanced station forecourt to improve access to public transport, provide a community focal point for the centre and link to newly created open spaces for recreation embellished with public art
- § extending and making Central Avenue one way to Redholme Street to provide direct access to open space, improve traffic circulation, reduce rat-running through the centre and to assist pedestrian amenity
- § making Station Street one way between Nepean Hwy and South Road to improve traffic circulation by seeking to preference the arterial road network in managing car traffic. This initiative will bring opportunities to substantially enhance the experience for pedestrians through Central Avenue and Taylor Street

- § transform the triangular block surrounded by Redholme Street, Tuck Street and Central Avenue to a vibrant mix of retail activity, with residential opportunities and a new public space at the Taylor Street and Central Avenue junction.

As outlined previously, Council will be seeking to forward to the Minister for Planning an authorisation request to begin an amendment to the Kingston Planning to implement the structure plan through the use of a new Schedule to the Activity Centre Zone (ACZ). Upon the introduction of the Schedule to the ACZ, the removal of the existing interim Design and Development Overlay Schedule 19 will be likely to occur.

6.3.3 Cheltenham Structure Plan

The Cheltenham Activity Centre Structure Plan was adopted in July 2010. The plan focuses on achieving good design outcomes for new development where people can live and work in an accessible place. It provides public spaces to complement established open spaces and seeks to relieve vehicular pressures on the centre and its road hierarchy. Projects include:

- § the potential redevelopment of the Council car park (Cheltenham Central Project) in Railway Road to accommodate a mixed use outcome whilst retaining necessary car parking rates
- § the rationalisation of commuter car parking at the Cheltenham Railway Station and development of a new multi-deck car park
- § the development of the Cheltenham station forecourt to improve access to public transport, provide a community focal point for the centre and improve access to existing public open spaces
- § extending the Cheltenham Plaza to provide an enhanced open space, improve traffic circulation and to assist the redevelopment of the multi deck car park
- § extending and making Railway Road through to Station Street one way to improve traffic circulation projected to increase as a consequence of further development activity.

The City of Kingston resolved as its Ordinary Council Meeting on 27 June 2011 to seek authorisation from the Minister for Planning to amend the Kingston Planning Scheme to implement the adopted Cheltenham Structure Plan through the introduction of a schedule to the Activity Centre Zone. The authorisation request is with the Minister for Planning for approval.

6.3.4 Mordialloc Structure Plan

The Mordialloc Structure Plan was adopted in 2007. The purpose of the Mordialloc Structure Plan is to *'guide the future development of the Mordialloc precinct and to provide guidance on its future planning and enhancement'*. It establishes a long-term future role for Mordialloc directed towards preserving what is highly valued and unique within the centre, while capitalising on opportunities to achieve wider community benefit. The structure plan responds to community and key stakeholder consultations, in particular the need to address issues relating to heritage, built form and height attributes of the centre. Specifically, this document:

- § identifies a preferred role and vision for the study area
- § directs pedestrian, building form, land use and heritage through a series of frameworks, to guide future development and activities
- § identifies key opportunity sites for development that will contribute to the liveability and commercial function of the activity centre

§ recommends guidelines and policies to ensure future development reflects community aspirations, valued character whilst encouraging high quality design and development within the centre, to achieve stated visions.

Amendment C52 was prepared to implement the Mordialloc Structure Plan through the planning scheme. The amendment updated the Municipal Strategic Statement and introduced a new local planning policy at Clause 22.14 to provide the necessary strategic context to guide the use and development of land in accordance with the structure plan.

Changes to the zoning of land in the activity centre boundary were made in accordance with the strategic direction of the structure plan. The amendment further introduced a new DDO10 which established a new preferred built form for the centre and provides direction for building heights, setbacks and design parameters.

With the introduction of the new ACZ, Council is keen to progress a policy neutral change to the Kingston Planning Scheme to align the planning scheme provisions for all Major Activity Centres in Kingston, and replace the existing local planning policy and Design and Development Overlay 10 (DDO10) with a new Schedule to the ACZ.

7.0 KEY AUDIT FINDINGS

7.1 Consistency and effectiveness of the Planning Scheme

As part of the preparation for the Draft Kingston Planning Scheme Review Report, preliminary discussions have been held with

- § Councillors and Council teams including Statutory Planning, Environmental Planning, Traffic, Leisure Planning, Parks and Reserves, Engineering, Arts and Culture, Economic Development, Property Services, and
- § Preliminary meetings with Melbourne Water and South East Water.

It was identified that many of Council's policies and strategies are outdated and not in line with various State Government policies and strategies. Further opportunities exist to strengthen and clarify Council's policies and planning tools to ensure a more consistent approach to its preferred development outcomes. Opportunities to also enhance the usability of the Planning Scheme were a key theme in preliminary discussions.

A key enhancement identified was reformatting the Local Planning Policy Framework so that it aligns with the revised State Planning Policy Framework.

7.2 Clarity and repetition

Although it was identified that there was considerable repetition between the State and Local Planning Policy Frameworks, it was also suggested that different terminology meant it was sometimes difficult to understand how these two sections worked together.

7.3 Gaps and deficiencies

Key gaps and deficiencies identified from the consultation process were:

- § climate change/environment/water management – improvements to recognise current State and local policy in areas of waste, pollution, biodiversity, environmental, water, sustainable development, climate change, sea level rise, coastal erosion, role of trees for carbon offset, protection of natural assets were identified. Once completed, the Water Cycle Strategy was also seen as a key tool that required recognition in the LPPF
- § industrial land use - the identification of locations for 'urban renewal' opportunities, repositioning of industrial land for contemporary employment purposes, and a recognition of changes to the manufacturing sector
- § the Municipal Strategic Statement was updated to reflect demographic modelling for population/household configuration change to 2031
- § residential issues - accommodating future population and households, addressing the need for different forms of housing tenure and stock, and accessible/adaptable housing and energy efficient housing
- § transport, movement and access - does not discuss the threat of 'Peak Oil' and carbon pricing in the context of access to and reliance on motorised transport; further refinements need to be made to encourage cycling, reduce motorised transport and references to connectivity with walking, public transport, and the Principal Bicycle Route, particularly linkages to Activity Centres
- § zoning and overlay inconsistencies, particularly in the approach to public land zoning and, on occasion, some land in two zone scenarios was identified

§ Green Wedge Planning – upon completion of Kingston’s Green Wedge Plan, opportunities were identified to further review and enhance the interface between State and Local Policy intentions.

A key recommendation is that all inconsistencies be removed and that local policy is better aligned in presentation and content, where appropriate, with State policy. Some areas have also been identified where enhancements to local policy are required to achieve Council’s aim for land use and development in the City, which is also consistent with State policy.

Since the last Planning Scheme Review, a number of documents (state, regional and local) have been introduced. Additionally there are documents that are currently in the proposal stage (*italics= draft or in process at September 2011*).

Key Policies- State and Regional	Key Policies Local (Kingston)
<ul style="list-style-type: none"> • New Clause 12 (SPPF) • Better Decisions Faster • Regional Housing Statements • <i>New Residential Zones</i> • New Aboriginal Heritage Act 2006 • Review of Advertising Sign Provisions • Victorian Transport Plan 2008 • Other New Zones (Activity Centre Zone) • Retail Policy Review • Cutting Red Tape in Planning • Housing Growth Requirements Study • Advisory Committee on Heritage Overlays (New HOs under consideration by DPCD). • <i>Proposed revised Planning & Environment Act.</i> • Victorian Coastal Strategy 2008 • State Environment Protection Policy (Waters of Victoria), Environment Protection Authority, 2003 • Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO Publishing 1999 • Leisure Needs within M2030 Activity Centres • South East Green Wedge Management Plan 2008; • Victorian Housing Strategy 2006 • <i>New Metropolitan Strategy to replace Melbourne 2030 and Melbourne @ 5 Million</i> 	<p>Structure Plans:</p> <ul style="list-style-type: none"> • Cheltenham Structure Plan 26th July 2010- <i>not yet in PS - amendment adopted by Council</i> • Mentone Activity Centre 27th June 2011 Structure Plan (<i>not yet in PS- amendment adopted by Council</i>) • Moorabbin Activity Centre 23rd May 2011 Structure Plan <i>not yet in PS- amendment adopted by Council</i> • Highett Structure Plan 2006 • Kingston Flood Management Plan, 29 July 2009 • Kingston Coastal Management Plan 2009 • Kingston Foreshore and Waterways Landscape Guidelines 2002 • The Mordialloc: Pride of the Bay Structure Plan 2007 • Mordialloc Bay to Rail Project • Carrum Urban Design Framework • Cycling and Walking Plan 2009-2013 • Open Space Strategy Evaluation 2005 • Accessible Beaches Plan 2006 • Coastal Vegetation of the City of Kingston 2006 • Foreshore Vegetation Management Principles 2005 • Natural Resource Area Management Plans • Mordialloc Creek Cultural Heritage Management Plan, 2007 • Clayton South Urban Design Framework Plan • Kingston Biodiversity Strategy 2007-2012 • Foreshore Aboriginal and Cultural

Key Policies- State and Regional	Key Policies Local (Kingston)
<ul style="list-style-type: none"> • <i>Review of Parking Provisions</i> 	<p>Heritage Study 2000;</p> <ul style="list-style-type: none"> • Kingston Coastal Planting Guide 2008 • Patterson River Foreshore Aquatic Safety Signage Audit 2004 • City of Kingston Heritage Study Stage One Report, Living Histories, 2000 • City of Kingston Heritage Study Stage Two, Bryce Raworth Pty Ltd, 2004 • Draft '<i>Guidelines for the Assessment of Heritage Planning Applications</i>', Heritage Victoria, 2000 • Burra Charter: 'The Australian ICOMOS Charter for Places of Cultural Significance', 1999 • Bayside/Kingston and Boroondara/Glen Eira/Stonnington Bus Services Review 2010 • Water Cycle Strategy

7.4 Alignment with the State Planning Policy Framework

The review has outlined that a significant opportunity exists to reformat the Local Planning Policy Framework to appear in unison with the broad form of the State Planning Policy Framework, as discussed in Section 4 of this report. The balance of this chapter focuses heavily on how a reformatted Municipal Strategic Statement (Clause 21) of a new look Kingston Planning Scheme could be developed to improve its critical interface with the State Planning Policy Framework. The chapter themes below reflect the revised themes proposed for the Local Planning Policy Framework.

- § Settlement
- § Environmental and landscape values
- § Environmental risks
- § Natural resource management
- § Built environment and heritage
- § Housing
- § Economic development
- § Transport
- § Infrastructure.

7.5 SETTLEMENT

This Clause will provide local content to support Clause 11 (Settlement) of the State Planning Policy Framework (SPPF).

The majority of local strategies, vision and guidance relating to the themes which fall under Settlement are presently contained in the following components of Council's Municipal Strategic Statement:

- § aspects of the 21.02 'Municipal Profile', 21.03 'Land use Challenges for the New Millennium' and 21.04 'Vision' as they relate to higher order developed land use and development 'objectives'
- § components of 21.05 'Residential Development' and 21.06 'Retail and Commercial development' as they relate to urban growth and Activity Centres
- § the entire Clause 21.10 'Non Urban Areas'
- § the entire Clause 21.11 'Open Space'.

Substantial Local Policy content and associated Design and Development Overlays, particularly in relation to Activity Centres, are also linked most closely with the themes covered in the Settlement section.

7.5.1 Green Wedge Content

Given the work which is in progress at the time of this review relating to Kingston's Green Wedge, discussion is purposefully limited on required updating of Local Policy content associated with by Clause 21.10, but the following related Local Planning Policies:

- § Clause 22.03 – Sandbelt Open Space Project Policy
- § Clause 22.04 – South East Non Urban Area Policy
- § Clause 22.07 – Enterprise Sites Policy.

Upon completion of Council's Green Wedge Plan, the role the existing Green Wedge Policy content at Clause 21 and 22 will play in a future Settlement theme will be further defined.

Preliminary discussions have raised the following issues:

- § the need to set a context for the locations where population growth is now anticipated to occur in the municipality based on the best available demographic information
- § whether a transition, regarding the form of new development, is envisaged, given settlement patterns in Kingston are no longer heavily driven by the availability of Greenfield land
- § the need to flag existing background work Council is undertaking in relation to the development of a Structure Plan for the Southland Principal Activity Centre
- § determining what demographic information is most useful for context setting at the front end of the Local Planning Policy Framework
- § with recently completed Structure Plans for Moorabbin, Highett, Cheltenham and Mentone, the need to give contextual expression to the type and degree of change envisaged as a consequence of the Structure Plans
- § the ability to improve the 'statutory disclosure' of the intentions of Activity Centre structure planning by relocating planning policy content (arising from Structure Plans) into schedules within the ACZ

- § within Activity Centres, efforts to reduce the use of water, energy and materials and minimisation of waste production
- § specifically referencing Nepean Highway as a major transport corridor linking Principal and Major Activity Centres
- § whether Council's existing Open Space Strategy is given sufficiently clear expression within the Local Planning Policy Framework
- § the need to flag new strategic redevelopment sites and remove ones which are already developed
- § the increased inter-relationship development activity in Council's Activity Centres is having with other Council Departments and State Government Agencies and the need for improved co-ordination.

7.5.2 Suggested inclusions into the Municipal Strategic Statement

SPPF / LPPF

Settlement will become a significant new section within Council's LPPF, bringing together many of the 'higher order' and more often utilised parts of Council's Local Planning Policy content.

Overview

A new overview will be required to set a context for the Settlement section of a revised LPPF. The overview could be prepared in such a way to bring together the following sections of the existing MSS:

- § 21.02 – Municipal Profile
- § 21.03 – Land use challenges for the new millennium
- § 21.04 – Vision

In addition, the overview will play a key role in identifying:

- § the hierarchy and importance to the municipality of its activity centre network
- § differentiation that will occur across the municipality in relation to the levels of residential development
- § the balance Council seeks to strike in providing sufficient land to accommodate for the diverse land use needs of the Kingston community, which will increasingly result in land zoning change, given the heavily urbanised state of the City
- § providing a strong differentiation in relation to the role Kingston's urban land plays from its significant non-urban areas and reinforcing the role performed by the Urban Growth Boundary
- § different roles played by the passive and active open space network within the municipality
- § open space objectives for the municipality including the Sandbelt Open Space Project and the delivery of new public spaces within Activity Centres.

MSS Objectives, Strategies and Policies

The 'Zones and Overlays' section needs to be amended by:

- § inserting reference to the work on applying ACZ to Principal and Major Activity centres
- § change the emphasis from 'retail and commercial' activities to one that focuses on 'activities centres' in the wider context envisaged by the SPPF provisions
- § in the Kingston Activity Centre Hierarchy Table, amend strategic directions to reflect outcomes of structure plans
- § Add a new objective: *'To strengthen the retail and commercial offer of activity centres through sustainable design, community and neighbourhood development, and encouraging non-car based travel,'* and strategies to realise this objective include:
 - § the development of a train station and integrated bus interchange at Southland to reinforce the regional role of this Principal Activity Centre
 - § implementing changes identified in the bus services review to enable better connectivity between activity centres
 - § increasing the retail and commercial offer within activity centres to reduce the need for consumers to travel
 - § encourage the interaction of community through meeting spaces associated with Activity Centre developments
- § In the 'Overview' section, emphasise the role of activity centres in terms of a wider mix of uses and a substantial proportion of new housing.

Reference Documents

Include new documents under 'Reference Documents':

- § Kingston Open Space Strategy
- § Cheltenham Structure Plan 2010
- § Mentone Structure Plan 2011
- § Moorabbin Structure Plan 2011

7.5.3 Implementation

Clause 22 Policies

Clause 22.01 Cheltenham Business Centre Policy

- § Remove all references that apply to land covered by the Cheltenham Activity Centre as a consequence of implementing the adopted Cheltenham Structure Plan. Retain all existing policy content for all areas outside the boundaries of the identified Cheltenham Activity Centre that fall within the area likely to be covered by a future Southland Structure Plan.

Clause 22.09 Parkdale Plaza Business Centre Policy

- § Local policy deleted and relevant components integrated into Design and Development Overlay Schedule 3 – Parkdale Plaza Business Centre.

Zones

Apply the Activity Centre Zone for Principal and Major Activity Centres.

Overlays

Design and Development Overlay Schedule 3 – Parkdale Plaza Business Centre

- § In the 'Design Objectives' section, add an additional bullet point as follows:
- To promote high amenity development on this site, which provides for integrated architectural and landscape treatments, safe and efficient access to the site, and a continuous pattern and theme for advertising signage
- § Add a new section titled 'Performance Criteria' and include the following:
'In addition to responding to the height and design standards in Section 2.0 of this Schedule, new development must demonstrate how specific performance criteria have been addressed'.
- A permit may be granted to vary components of the performance criteria;
- § Buildings are to be setback a minimum of 3 metres from the Nepean Highway and White Street frontages of the site and 7.5 metres from the Melrose Street frontage
- § All vehicular access to the site to be provided via the Nepean Highway service road
- § A landscaping strip of at least 3 metres is to be provided along the Nepean Highway and White Street frontages of the site and 1.8 metres along the Melrose Street frontage
- § Buildings must not exceed 7 metres in height
- § Add a new section titled 'Information to be submitted with a planning application' and include the following:
- Where there is an application for a change of use or reduction in leasable floor area of any tenancy, a car parking review must be submitted to the satisfaction of the Responsible Authority, unless the use is for restricted retail premises, trade supplies, or place of assembly with at least 500 square metres of leasable floor area, within a maximum of ten (10) tenancies.

Further strategic work

Upon completion of Council's Green Wedge Plan, implement any changes to the existing Green Wedge Policy content.

7.6 CLIMATE CHANGE/ENVIRONMENT

The current MSS does not sufficiently address climate change, nor how the City of Kingston will adapt and mitigate the potential impacts of climate change. This was the key deficiency highlighted through the preliminary consultation process. Based on the revised format of the SPPF, it is considered appropriate that three new sections will be introduced in the LPPF, identifying matters of relevance to Kingston at a local level.

The three new sections are:

1. Environmental and Landscape Values - this will cover ecological issues and protection of habitat and coastal areas.
2. Environmental Risks – this will cover issues such as climate change, acid sulphate soils, Urban Heat Island (UHI) effect and flooding.
3. Natural Resource Management – this will cover agriculture (upon implementation of the Green Wedge Plan), water conservation, water quality and catchment management and mineral and stone resources.

7.7 ENVIRONMENT AND LANDSCAPE VALUES

This Clause will provide local content to support Clause 12 (Environmental and Landscape Values) of the SPPF.

The majority of local strategies, vision and guidance relating to ecological issues, the protection of habitat and coastal areas are currently found in Clause 21.08 'Foreshore' and Clause 21.09 'Environment, Wetlands and Waterways'.

Preliminary discussions have raised:

- § retention and replanting of trees and vegetation cover
- § the increase of medium density housing has led to the removal of established trees and gardens
- § the foreshore is a major open space asset that requires enhancement, balancing its natural features with its use for recreational pursuits. The planning scheme helps to define how an appropriate medium is struck
- § the substantial contribution local parks and reserves make to biodiversity both locally and at a regional level
- § the demand for public access to these natural areas across the City is increasing due to population growth, which requires careful management practises
- § Council's role in assisting to protect and conserve biodiversity for native plants and animals, whilst managing the control of pest plants and animals
- § ensuring the sustainable use of natural coastal resources
- § providing for safe access to coastal foreshore
- § the need to reference the Street Tree Strategy.

Victorian Coastal Strategy 2008 identified these key findings in terms of ecological issues and the protection of the coast:

- § use the environment in an ecologically sustainable way
- § urban development on the coast is directed to appropriate areas within existing settlements and activity centres
- § enhance the community use, enjoyment and experience of the coastal areas.

The Kingston Biodiversity Strategy 2007-2012 identifies the following key findings:

- § the need to protect and enhance local biodiversity across Kingston and to appropriately support all wider biodiversity initiatives
- § identify, protect and manage indigenous vegetation
- § encourage the re-vegetation using local indigenous species
- § reduce the negative impacts on biodiversity within and beyond Kingston's boundaries that arise from activities within the municipality
- § educate and raise the local community's awareness, appreciation and understanding of biodiversity.

The Kingston Coastal Management Plan 2009 identified the following key findings:

- § the need to guide the future use and development of the foreshore
- § the importance of engaging the community and key stakeholders
- § coastal values which we need to protect, manage and restore
- § provides a vision to guide the future foreshore environment

§ identifies the key threats and values of the Kingston foreshore such as access, environmentally sensitive areas, foreshore management, coastal processes, traffic and parking.

The above documents are all now relevant to be included in a revised Local Planning Policy Framework as key reference documents.

7.7.1 Suggested inclusions into the Municipal Strategic Statement

SPPF / LPPF

Environmental and Landscape and Values will be a new section that strengthens the Council position on biodiversity and ecological sustainability, building upon the above mentioned completed strategic/policy work, assisting to bring the LPPF into alignment with the relevant State Planning and Environmental Policies.

MSS Vision

It is proposed to update and revise the current statement on Environment and Infrastructure to include more detail on all issues, with regards to the environment, to capture the concerns highlighted in this review.

Overview

A new overview will be required to encompass coastal/foreshore issues, ecological issues and habitat protection. It is considered that the overview be redrafted in a format which is similar to that below:

“The protection of Kingston’s ecological systems and the biodiversity they support is one of the most significant environmental management challenges facing Council.

The condition of our ecological and biological resources is deteriorating, as increased urbanisation places pressure on these natural resources. Continuous reduction of the region’s biodiversity, in turn, affects the ability to maintain natural resources in a sustainable way. The environmental landscape of the City of Kingston is recognised for its diversity and significance in both a regional and international context through key assets, including the Edithvale Seaford Wetlands.

Degradation has occurred in many of Kingston’s natural environments resulting in loss and fragmentation of indigenous vegetation and the invasion of pest plants and animals. Significant opportunity exists to enhance the quality and ecological value of Kingston’s natural environments. These areas also host important historical and social sites, both indigenous culture and significant post-settlement heritage features, that require protection.

Managing the competing demands on Kingston’s popular foreshore remains a significant issue and requires a coordinated approach by State and Local Government to ensure a balance is struck between managing sensitive coastal ecosystems, including responding to coastal erosion while providing for broader community access. The need to protect the integrity of coastal assets for social, ecological and environmental values, underpins our common management objectives.

The active management of the tree canopy in Kingston remains important as a consequence of increased urbanisation. By identifying trees and vegetation corridors of significance, this can ensure that they are taken into account in the development process”.

Key issues:

Include:

- § assist the protection of native vegetation
- § encourage the retention and replanting of native trees and vegetation cover
- § that the foreshore is a major open space area and must be enhanced.

MSS Objectives, Strategies and Policies

- § Remove all repetition within the LPPF and ensure formatting and content consistency with the SPPF
- § Clause 21.08 'Foreshore' will be deleted and replaced with 'Environmental Landscape and Values' to mirror SPPF
- § Remove references through the MSS to Department of Natural Resources, Department of Sustainability and Environment, Melbourne Water, Parks Victoria etc. and replace with State Government Department or State Government Agency as appropriate
- § Add new subsection 'Flora and Fauna'. Include new objective (objective 3 in existing 21.08 'Environment, Wetland and Waterways') 'To maintain the diversity of flora and fauna habitats and promote opportunities for reinstating local native flora' include existing strategies to achieve this objective:
 - support the enhancement, restoration and re-creation of pre-settlement vegetation communities and landscapes
 - protect identified areas of botanical or zoological significance from further degradation
 - encourage planting of low water use vegetation, particularly indigenous vegetation
 - ensure that new development does not reduce the extent or integrity of significant indigenous vegetation and provides for the reinstatement of native vegetation and/or the creation of wildlife corridors where the development is proposed adjacent to areas of environmental sensitivity
 - promote through practical initiatives the values and significance of existing flora and fauna habitats.
- § Include new objective (objective 5 in existing 21.08 'Environment, Wetland and Waterways') 'To protect and enhance trees that have been identified as significant in the City of Kingston Register of Significant Trees, May 2007', include existing strategies in order to achieve this objective:
 - to identify trees of significance and provide controls to protect and enhance their significance
 - to ensure that development does not adversely affect the health, appearance, stability and values of trees that have been identified as significant in the City of Kingston Register of Significant Trees, May 2007
 - to work with the community to increase understanding and support for the protection of trees that have been identified as significant in the City of Kingston Register of Significant Trees, May 2007.
- § Add new subsection 'Natural Ecosystems and Coastal Processes'. Add new objective (objective 2 from existing Clause 21.08) 'To protect and where possible, restore the integrity of natural ecosystems and coastal processes, and to minimise adverse environmental impacts on the coastal and marine environments', strategies to achieve this include:

- implement the Kingston Coastal Management Plan in partnership with State Government departments and agencies in line with identified environment objectives, which encompass issues related to:
 - § protection of remnant indigenous vegetation
 - § facilitation of natural regeneration of indigenous vegetation
 - § cliff / dune stabilisation
 - § revegetation using indigenous species
 - § establishment of paths and cycling trails in appropriate locations
 - § control of environmental weeds
 - § refurbishment and/or removal of degraded foreshore structures
 - § beach renourishment
 - § catchment management.
- § Add new subsection 'Local Biodiversity'. Add new objective 'To protect and enhance local biodiversity through the implementation of Kingston's Biodiversity Strategy', strategies to achieve this objective are as follows:
 - support and encourage both localised and wider biodiversity initiatives including the Living Links Program
 - protect existing remnant vegetation on the foreshore reserve and use only indigenous species for revegetation, erosion control and other coastal plantings in the foreshore reserve
 - encourage the protection of remnant vegetation and the use of indigenous species in landscaping and other plantings on private land.
- § Delete under 'Future Strategic Work' 'Finalising the Kingston Foreshore Strategy and Coast Action Plan in Partnership with the community, DNRE, Parks Victoria, and the Central Coast Board to provide a coordinated policy approach to the protection and management of the Kingston Foreshore'
- § The City of Kingston Coastal Management Plan has been developed and was approved in 2009.
- § Delete objective 1 of existing Clause 21.08 as is repetition with Transport section.

Reference Documents

Add:

- § Kingston Coastal Management Plan 2009
- § Kingston Biodiversity Strategy 2007-2012
- § Victorian Coastal Strategy 2008
- § Kingston Flood Management Plan, 2009

7.7.2 Implementation

Zones and Overlays

Add from existing Clause 21.09 the following:

- 'Applying the Vegetation Protection Overlay to significant local examples of scarce indigenous vegetation in the Springvale Industrial estates and in the vicinity of Lance Close, Aspendale Gardens and Caruana Drive, Dingley Village'
- Applying the Public Park and Recreation Zone and Public Use zone to provide for the management of natural environments by public agencies
- Applying the Environmental Significance Overlay to properties which contain or are affected by tree(s) identified in the City of Kingston Register of Significant Trees May 2007, as updated periodically

- Applying the Public Conservation and Resource Zone to significant areas of remnant vegetation at the Grange Heathland Reserve, Rowan Woodland, Bradshaw Park, and the former Epsom Training Facility.

Further Strategic Work

Periodically review Kingston's Register of Significant Trees as required.

7.8 ENVIRONMENTAL RISKS

This Clause will provide local content to support Clause 13 (Environmental Risk) of the State Planning Policy Framework.

The impacts of climate change, and in particular sea level rise and predicted higher intensity rainfall events, are a key issue to Kingston. Ensuring the Kingston Planning Scheme provides appropriate direction on this issue has been highlighted through initial consultation with key internal and external stakeholders. Working with the State Government and other municipalities, there is a need to increase understanding of the potential impacts of coastal inundation and erosion associated with climate change, and the associated risks, and to plan for areas that may be affected. Due to the absence of detailed information, it is suggested that the Council apply the Precautionary Principle, as advocated in State Policy, in order to assist in decision making for any major development proposed along the foreshore and in low lying areas. The warming of the climate also has a bearing on aspects beyond coastal areas for the City of Kingston that require further recognition in the Kingston Planning Scheme.

This new section will also focus heavily on risks associated with the management of the floodplain in Kingston, a key issue given the susceptibility of much of Kingston to flooding during heavy rain. As a legacy of landfilling and due to the significant amount of industrial land in the municipality, the management of land, to ensure the effective transition to more sensitive uses, is an important area of future planning.

Discussions had with internal and external stakeholders raised the following concerns:

- § mitigation and adaptation measures need to be better defined
- § greater emphasis on permeable surface to reduce runoff for all new developments
- § undertake a review of the suitability of basement parking in areas known for their risk of flooding
- § there are no adaptation measures in place for Urban Heat Island (UHI) effect nor a developed understanding of mitigation measures for new development
- § the need to complete further 1 in 100 year flood modelling to potentially add additional localised areas as 'Special Building Overlays' with the planning Scheme, as well as liaise with Melbourne Water on further modelling work it had undertaken relating to both the Special Building and Land Subject to Inundation Overlay
- § developing a better understanding of the impacts of climate change, particularly storm events and sea level rise, in a local context in terms of impact on Kingston infrastructure
- § limited direction is presently provided in relation to sea level rise and coastal erosion in the Kingston Planning Scheme
- § Council should be encouraging the community to implement practices and measures to reduce the use of fossil fuels and manage the risks associated with climate change and this required support through Council's approach to setting planning and transport policy
- § opportunities to improve the scheme to include reference to greenhouse gas mitigation, the implications of carbon pricing and decentralised energy generation opportunities
- § no policy that specifically address Ecologically Sustainable Development (ESD).

SPPF / LPPF

The MSS is inconsistent with the SPPF and is no longer up to date with information that now exists on the risks of climate change. Environmental Risk will be a new section that strengthens Kingston's position on climate change; it will assist in outlining available measures to adapt and mitigate the potential effects associated with climate change. It will introduce a best practice environmental management and risk management approach, to be aligned with State Policy, and will specifically address water quantity with water quality addressed in the section 'Natural Resource Management'.

7.8.1 Suggested inclusions into the Municipal Strategic Statement

MSS Vision/ Strategic Framework Plan

The MSS Vision 'Environment and Infrastructure' needs to be updated to include a statement on climate change and the risks associated with this.

Key issues are:

- § climate change poses a greater threat through severe flood events and the implications this brings on existing and future development
- § potential for the Urban Heat Island (UHI) effect to increase heat-related illness
- § increased density resulting in more impervious surfaces and therefore greater runoff which places pressure on infrastructure
- § reduced areas for planting and therefore reduced carbon/oxygen exchange and air infiltration into soil
- § obtaining a greater understanding about the prevalence of Acid Sulphate Soils¹² within the municipality
- § challenges associated with the management of air quality associated with the landfilling activities occurring.

Overview

Climate change is one of the most serious global challenges facing the world today. Responding to climate change requires the reduction and management of greenhouse gas emissions. The objectives and strategies below focus on the processes needed to drive sustainable planning and management practices in addition to environmental sustainability issues. In addition to local policies and objectives, Council needs to continue to work with other levels of Government and the relevant agencies in the pursuit of a more sustainable municipality.

The City of Kingston has thirteen kilometres of foreshore fronting Port Phillip Bay, which provides an important recreational and leisure asset for the community, and accommodates substantial infrastructure to support numerous clubs and community organisations. Planning for and understanding the risks associated with sea level rise and an increased frequency of storm surges is pivotal to all aspects of the management of Kingston's coastline. Land use and development decision making on or adjacent to the foreshore reserve and inland areas susceptible to storm surges will continue to change to take account of the best available scientific information.

¹² <http://www.environment.gov.au/archive/coasts/cass/pubs/acidsulfate.pdf>

Working with State Government agencies, Kingston needs to continually respond to ensuring adequate flood storage capacity is provided, recognising the City has existing urban and non-urban areas susceptible to flooding. Effective planning and infrastructure investment will reduce the potential adverse economic, social and environmental impacts. The limitations of the existing drainage system now make it an imperative that flood risk is considered in land use planning and sufficient mitigation measures are introduced.

The pressure on our urban landscape from the changing climate is going to increase as population grows and more reliance is placed on energy to address a greater frequency of extreme weather events. 'Urban Heat Island' (UHI) is a phenomenon whereby temperatures in urban areas are warmer than the surrounding rural countryside, often by several degrees. It is created through energy that is captured in urban areas where there is high density of building materials that consist of concrete and steel, a lack of vegetation, along with the rapid removal of water. The risk associated with this effect is on human health, as high urban temperatures place urban populations under heat stress during prolonged heat waves. Land use planning plays a key role in regulating to ensure adaptation and mitigation measures are introduced to address the warming of our City.

The urbanisation of Melbourne has meant that development has encroached upon coastal estuaries and wetlands, which has increased the potential exposure to acid sulphate soils. Acid sulphate soils are formed when seawater or sulphate rich water mixes with land sediments containing iron oxides and organic matter in a waterlogged situation, in the absence of oxygen. When exposed to air as a result of drainage or disturbance, these soils produce sulphuric acid, and often release toxic quantities of iron, aluminium and heavy metals. Estuarine and wetland areas are where such soils are predominantly located, which when disturbed or uncovered by development, can generate potentially significant impacts upon the environment and ecology, economy and engineering, and health. It is important that greater guidance is given to how development is managed to mitigate against the disturbance of acid sulphate soils.

MSS Objectives, Strategies and Policies

§ Remove Clause 21.09 and replace with 'Environmental Risks';

§ Add new subsection 'Urban Heat Island Effect'. Include new objective 'Reduce the negative urban climate impacts through measures for urban heat island mitigation'. Strategies to achieve this objective include:

- increase vegetation cover and shade trees
- encourage the use of 'green roofing' and/or other solutions that mitigate UHI effect
- encourage the use of energy efficient materials
- implement best practice WSUD methods that bring water to the surface to provide a cooling effect.

§ Add new subsection. 'Climate Change Impacts'. Include a new objective 'In applying the precautionary principle to decision making ensure that the following strategies are given due regard':

- consider the potential of flooding in low lying and/or poorly drained areas during intense rainfall events
- have regard to the most up-to-date information relating to the impact of sea level rise and coastal erosion for all development proposed in low lying areas along the foreshore area and adjacent to the Mordialloc Creek

- continue to work with the State Government to ensure that planning for a sea level rise of 0.8 metres by 2100 is sufficient
 - work with State Government departments and agencies to determine the cumulative effect of sea level rise and storm surges and prepare a robust planning response to mitigate associated risks
 - Explore with the relevant State Government departments and agencies whether any engineering responses are required along the foreshore or coastal areas to mitigate against the risks associated with the cumulative effect of storm surges and sea level rise
 - work within the community to increase knowledge and understanding of the effects of climate change
- § Add new subsection ‘Water Quantity’ and include existing objective 4, ‘To manage and protect floodplains and flood prone areas from the impacts of flooding’, from Clause 21.09. Under this objective include new strategies:
- ensure that potential increases in stormwater runoff resulting from approved new developments do not exacerbate existing flood risks by maintaining stormwater discharge rates to pre-development levels (based on 1 in 5 year ARI intensities within residential areas and 1 in 10 year ARI in industrial/ commercial areas)
 - encourage all developments and land use to minimise stormwater run-off by re-using rainwater and recycling waste water. This should include, but not be limited to, incorporating facilities for the re-use of water, through the use of rainwater tanks
- § Add new subsection ‘Acid Sulphate Soils’. Include a new objective ‘Recognise and appropriately manage acid sulphate soils’. A strategy to achieve this objective is:
- ensure that in areas identified as containing acid sulphate soils the environmental and engineering impacts on development are considered.
- § Add new subsection ‘Coastal Erosion’. Add a new objective: ‘To develop more sustainable methods for managing coastal erosion’. Strategies to achieve this objective include:
- work with State Government departments and agencies to implement the most economically and environmentally cost effective erosion control practises
 - discourage private seawalls and other hard structures which would interfere with natural coastal processes
 - encourage dune vegetation and through management practices, its protection from the adverse impacts of pedestrian trampling, vehicle use and invasion from pest plants and animals
 - ensure all existing and introduced infrastructure on the foreshore operates in harmony with the natural coastal processes and where required, maintain buffer zones free of buildings and structures

Reference documents

Add:

- § Victorian Coastal Strategy 2008 (Victorian Coastal Council, 2008)
- § City of Kingston Coastal Management Plan (City of Kingston, 2009)
- § Future Coasts, Coastal climate change vulnerability mapping (DSE)
- § Kingston Flood Management Plan, 2009

Zones and overlays

- § Applying the Land Subject to Inundation Overlay to land along open waterways which have been identified as being liable to flooding as a result of a 1 in 100 year storm event

- § Applying the Special Building Overlay to sites identified by the Kingston Stormwater Mitigation Strategy as areas that are at risk of flooding during the 1 in 5 year and 1 in 100 year storm event

Further strategic work

- § Continue to work on understanding Coastal Vulnerability Impacts
- § Continue to liaise with State Government department and agencies on current studies to review the impacts of climate change on predicted rainfall intensities and the corresponding predicted increases to the extent of flood overlays
- § Develop leading practice approaches to manage future climate change risk to coastal assets and communities
- § Continue to work with the South Eastern Council Climate Change Alliance (SECCCA)
- § Develop a 'Water Sensitive Urban Design' (WSUD) local policy to give effect to the Kingston Stormwater Management Plan and Water Cycle Strategy
- § Council will continue to work with State Government agencies to establish and implement flood risk mapping and appropriate development controls, particularly with regard to coastal flood risks and the potential effects from sea level rise and high intensity storms on low lying areas
- § Continue the review of the capacity of City of Kingston's local drainage system via the ongoing 'Kingston Flood Mitigation Strategy' to identify existing developed areas that are at risk of flooding during both 1 in 5 year and 1 in 100 year storm event
- § Work with State Government departments and agencies to identify ways to highlight in the Planning Scheme locations that may be susceptible to exposure from Acid Sulphate Soils

7.9 NATURAL RESOUCCE MANAGEMENT

This Clause will provide local content to support Clause 14 (Natural Resource Management) of the State Planning Policy Framework.

Discussions with internal and external stakeholders raised the following comments:

- § there should be a policy content in the applicable areas through the LPPF to encourage the reduction in greenhouse gas emissions
- § environmental sustainability should better underline how the execution of judgement on planning matters is exercised at a local level
- § the Green Wedge plan upon completion will provide greater guidance to Council in relation to agricultural activities in Kingston and may require changes to the Local Planning Policy Framework
- § waterways are a very important environmental asset for the municipality
- § protection and improvement to water quality will benefit the Kingston community and beyond
- § greater emphasis on water sensitive design and water harvesting is needed
- § continued development of strategic land use planning for non urban areas to identify opportunities to enhance ecological values and improve integrated storm water management
- § new strategy of moving towards becoming a Water Sensitive City by moving towards 'Total Water Cycle Management'
- § support a regional catchment management initiative in conjunction with State Government agencies and Councils upstream to address matters such as pollution and sediment build-up
- § require best practice storm water treatment (CSIRO Guidelines 1999) for all new development
- § ensure that construction activities do not have a negative impact upon drains and floodplains
- § remove reference to creation of the chain of wetlands along Mordialloc Creek and replace with a broader statement regarding generally improving water quality, storage and landscaping around the creek and surrounding non urban areas
- § Council should be discouraging further extraction activities, given both the scarcity of remaining resources and the inappropriateness of this activity based on it being incompatible with surrounding land use activity. The Green Wedge plan upon completion will provide policy guidance on this issue.

7.9.1 Suggested inclusions into the Municipal Strategic Statement

SPPF / LPPF

The MSS will introduce a natural resource management section to ensure compatibility with the State Planning Policy Framework.

MSS Vision/Strategic Framework Plan

As part of reflecting the current Council Plan, the Vision and Strategic Framework Plan sections will be modified and of relevance to this section will be enhancements to the area previously titled 'Environment and Infrastructure' to better reflect the revised SPPF wording and Kingston organisational structure.

Overview

A new overview will be required following the creation of a 'Natural Resource Management' section within Council's MSS which could be worded generally as follows:

“There is a growing expectation that decisions made will have greater regard as to how we can live in a more sustainable manner to preserve the environment for present and future generations. In order for this to be achieved, there needs to be a focus on managing the water cycle more holistically to improve the efficiency of water use and the quality of our water. With significant major drainage networks running through the City and the consequential role they have in influencing water quality in Mordialloc Creek, Patterson River and eventually Port Phillip Bay, water resource management is a high priority for Kingston.

Moving toward a Water Sensitive City requires a new way of looking at the traditional approaches of managing the water falling in and moving through Kingston. Opportunities to focus strategic planning and infrastructure investment on identifying and delivering regional water storage reuse and treatment opportunities will bring broad benefit in reducing reliance on potable water whilst providing significant filter to treat runoff from heavily urbanised areas. On a smaller scale, exploring how new public and private development is best able to efficiently capture and use rainwater will be a key planning challenge. On both a large and small scale, the advantages of moving toward a Water Sensitive City also provide for significant biodiversity and landscape enhancement.

The role historically performed by Kingston in providing rich sand resources to support urban development has now ceased and, given the now well-established urban populations, Kingston is no longer suited to the extraction of sand resources.

Major opportunities exist for significant strategic improvements to water quality, flood storage, landscape character and ecological values through the implementation of water sensitive urban design treatment measures along:

- § Mordialloc Creek and abutting flood plains
- § Mordialloc Settlement drain
- § Dunlops drain- through the non urban area
- § Centre Swamp drainage reserve-between Mordialloc creek and Patterson River; and
- § Along Vic Roads' proposed Dingley Arterial Road reservation.

Key issues

Add:

- § sustainable groundwater management and improving water quality
- § waste management
- § non-renewable resources

MSS Objectives, Strategies and Policies

- § To be aligned with State Policy introduce a new section 'Natural Resource Management'
- § New subsection 'Agriculture' may be introduced pending resolution of the Green Wedge Plan

§ New subsection ‘Catchment Planning and Management’. Introduce a new objective ‘To improve the conservation and reuse of water via an integrated approach to water cycle management, and improve water quality within the municipality’s waterways and the Port Phillip Bay by promoting the use of water sensitive urban design principles. Strategies to achieve this objective include:

- support the transition towards a ‘Water Sensitive City’ via an integrated approach to ‘Total Water Cycle’ management that aims to implement best practice water sensitive design techniques to conserve, reuse and recycle water, and manage the quality of stormwater run-off
- support regional catchment management initiatives in coordination with the Government authorities and Councils located upstream of the estuary, to address pollution control, sediment control, riparian vegetation works and other measures to improve the treatment of stormwater within the Dandenong Regional Catchment
- identify strategic significant projects in Kingston’s urban and non-urban areas that can deliver precinct-based solutions to provide for water use and treatment opportunities
- prevent polluted surface runoff from land uses, which impact on waterways and floodplains
- encourage the provision of water-saving devices in the development and redevelopment of premises across the municipality
- work with other State Government agencies to monitor water quality of Port Phillip Bay, Mordialloc Creek and Patterson River
- ensure that proposals for new development provide appropriate stormwater treatment measures that are consistent with the best practice performance objectives set out in the Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO 1999
- ensure that construction activities for new developments do not have a negative impact on the regional drainage function and performance of waterways, floodplains, drains and other water bodies. Stormwater quality treatment measures to be implemented and maintained to prevent litter and pollutants flowing via stormwater pipes and flow paths into receiving waters

§ Remove objective 3 and move to new section ‘Environmental Landscape and Values’

§ Remove objective 5 and move to new section ‘Environmental Landscape and Values’

Zones and overlays

Apply existing zones and overlays as stated in existing Clause 21.09 apart from:

§ Remove and place in ‘Environmental Landscapes and Values’ ‘applying the Vegetation Protection Overlay to significant local examples of scarce indigenous vegetation in the Springvale Industrial estates and in the vicinity of Lance Close, Aspendale Gardens and Caruana Drive, Dingley Village’ given this is applicable to Clause

§ Modify SBO where required

§ Modify LSIO where required

Reference Documents

Add:

§ Victorian Coastal Strategy 2008

§ Kingston Flood Management Plan, 29 July 2009

§ State Environment Protection Policy (Waters of Victoria), Environment Protection Authority, 2003

- § Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO Publishing 1999
- § Water Sensitive Urban Design - Engineering Procedures: Stormwater, Melbourne Water, 2005

7.9.2 Implementation

Future strategic work

- Remove and place in 'Environmental Landscapes and Values' "Investigate future application of Environmentally Significant Overlays and Vegetation Protection Overlays in any further areas of identified significance"

7.10 BUILT ENVIRONMENT AND HERITAGE

This Clause will provide local content to support Clause 15 (Built Environment and Heritage) of the State Planning Policy Framework.

Internal and external stakeholders raised the following issues:

- § opportunities to incorporate key recommendations of the Arts and Cultural Strategy relevant to development and land use
- § the importance of reinforcing through the LPPF key public realm enhancements identified in Activity Centre Structure Plans
- § the need to find public and private mechanisms in which to identify funding streams for public realm works
- § opportunities to enhance the LPPF to provide greater clarity on Council's expectations in relation to Ecologically Sustainable Development (ESD)
- § whether the Planning Scheme could be used to provide greater clarity on sites of Aboriginal Cultural Heritage within the municipality.

Neighbourhood Character Guidelines 2003

The Neighbourhood Character Guidelines provide a consistent assessment of five character areas within the City of Kingston where important facets of the local area are considered in relation to new development. It is considered that some further work should be undertaken to ensure that the guidelines are useful, particularly in areas where significant neighbourhood characteristics are not identified.

References to the Neighbourhood Character Guidelines incorrectly state that it is a 2007 document, however this only relates to the work undertaken in the preparation of the Neighbourhood Character Overlay, which covers Hillston Road, Moorabbin. All references to the Neighbourhood Character Guidelines, where they don't relate to Hillston Road, should be corrected to show 2003.

7.10.1 Suggested inclusions into the Municipal Strategic Statement

SPPF / LPPF

The MSS will introduce a Built Environment and Heritage section to ensure compatibility with the State Planning Policy Framework. Where relevant, the content presently contained in Clause 21.13 'Heritage' of the MSS will be incorporated into this new section.

MSS Vision/Strategic Framework Plan

As part of reflecting the current Council Plan and the reformatted SPPF the Municipal Profile, Vision and Strategic Framework Plan sections of the LPPF will be modified.

Overview

A new overview will be required following the creation of a 'Built Environment and Heritage' section within Council's MSS which could be worded generally as follows:

“The increased urbanisation of the municipality has meant noticeable changes to the built environment, particularly with the emergence of development in and around Kingston’s Activity Centres. Over the coming years greater emphasis will be needed to ensure high standards of urban design form the cornerstone of the land use and development decision-making. New approaches to contemporary design provide opportunities to enhance community safety, create vibrant places and preserve areas of significant character.

Planning also plays a key role in ensuring that places of built and cultural heritage are protected for future generations. Given the distinct natural elements in Kingston a recognition of indigenous cultural heritage remains an important legacy in recognising the past. The City’s historic building stock, although limited, also tells a strong story of the city’s tourist, market gardening and industrial heritage.

Key issues

Add:

- § developing robust urban design frameworks to support localised opportunities to enhance the interface between the public and private realm
- § ensuring that changes to the built environment respond positively by improving community safety through passive surveillance and enhanced pedestrian environments
- § continuing to support the preservation of sites of cultural and built heritage
- § encouraging contemporary architectural expression throughout all facets of development in the municipality
- § creating new urban spaces to support the intensification of development in Activity Centres
- § Protection of solar rights
- § fully integrating ecologically sustainable development into the development assessment process.

MSS Objectives, Strategies and Policies

To be aligned with State Policy, introduce a new section 'Built Environment and Heritage'.

Introduce the following objectives consistent with the key areas contained within the SPPF of relevance to Kingston and create strategies generally consistent with the themes discussed below:

Urban Environment

- § develop urban design frameworks to respond to changes envisaged in the urban environment with a particular focus around Kingston’s Activity Centres

- § utilise mechanisms available to provide for enhancements to the public areas including contemporary open spaces, the provision of infrastructure to support walkable communities and contributions through art and design to public areas
- § reinforce the relevant Neighbourhood Character Objectives and Strategies from Clause 21.05 (i.e. Objective 2)

Sustainable development

Use the Ecologically Sustainable Development Local Policy to encourage residential and non-residential proposals to achieve best practice environmentally sustainable development.

Heritage

Adapt existing Clause 21.13 Objectives and Strategies into this section of a revised MSS.

Zones and overlays

Apply existing zones and overlays as stated in existing Clause 21.13 recognising the important role the Heritage Overlay plays in protecting Heritage Places.

Utilise the Activity Centre Zone Schedules to reinforce key urban design initiatives sought as an outcome of completed Structure Plans.

Utilise the available overlays in which to capture contributions towards urban enhancement initiatives in identified locations.

Reference documents

Add:

- § Neighbourhood Character Study and Guidelines
- § Moorabbin Structure Plan adopted by Council 2011
- § Mentone Structure Plan adopted by Council 2011
- § The Mordialloc: Pride of the Bay Structure Plan
- § Cheltenham Structure Plan adopted by Council 2011
- § Highett Structure Plan
- § Kingston Heritage Study
- § Foreshore Aboriginal and Cultural Heritage Study 2000
- § Mordialloc Creek Cultural Heritage Management Plan, 2007
- § City of Kingston Heritage Study Stage One Report, Living Histories, 2000
- § City of Kingston Heritage Study Stage Two”, Bryce Raworth Pty Ltd, 2004
- § Draft “Guidelines for the Assessment of Heritage Planning Applications”, Heritage Victoria, 2000
- § Burra Charter: “The Australian ICOMOS Charter for Places of Cultural Significance”, 1999

7.10.2 Implementation

Create a local policy for Ecologically Sustainable Development (ESD).

Future strategic work

- § Provide further guidance within the LPPF as to locations of identified Aboriginal Cultural Heritage Significance.
- § Implement structure plans and as required undertake urban design frameworks to further guide development.
- § Explore the use of an appropriate overlay to protect those areas identified within Kingston's Neighbourhood Character Guidelines as being of 'Special Character'.

- § Continue to implement the Clayton South and Carrum Urban Design Framework plans.
- § Implement the Chelsea and Bonbeach Residential Renewal Project.

7.11 HOUSING

The majority of local strategies, vision and guidance pertaining to Housing are found within Clause 21.05 (existing Residential Section) of the Kingston Planning scheme and at Clause 22.11 of the Local Planning Policy Framework.

Since the implementation of the new format planning scheme, a number of documents from State and local level have led to the need to further review and update the consistency of the MSS to the following documents:

State documents

- § New Clause 11 – Metropolitan section in SPPF which places more specific policy with regard to increasing housing density around activity centres and relationship to public transport nodes
- § Amendments to Clause 16: Housing in the SPPF
- § Towards an integrated Victorian Housing Strategy, 2006
- § Making Local Planning Policy Stronger: A review of the Planning and Environment Act, 2007
- § New residential zones discussion paper
- § VISIBLE and ADAPTABLE Features in Housing: Regulatory Impact Assessment, 2009

7.11.1 Regional/ Local documents

Southern Regional Housing Statement, 2006

The key objectives of this report in relation to Kingston include:

- § ensure that future housing growth is effectively managed to maintain and enhance the region's liveability
- § ensure that a diverse range of housing choices are available across the region to meet the needs of existing and future residents
- § ensure that residential development balances housing objectives with the need to protect the region's environmental values
- § ensure that the design and built form of new residential development is appropriate to its location
- § ensure that appropriate infrastructure and services are available to meet the needs of new residential development and changing households
- § ensure the provision of housing that is affordable, well-located and appropriate to household needs, across a range of household types, tenures and locations
- § ensure growth in housing is supported by employment and economic opportunities in the region.

Internal discussions:

- § need to update data regarding housing figures and forecasts in the MSS
- § need to remove projects already completed such as The Heath and Epsom Park
- § amendments to text are required to reflect work taking place and direction of Structure Plans
- § ability to maintain low density development in the Residential 3 Zone
- § amenity issues for balconies and rooftop terraces – screening, overlooking etc
- § review of Residential 1 Zone and Residential 3 Zone, particularly residential areas close to Activity Centres
- § concerns over two-storey developments in the rear garden
- § concerns over higher density housing in housing diversity areas which are at a risk of flooding.

SPPF/ LPPF

Housing themes in the reformatted SPPF are generally split through Clause 11 Settlement which focuses predominantly on higher order planning initiatives (Activity Centre Structure Planning) whilst Clause 16 Housing looks more specifically at the housing diversity/affordability areas. It is considered that this section of a revised LPPF focus predominantly on housing of an urban infill nature and the proposed Settlement section focus on the broader housing initiatives.

MSS Vision and Strategic Framework Land Use Plan

The Strategic Framework Land Use plan needs to be updated as some of the ‘residential opportunity sites’ have been developed, such as Bonbeach, Westall Timber Yard, Westall, and Quest apartments, Heatherton. In addition, the Municipal Profile section requires refinement to reflect 2006 available ABS data and Kingston’s published population projections.

MSS Objectives and Strategies

- § Clause 21.02 Municipal Profile, needs to be updated to show new population forecasts and housing numbers and average household sizes anticipated
- § Clause 21.03 Land Use Challenges For The New Millennium, under ‘Residential amenity and Neighbourhood Character,’ refer to the ‘Kingston City Council Neighbourhood Character Guidelines, 2003’ as useful guidance to understand local neighbourhood character
- § Add new objective ‘To preserve existing solar rights’ and include the following strategy:
 - ‘New development or alterations should not obstruct direct sunlight to solar collectors (including solar hot water collectors) on adjacent properties’.
- § A reformatted new Housing Section will address the following discrepancies with Clause 21.05 Residential Land Use:
 - updating/ rewording to remove projects already completed such as The Heath, Epsom, and Waterways
 - updating and rewording to further clarify the need for housing to be able to adapt to address the needs of people at various stages of the life cycle
 - updating of references to the Highett Gasworks site to give updated progress on work currently taking place to bring the site forward for development
 - review the ‘Zones and Overlays’ section as the majority has already been completed
 - Residential Land Use Framework Plan modified to remove strategic sites which have already been developed and identify any known undeveloped sites
 - update Census references to most relevant data (i.e. 2006 or 2011)
 - replace bullet points in ‘Further Strategic work’ with the following:
 - § modifying the Kingston Residential Strategy to incorporate changes reflective of 2006 Census Data and modifications to the State Planning Policy Framework
 - replace bullet points in ‘Ongoing Areas of Focus’ with the following:
 - § investigating the application of Development Contributions Plans for open space and infrastructure
 - § monitoring the population profile and current and possible future trends to ensure infrastructure provision is responsive to the community’s needs
 - replace bullet points under ‘Other Actions’ with the following:
 - § conducting regular information sessions with the building/development industry to promote understanding of Kingston’s housing objectives

- § promoting design excellence in Kingston
- § continuing to monitor the population profile and future housing market trends in the municipality and broader region

Include new documents under 'Reference Documents:'

§ Cheltenham Structure Plan, 2010

Sustainable Development

- § Use the Environmental Sustainable Development Local Policy to encourage residential and non-residential proposals to achieve best practice environmentally sustainable development

7.11.2 Existing Clause 22 Policies

Local Clause 22.11 Residential Development Policy

- § Update reference to SPPF policies to reflect amendments in 2006 to SPPF
- § Neighbourhood Character Guidelines to state 2003 and 2007 further work
- § Remove repetition with other policy, particularly ResCode, such as the following which are already assessed as part of ResCode standards and objectives:
 - *ensure that any upper storey components towards the rear of sites are sensitively designed to avoid unreasonable adverse amenity impacts on neighbours*
 - *ensure that the siting of new buildings respects the amenity of adjoining neighbours with regard to rear yards and garden outlooks from habitable living room windows. Ensure that the design and layout of new dwellings incorporate features that minimise overlooking of adjacent properties*
 - *address potential overlooking through site layout planning as well as individual dwelling planning*

Local Clause 22.12 Carrum Activity Centre policy

- § Update references to SPPF policies which have changed via amendments in 2006
- § Include reference to proposed new local policy – Rooftop Terraces
- § Remove repetition with other policy, particularly ResCode, such as the following which are already assessed as part of ResCode standards and objectives:
 - *ensure front fences are low, transparent and constructed of traditional materials*
 - *reducing visual bulk by the use of different building materials, colour and varied setbacks*
 - *discouraging long uninterrupted walls to the rear of developments*
 - *Discourage boundary-to-boundary development on the ground floor unless attached buildings dominate the street such as within the Core Commercial Area*

Local Clause 22.13 Clayton South framework Policy

- § Update references to SPPF policies which have changed via amendments in 2006
- § Remove precinct 5 as permits already issued to redevelop site
- § Amend map to remove precinct 5

Local Clause 22.14 Mordialloc Activity Centre Policy (the relevant content will be removed and placed in the Activity Centre Zone. This Clause would then be deleted)

- § Update references to SPPF policies which have changed via amendments in 2006
- § Remove notation regarding precinct 3 and update amendment map to remove precinct 3 – Mordialloc Timber yard as already developed.

Local Clause 22.17 Highett Activity Centre Policy

- § Update references to SPPF policies which have changed via amendments in 2006
- § Remove repetition with other policy, particularly ResCode, such as the following which are already assessed as part of ResCode standards and objectives:
 - *Manage redevelopment in those residential areas not identified as preferred areas for medium density housing pursuant to existing Council policies and ResCode*
 - *Provide for buildings that are visually diverse and contribute to the public realm through the use of varied, high quality and environmentally appropriate materials*
 - *Apply appropriate building setbacks for new development, ensuring that building occupants and users have a high level of amenity including daylight access and outlook*

New Clause 22 Policies

No changes necessary.

Zones

No changes pending further advice from the relevant State Government department on the introduction of the new Residential Zones.

Overlays

Design and Development Overlay Schedules 1 and 7 will be revised to add clarity. In addition, new provisions will be made that address rooftop decks.

Design and Development Overlay Schedule 12: Highett Activity Centre

Clarify car parking within building by providing examples such as basement, under roof line, etc.

Other/ future work

- § Review Clayton South Medium Density Housing Development Guidelines
- § Undertake a Residential Strategy Review that will inform any need for additional policy for issues such as double-storey dwellings in rear gardens, operational and type of appropriate development in Residential 1 and Residential 3 zones
- § Monitor the work of the Affordable Housing Taskforce and consider enhancements to Local Planning Policy

7.12 ECONOMIC DEVELOPMENT

Generally, the objectives and strategies under the sections of the MSS are working well and are by and large consistent with State Policy. Some minor anomalies exist and could be improved.

The majority of local strategies, vision and guidance pertaining to retail and commercial land use and industrial land use are found within Clause 21.06 and Clause 21.07 of the Kingston Planning scheme.

Internal/external discussions

Discussions with internal and external stakeholders, raised the following issues:

- § improve the efficiency and environmental performance of industrial sites via building design, construction and landscaping
- § all areas identified for potential transition would need to be subject to an economic impact analysis
- § through policy, further differentiate between the details of where the different forms of 'retail premises' should and should not establish through the municipality
- § discourage non-industrial uses within an industrial zone
- § review and examine locations for urban renewal
- § referencing Industrial Ecology
- § remove reference to the new supermarket under the section on Chelsea (major Activity Centres)

Since the implementation of the new format planning scheme, a number of documents from State and local level have led to the need to further review and update to ensure consistency of the MSS to the following documents:

State documents

- § Retail Policy Review 2007
- § Special Rates and Charges - Section 163 of Local Government Act 1989
- § Local Laws No 2 – Footpath Trading
- § Changes to SPPF to further specify roles of retail and commercial uses within Activity Centres

Regional/local documents

- § Retail and Commercial Study completed in 2006 and reviewed in 2009
- § Melbourne South East Regional Strategy

The South East region of Melbourne brings together 10 municipalities, utility providers, the State and Federal Government and Monash University, to market and promote the region.

A Regional Economic Strategy focuses on delivering sustainable prosperity and liveability to our region and provides a long-term framework for the economic and strategic development of the Region 2003-2030. This is a framework focused on regional

development, integration and linkages to support current, emerging and future industry and services strengths and resources¹³.

§ SEMIP Strategic Plan

§ Regional Economic Strategy for Melbourne's South East 2010-2030

Overview

The current overview as it relates to Industrial Development (21.08) is outdated and needs revision. It is suggested that the overview is enhanced along the following lines:

“The City of Kingston is one of Victoria’s major employment centres and its industrial sector is one of the largest and most concentrated in the State. The importance of the manufacturing industry in Kingston extends well beyond the municipal boundaries - output from Kingston’s industries is of both state and national significance. The manufacturing sector is also regionally important because it provides almost 20,000 jobs, with many of these held by Kingston residents and those of neighbouring municipalities.

The economic vitality of Kingston is strongly influenced by several major issues:

§ *global trends are changing the way business / retailing is done*

§ *major changes occurring to the manufacturing sector including:*

- *rise of China*
- *blurring of production and service work*
- *rise of advanced business services*
- *growth in ‘knowledge jobs’*
- *introduction of new manufacturing materials and techniques*
- *a reduced willingness of Government to intervene in an increasingly globalised economy*
- *centralisation of business services in Sydney and Melbourne*

Infrastructure is one of the key drivers of industrial development. In south-east Melbourne, the release of land and major transport projects are pushing new industrial investment toward areas such as South Dandenong and Carrum Downs, which have easy access to Eastlink. The nature of its employment is changing with a rise in the number of high skilled jobs. It has limited stock of brownfield land and this means that in the future the re-use and redevelopment of older sites will become more important as employment creators.”

The current overview presented in Clause 21.06 is still largely current given the recent completion of the Retail and Commercial Development Strategy and much of it would be appropriately integrated into the above overview.

7.12.1 MSS Objectives and Strategies

Enhancements to the existing strategies at 21.06 Retail and Commercial Land Use as part of a revised Economic Development Section would likely incorporate:

§ references to the Retail and Commercial Study Update 2009

¹³ <http://www.monash.vic.gov.au/business/south-east.htm>

- § the ‘Zones and Overlays’ section needs to be amended by
- inserting reference to the work on applying Activity Centre Zones to Principal and Major Activity centres
 - deleting the bullet point which refers to applying a DDO over Mordialloc as this DDO schedule will be deleted
 - deleting reference to applying the Business 1 Zone to Southland and Major Activity Centres
 - deleting reference to applying the Business 2 Zone to Cheltenham Major Activity Centre as it is intended that this will be replaced by an Activity Centre Zone
 - deleting applying the Business 1 Zone to Patterson Lakes to facilitate a food store in Chelsea and Patterson Lakes, as this has already occurred
- § in the ‘Policies and Exercise of discretion’ section include *‘discourage the establishment of any additional bulky goods floor space within zones where ‘Restricted Retailing’ is a discretionary land use (i.e. Industrial 1, Business 2 and 3 Zones).’*
- § in the Reference documents add “Retail and Commercial Study Update 2009”.

Enhancements to the existing strategies at 21.07 Industrial Land Use are identified below.

The current Local Planning Policy Framework does not address current market trends, in terms of making better use of industrial land. The examination of some locations within the municipality suited for a transition from core industrial uses to provide for new opportunities on significant industrial land holdings has been highlighted as part of the Planning Scheme Review process. Importantly, such areas should not solely be viewed as future housing opportunities, but should also be assessed for a mix of uses including offices and associated service industries. This has the positive benefit of further diversifying the range of employment opportunities provided locally within Kingston. Suggested changes are as follows:

- § under key issues, add ‘The changing nature of manufacturing where production is automated and driven predominately from a much larger office area’
- § change Objective 1 from ‘To provide a range of industrial land and buildings to meet the needs a broad range of industries’ to ‘To preserve Kingston’s supply of industrial land and protect it from encroachment from non-compatible uses and allow for the flexibility required by a changing industrial landscape’, include two new strategies in order to achieve this objective:
- recognise the changing nature of advanced manufacturing, particularly the higher office requirement
 - discourage developments and subdivision of small industrial units less than 200 square metres, particularly in areas where there is already a high concentration of units
- § Under the existing Objective 2, add two new strategies:
- protect industrial land from encroachment from other forms of development that are incompatible with 24 hour industrial use
 - recognise the diverse nature of Kingston’s industrial precincts
 - delete existing strategy: ‘Promote the development of business incubators in the Moorabbin industrial area and in other locations where appropriate’
- § Under existing Objective 3, add a new strategy:
- improve environmental performance through landscaping, building design and construction

- § Revise Objective 4 from ‘To ensure that industrial development does not adversely impact on the amenity and safety of adjoining land uses’ to ‘To ensure that industrial development does not adversely impact on the amenity and safety of adjoining land uses while simultaneously ensuring that any change in use in the vicinity of industrial zones does not adversely constrain the operation of legitimate businesses’; add one new strategy:
- ensure adequate cycling and walking infrastructure and public transport services.
- § Add new objective ‘To maintain and grow high skill, high wage jobs for Kingston’s residents and the residents of surrounding municipalities’. To achieve this objective, strategies include:
- recognise that manufacturing and related industrial businesses provide employment across a range of skill levels and generate significant wealth and community wellbeing
 - ensure that employment outcomes are an integral part of any proposed rezoning of industrial land
 - assist Kingston’s industrial businesses to continue to be a source of wealth and employment for Kingston and the broader region by encouraging innovation, exports, skill development, continuous improvement and transitioning to the new economy

Future work

- § Undertake an Industrial Strategy and implement findings into the Kingston Planning Scheme
- § Examine the changing nature of advanced manufacturing and if changes are required to allow for this (such as the higher office land requirement) to be accommodated and determine whether the use of an alternative zoning regime may yield improved employment densities
- § Develop actions that are aimed specifically at improving the functionality of the diverse nature of Kingston’s precincts to allow these to adapt to changing industrial requirements
- § Review the appropriateness of the Springvale Industrial Park Area Policy, the South Road Industrial Gateway Policy and the Enterprise Sites Policy to ascertain if these policies are still the best way to achieve the desired outcomes
- § Undertake an evaluation of whether the proposed car parking overlay may be useful in seeking to improve or provide direction as to how car parking should be provided in existing industrial areas

7.12.2 TRANSPORT

The majority of local strategies, vision and guidance pertaining to Transport, Movement and Access are found within Clause 21.12 of the Kingston Planning scheme, and throughout the Municipal Strategic Statement.

Since the implementation of the new format planning scheme, a number of documents at both a State and Local level have led to the need to further review and update the consistency of the MSS to the following documents:

State documents

- § Metropolitan Transport Plan-Linking Melbourne (2004)
- § Meeting our Transport Challenges May 2006
- § Investment in Transport Report 2008
- § Principal Public Transport Network (refer Issues Paper No 3)
- § VicRoads (Smart Roads) Road Use Hierarchy (Feb 2010)
- § DPCD parking provisions review

Local documents

- § Kingston Traffic Study 2004
- § Principal Bicycle Network (under review)

Regional documents

- § Strategic Regional Transport Assessment 2005

Some of the key priorities to come from the above documents include:

- § need to extend the Mornington Peninsula Freeway/Dingley Freeway northwards from Springvale Road to provide access into the Braeside Moorabbin Industrial areas and remove congestion from present Springvale Road intersection
- § no dedicated east-west links across the municipality, requiring collector roads to act as pseudo-arterials
- § improvement to freight routes, particularly Fairbank Road, Cochranes Road, Chesterville Road to Warrigal Road, and Tootal Road
- § public transport in the Dingley–Aspendale Gardens areas is poor and requires more frequent evening/weekend services
- § the bicycle Bay-Trail from Charman Road to the Mordialloc Creek
- § Bayside/Kingston and Boroondara/Glen Eira/Stonnington Bus Services Review 2010

The key findings of this review include:

- § a number of bus routes within Kingston are confusing and indirect with poor frequency of service offered during evenings and weekends
- § the most direct bus routing cannot be achieved until the intersection of Bignell and South Roads is improved to enable protected (signalised) bus movements (specifically right turns into South Road)
- § the current bus access to Southland when travelling towards Brighton is confusing and wastes time (up to five minutes on some trips), with buses required to loop back on their path along Nepean Highway

- § community submissions from the area served by bus numbers 600, 922, and 923 requested a simplified route network with more services but less routes and clear distinctions between each route. In order to meet these passenger requests and better match capacity with demand, it is recommended that all services between Sandringham and Southland be labelled Route 600
- § inability for buses in Patterson Lakes to connect to Carrum in a progressive route
- § Principal Bicycle Network.

Although a review is underway to update the Principal Bicycle Network, it is important for consideration to be given to the strengthening of this network, particularly in relation to strategic sites and important Council projects, such as the Bay Bicycle Trail along the foreshore from Charman Road to Mordialloc Creek.

Internal discussions highlighted the following issues:

- § the need to include specific reference to improvements in public transport, bus and cycle networks and the relationship to activity centres and the principal bicycle networks
- § the implications of peak oil had not been considered in relation to policy initiatives to reduce car dependency
- § the lack of dedicated east-west linkages causing collector roads to act as pseudo-arterial roads
- § need for more direct bus routes and increased service frequency particularly on evenings and weekends
- § management of transportation issues associated with the further development of a Port at Hastings in relation to rail and road
- § connections out of Kingston need to be addressed such as linking Sandringham and Frankston train lines
- § reduction of vehicle related carbon emissions into the atmosphere
- § need to update key issues and remove outdated issues, such as the Scoresby Freeway (Eastlink), which has already been constructed
- § need to review current parking to be provided, particularly on key development sites and Activity Centres
- § reinforcing transport related initiatives that have been developed through recently completed structure plans for Highett, Moorabbin, Cheltenham, Mentone and Mordialloc
- § that Parking Precinct Plans for activity centres may offer an opportunity to review all parking and movement issues in an area and potentially result in a strategy that required less parking to be provided by private developments under certain circumstances
- § priority locations for investment in rail commuter and shopping centre car parking infrastructure should be defined in the Planning Scheme
- § the need to include references to the findings and recommendations of the Strategic Regional Transport Assessment, as well as the Bayside/Kingston and Boroondara/Glen Eira/Stonnington Bus Services Review 2010; and the Principal Bicycle Network review
- § concerns over loss of on-street parking facilities as a result of double crossovers from new developments
- § updating within the LPPF to take account of the key aviation related issues relevant to the Moorabbin Airport
- § bike parking and change facilities within industrial/business development
- § need for provision of both resident and visitor parking in new developments

- § consider a local policy that actively encourages developers to incorporate an additional car parking space on site to replace the on street space that is lost

Audit findings and recommendations

Key projects to incorporate into the MSS

In order to achieve existing strategies in Clause 21.12 Transport, key projects have been developed such as:

- § the installation of a new train station for the Southland Principal Activity Centre and associated bus interchange
- § the development of Activity Centre Structure Plans to guide development and improve the pedestrian and public transport environments within these plan areas
- § continue to prioritise and advocate for grade separation at level crossings
- § the continuation of further sections of the Mornington Peninsula freeway and construction of the Dingley bypass to ease traffic congestion

SPPF / LPPF

The creation of a Transport section within the LPPF that mirrors the relevant themes in the SPPF under Clause 18 will provide an opportunity to reflect transportation in a more integrated way at a local level.

MSS Vision/ Strategic Framework Plan

There are no proposed changes to the Vision, however the Strategic Land Use Framework Plan should include the Frankston and Pakenham railway lines, with the future Southland Railway Station included as a major strategic project.

7.12.3 MSS Objectives Strategies and Policies

- § Remove all repetition within the LPPF and ensure consistency with the themes in the SPPF as part of the creation of a Transportation section.
- § In line with suggestions from internal consultation and the Planning and Environment Act 1987 Review, include a new objective along the lines of 'To develop movement systems and urban forms that will be sustainable in a period of increasing energy costs associated with "peak oil" and minimise atmospheric carbon discharges'. Strategies which may support such an objective include:
- reducing car dependency by providing better public transport connectivity and pedestrian linkages
 - increasing the availability of electric car charging infrastructure, particularly in Activity Centres and public spaces
 - continue to work with the South Eastern Council Climate Change Alliance and State Government agencies to develop initiatives to reduce emissions and impacts of climate change caused by motor vehicles.
- § The strategies coming from Objective 2 should be more linked to specific actions of the structure plans given many are now complete.
- § Remove references to projects that are already complete, such as Scoresby Freeway.
- § Include key recommendations from the Regional Strategic Transport Assessment and the Bus Services Review.
- § Include new key strategic projects such as the Southland Railway Station.
- § Include references to increase public transport, key linkages and promotion of safer pedestrian environments, and consideration of persons with special needs.

- § Include specific strategies and priority locations for pedestrians and cycling infrastructure improvements.
- § Include a statement to support modified parking rates and the creation of cash in lieu schemes in (nominated) activity centres and for (nominated) uses.
- § Update Kingston Transport and Access Framework Plan to update projects already completed and reflect new key projects such as Southland Railway Station.
- § Sustainable Development- use the Ecologically Sustainable Development Local Policy to encourage residential and non-residential proposals to achieve best practice environmentally sustainable development

Reference documents

Add:

- § Regional Strategic Transport Plan 2005
- § Bayside/Kingston and Boroondara/Glen Eira/Stonnington Bus Services Review 2010

Existing Clause 22 Policies

Local Policy 22.13 Clayton South Framework Policy

- § Need to make reference to the Clayton South Structure Plan being undertaken by the City of Monash, and the potential transport issues for Kingston
- § The potential for Clayton Railway station to be truncated, which will result in easing congestion along arterial roads into Kingston
- § A statement needs to be added to state that car parking requirements are reduced within activity centres, which should be reflected from Car Parking Precinct plans for Activity Centres

Zones

No change

Overlays

Need to monitor whether a new Parking Overlay is introduced and if a list of priority locations in which to focus on using the Parking Overlay in Kingston will need to be identified in the LPPF.

Reference documents

Add:

- § VicRoads Asset Management
- § VicRoads Road Transport Planning
- § VicRoads Traffic Management
- § VicRoads Road Design
- § AustRoads Guide

Future strategic work

- § Reviewing resident parking permits
- § Bus Review (State Document)
- § Review of industrial traffic access
- § Street lighting
- § Continuing to develop Local Area Traffic Management Plans for identified areas in Kingston

Particular Provisions

Clause 52.06 – Car Parking rates are in the process of being reviewed by State Government and any amendments will feed into the Kingston Planning Scheme.

Other / future work

- § Look at ways to limit the amount of on-street car spaces being lost to development
- § Proposals to improve connectivity (pedestrian and cycle links) with residential areas
- § Implement recommendations of structure planning for activity centres in relation to transport, movement and access
- § In discussion with VicRoads, undertake further discussions regarding the role and hierarchy of particular roads within the municipality

Overall recommendations

The revised format of the SPPF provides an opportunity through a Local Planning Policy Section on Transport, to ensure that an integrated approach to transportation is provided for the municipality and local issues of importance are appropriately flagged.

It is recommended that transport projects in the MSS are updated, with completed projects removed and further refinements are made to Clause 21.12, including the addition of a new objective regarding reducing car dependency, reducing emissions, and increasing public transport and pedestrian connections, particularly to Activity Centres. The map at Clause 21.12 also needs to be removed or updated to reflect current issues and the deletion of already constructed roads.

7.13 INFRASTRUCTURE

This Clause will provide local content to support Clause 19 (Infrastructure) of the State Planning Policy Framework.

Discussions with internal and external stakeholders raised the following comments:

- § the limited focus presently provided within the Kingston Planning Scheme as to local community infrastructure and significant capital works projects identified by Council
- § focus should be provided within the local planning policy framework as to the distinct role Mentone plays as a centre for a significant number of education facilities
- § depending on the direction of the Green Wedge Plan, opportunities may be identified at a local level for investment in the renewable energy sector that provide broader community benefit
- § the regional role performed by the Kingston Centre is not presently identified in the Local Planning Policy Framework
- § the completion of the Arts and Cultural Strategy provides an opportunity to reinforce the role of the cultural facilities contained in the City
- § the review presently occurring of the Development Contributions Plan Overlay should be reflected in an appropriate form in a revised Local Planning Policy Framework
- § since the past review of the Planning Scheme, Council has focussed heavily on reviewing its community facilities which could be appropriately incorporated into the Local Planning Policy Framework
- § the opportunity at a regional level to advocate for the advanced rollout of the National Broadband Network in Kingston due to its significant employment base
- § the development of clearer localised policy around waste and resource recovery is required to assist the exercise of decision making given emerging local and regional needs. Given Kingston has both a significant urban industrial area as well as non-urban area, careful thought is needed on the respective roles of each, noting the Green Wedge Plan when completed will assist in this regard

Suggested inclusions into the Municipal Strategic Statement

SPPF / LPPF

It is apparent upon reviewing the revised SPPF that some potential overlap in relation to the manner in which 'water' related aspects of policy are described in Clause 14 Natural Resource Management when compared with similar policy objectives at Clause 19. For ease of understanding, any duplication has not been replicated in the Planning Scheme Review Report with a decision to be made as part of the subsequent Planning Scheme Amendment process as to where 'water' related Local Planning Policy content is best positioned.

The introduction of an Infrastructure into the LPPF will bring about greater compatibility with the relevant State Planning Policies.

MSS Vision/Strategic Framework Plan

Overview

A new overview will be required following the creation of an 'Infrastructure' section within Council's MSS which could be worded generally as follows:

“With a wonderful range of community organisations within the municipality, Council plays a key role in working with the State Government to ensure planning and renewal of community infrastructure is managed to optimal community benefit. An overarching planning objective is to create strong community hubs that are established in alignment with key transportation strategies and objectives arising from Activity Centre Structure Plans.

An emerging opportunity for Kingston is to explore how new infrastructure in the renewable energy sector can be accommodated to provide houses and business in Kingston with greater choice in how they source energy. Another exciting opportunity for the City is to ensure that maximum benefit is derived from the opportunities the National Broadband Network is able to bring.

Key issues

The key issues section of the Infrastructure Section is likely to reinforce:

- § importance of working with all levels of Government and the private sector on identifying and pursuing opportunities to provide for renewable energy opportunities in the municipality
- § given the ageing population, the need to ensure sufficient provision and effective levels of health services are available to the Kingston community
- § identifying the enormous potential the education cluster in Mentone brings as an attractor to the liveability of the municipality
- § the need to work with State Government departments to ensure community service provision is able to respond to the long-term needs of the Kingston community
- § continuing to advocate on behalf of the significant business community in Kingston of the benefits derived to the region of the National Broadband Network
- § the need to develop a strategy which identifies the role the municipality wishes to play in relation to waste minimisation and resource recovery.

MSS Objectives, Strategies and Policies

Introduce the objectives/strategies along the following lines consistent with the key areas contained within the SPPF of relevance to Kingston and create strategies generally consistent with the themes discussed below:

Renewable energy

Work with key State Government agencies and the private sector to explore opportunities to provide renewable energy investment opportunities within Kingston.

Community infrastructure

- § Ensure that the provision of community services in the municipality matches the needs of the Kingston community into the medium term
- § Provide a network of community hubs in targeted geographic locations to provide multi-service facilities for the Kingston community

- § Respond to the ageing population within the City of Kingston by ensuring opportunities to facilitate the development of health-related community infrastructure.

Development infrastructure

- Utilise mechanisms provided within the planning system to ensure that new development provides financial contributions to upgrade or provide new physical and community forms of infrastructure
- Provide for the roll-out of the National Broadband Network to ensure maximum benefit to the Kingston business and residential community is delivered
- Provide clarity as to the involvement the municipality wishes to have in relation to the provision of infrastructure to assist waste and resource recovery

New subsection 'Waste and recycling'

Add a new objective 'To reduce waste'; strategies to achieve this include:

- § develop opportunities for commercial and industrial activities to reduce waste
- § encourage the use of environmentally friendly materials and products which reduce waste
- § encourage all developments to reuse, reprocess, recycle materials and to recover waste to energy

Add a new subsection 'Non-renewable resources'

Add a new objective 'To use non-renewable resources more efficiently in order to reduce greenhouse gas emissions'. Strategies to achieve this objective include:

- § encourage the installation of alternative, renewable energy supply systems, devices and practices in order for households and businesses to transition to a low carbon future
- § promote innovation in energy efficiency

Zones and overlays

Utilise the Activity Centre Zone Schedules to reinforce key community infrastructure objectives aligned with the Structure Plans.

Future strategic work

- § Complete the community facilities review and give appropriate recognition to key initiatives within the Planning Scheme
- § Develop a Greenhouse and Energy Management Strategy that commits Council to make its own processes sustainable. Pursue and educate the community on sustainability. Include motivating goals of zero pollution, zero waste, zero habitat destruction, zero climate damage and zero soil degradation
- § Develop a waste strategy for Council to implement in its day-to-day considerations for the municipality
- § Review any mechanisms within the planning scheme that can be influenced at a local level to provide incentives for investment in health facilities.

8.0 RECOMMENDATIONS ARISING FROM THE REVIEW

The findings from the Planning Scheme Review provide a deeper appreciation of the key issues and challenges for the City. It also provides a basis for scoping future work to address some of the issues that cannot be addressed in this Planning Scheme Review. Some of these issues require an urgent response and others are more long-term. The issues listed below require a response of both local and State level, and at times may be an issue for which the City of Kingston needs to continue to advocate (refer to Section 9 'Recommendations for Advocacy Actions').

In the immediate to short-term, future works consist of:

Reviewing and revising the MSS to:

- § remove inconsistencies and repetition with SPPF and LPPF
- § update the list of reference documents in the Planning Scheme
- § apply new Residential Zones (if and when introduced)

8.1 Clause 21 – Municipal Strategic Statement

The following provides a snapshot of the work necessary to update, rectify gaps and challenges and restructure Clause 21 of the Planning Scheme and includes work to:

- § create a new introduction to the MSS (including population projections to 2030 and beyond)
- § review the 'Vision' section of the MSS
- § continue to enhance the certainty and clarity of strategic directions
- § incorporate new, strengthened policies, as identified in the Planning Scheme Review at Clause 21 and outlined in detail in Section 7 of this report, relating to:
 - environment– climate change, coastal erosion, pollution, natural assets, waste, water/water management/integrated water systems, biodiversity and ESD principles
 - urban design - building over roads/laneways, visual bulk, setbacks and height, high quality design, materials, overshadowing
 - residential land use issues - accessible / adaptable housing, higher density development, preferred character for residential precincts, affordable housing and energy efficient housing
 - transport – focusing on cyclists' and public transport users' needs, identify opportunities to enhance pedestrian environment, a review of parking requirements and improved connectivity (pedestrian and cycle links) between residential areas and activity centres and public transport nodes. Further refinements are required to Clause 21 to remove completed projects, update the map to Clause 21.12 to update and reflect current issues and the deletion of already constructed roads
 - community health and wellbeing - safety, healthy and connected communities

Arising from the audit detailed in Section 7 of this report, the following lists modifications necessary to the Kingston Planning Scheme identified in accordance with the new restructured Clause 21 headings:

8.1.1 Settlement

- § Implement the key objectives and strategies of the Open Space Strategy
- § Undertake an amendment to the Kingston Planning Scheme to implement the Kingston Green Wedge once adopted. This includes relevant amendments to policy at Clause 21 and 22, and may include zone and overlay changes to identified strategic land to implement the Plan's vision and objectives

8.1.2 Environment and Landscape Values

- § Apply the Vegetation Protection Overlay to significant local examples of scarce indigenous vegetation in the Springvale Industrial estates and in the vicinity of Lance Close, Aspendale Gardens
- § Apply the Public Park and Recreation Zone and Public Use zone to provide for the management of natural environments by public agencies
- § Apply the Public Conservation and Resource Zone to significant areas of remnant vegetation at the Grange Heathland Reserve, Rowan Woodland, Bradshaw Park, and the former Epsom Training Facility

8.1.3 Built Environment and Heritage

- § Neighbourhood Character Guidelines updated to reflect 2003 document
- § Exploring the use of an appropriate overlay to protect those areas identified within Kingston's Neighbourhood Character Guidelines as being of 'Special Character;'

8.1.4 Housing

- § Update the Strategic Framework Land Use Plan to remove 'residential opportunity sites' that have been developed, such as Bonbeach, Westall Timber Yard, Westall; and Quest apartments, Heatherton
- § Refine the Municipal Profile section to reflect the most available ABS data and Kingston's published population projections

8.1.5 Economic Development

- § Updating references to the Scheme to reflect the Retail and Commercial Strategy 2006 update
- § Update map at Clause 21.06 to remove reference to C99
- § Undertake an Industrial Strategy and implement findings into the Kingston Planning Scheme once finalised and adopted
- § Examine the changing nature of advanced manufacturing and if changes are required to allow for this (such as the higher office land requirement) to be accommodated and determine whether the use of an alternative zoning regime may yield improved employment densities
- § Evaluation of the proposed car parking overlay may be useful in seeking to improve or provide direction as to how car parking should be provided in existing industrial areas

Complete the community facilities review and give appropriate recognition to key initiatives within the Planning Scheme.

8.1.6 Transport

- § Look at ways to limit the amount of on-street car spaces being lost to development
- § Look at ways to limit the amount of on-street car spaces being lost to development
- § Proposals to improve connectivity (pedestrian and cycle links) with residential areas
- § Implement recommendations of structure planning for activity centres in relation to transport, movement and access

- § Should a new Parking Overlay be introduced to the VPPs, identify a list of priority locations in which to focus on using the Parking Overlay in Kingston. This will also require their use to be identified in the LPPF
- § Map at Clause 21.12 also needs to be removed or updated to reflect current issues and the deletion of already constructed roads

8.1.6 Infrastructure

- § Complete the community facilities review and give appropriate recognition to key initiatives within the Planning Scheme.

8.2 Clause 22 – Local Planning Policies

The following review of the local planning policies has revealed the need for further work to be undertaken to refine many of the existing local planning policies. It is noted that opportunities have been identified in Section 7 of this report for consolidation of local planning policies into the MSS or other sections of the Planning Scheme (that is, Activity Centre Zone schedules) to ensure a more effective framework for decision making. Similarly, some deletion of policies altogether and the inclusion of new local planning policies will ensure that the scheme remains current and with a policy framework to guide the decision making provisions to assess planning permit applications.

The Kingston Planning Scheme currently contains 17 local planning policies:

- Clause 22.01 – Cheltenham Business Centre Policy
- Clause 22.02 – Springvale Industrial Area Park Policy
- Clause 22.03 – Sandbelt Open Space Project Policy
- Clause 22.04 – South East Non Urban Area Policy
- Clause 22.05 – Moorabbin Airport Environs Policy
- Clause 22.06 – South Road Industrial Gateway Policy
- Clause 22.07 – Enterprise Sites Policy
- Clause 22.08 – Park View Industrial Estate Policy
- Clause 22.09 – Parkdale Plaza Business Centre Policy
- Clause 22.10 - Former Epsom Training Facility and Environs Policy
- Clause 22.11 – Residential Development Policy
- Clause 22.12 – Carrum Activity Centre Policy
- Clause 22.13 – Clayton South Framework Policy
- Clause 22.14 - Mordialloc Activity Centre Policy
- Clause 22.15 - Outdoor Advertising Signage Policy
- Clause 22.16 – Heritage Policy
- Clause 22.17 - Highett Activity Centre Policy
- Clause 22.18 – Materials Recycling in the Green Wedge Policy

The following is a commentary of the policies and recommendations to be implemented following the Review:

8.2.1 Clause 22.01 – Cheltenham Business Centre Policy

Current work on the implementation of the Cheltenham Structure Plan seeks to remove the application of this policy as it relates to the Activity Centre Area defined by the adopted Cheltenham Structure Plan. An authorisation request to begin an amendment to implement the Cheltenham Structure Plan into the planning scheme and amend this clause has been sent to the Minister for Planning.

This policy will remain in place for the balance of the area to the north of the identified Cheltenham Activity Centre Area and would be reviewed as part of any future community consultation undertaken as part of a possible future structure plan for Southland. Council has recently begun background structure planning work for the Southland Principal Activity Centre.

Clause 22.01 currently guides the Southland Principal Activity Centre and an Incorporated Development Plan Overlay encompasses the shopping centre land.

8.2.2 Clause 22.02 – Springvale Industrial Park Area Policy

The aim of this policy was to provide guidance for new development within the Springvale Industrial Estates and to ensure integrated high-quality development in attractive landscaped settings. Feedback received indicates that the two industrial estates to which this policy is applicable are fully developed, in which case a basis exists to remove this policy.

8.2.3 Clause 22.03 – Sandbelt Open Space Project Policy

As outlined in Section 3 of this Review, all policies and strategies of the Kingston Planning Scheme applicable to areas included within the Green Wedge area of the City will not be reviewed prior to the completion of the Green Wedge Plan.

8.2.4 Clause 22.04 – South East Non Urban Area Policy

This policy is not being reviewed for the reasons identified in Clause 22.03.

8.2.5 Clause 22.05 – Moorabbin Airport Environs Policy

It is considered appropriate that this policy be reviewed in consultation with any feedback received during the Planning Scheme Review process from the Moorabbin Airport. Concern does exist that the intentions of the policy are better addressed through other more formal requirements than Local Planning Policy.

8.2.6 Clause 22.06 – South Road Industrial Gateway Policy

It is considered that this policy is no longer relevant as it applies to a small pocket of industrial land that is no different from adjoining industrial zoned land to which the policy does not apply.

8.2.7 Clause 22.07 – Enterprise Sites Policy

As discussed above for Clauses 22.02 & 22.03, this policy is not being reviewed as part of this Review.

8.2.8 Clause 22.08 – Park View Industrial Estate Policy

It is considered reasonable given the estate's strategic importance with regard to bulky goods and industrial development within the municipality, to review this policy with a view towards including some of its objectives, policies and strategies within Clause 21 of the Kingston Planning Scheme as restructured and outlined in Section 7 of this Review report. The policy currently seeks to achieve development and use objectives. As much of the estate is now developed, it is timely that relevant policy be retained in Clause 21 and to remove outdated elements and duplication altogether from the planning scheme.

8.2.9 Clause 22.09 – Parkdale Plaza Business Centre Policy

This policy is considered unnecessary and repeats objectives and policy contained in other sections of the planning scheme. It is proposed to remove it from Clause 22 of the Scheme and utilise a Design and Development Overlay to capture key elements.

8.2.10 Clause 22.10 – Former Epsom Training Facility and Environs Policy

As much of this estate has now been developed, a review of this policy is considered necessary with required changes implemented following the review. It should be noted that those sections of the policy area to which the Mixed Use Zone applies are still relevant and any amendments to the policy would necessitate the retention of objectives and policies to guide appropriate development in these areas. It is also noted that map 1 will also need to be amended to reflect the areas to which the revised policy will be applicable.

8.2.11 Clause 22.11 – Residential Development Policy

A review of this policy would be incorporated into a wider review of Council's Residential Strategy and Neighbourhood Character Study and guidelines. A review of this policy would need to be considered in the context of Clause 21.05, being restructured into the new Settlement, Housing and Built Environment and Heritage sections of the MSS to assist in usability of this Clause. The implementation of new Residential Zones and the completion of the Housing Capacity Assessments being developed by DPCD may provide an opportune time to further examine this policy. A review of this policy should also give consideration to issues of neighbourhood character, discussed later in this section.

Following the Councillor workshops, a review of elements of this policy that could be modified in the short term to strengthen objectives and policies in accordance with the direction of this Council will be pursued.

Neighbourhood Character

Existing Clauses 21.05 and 22.11 of the Kingston Planning Scheme include policies and strategies for assessing neighbourhood character. These provisions were introduced following the completion of the reference documents, the Kingston Neighbourhood Character Study and Residential Strategy. Feedback received from Council's Statutory Planning Department identifies concerns with the key characteristics identified in the Neighbourhood Character Study. Feedback indicates that the characteristics identified by the study and guidelines have changed over time, with many applicants choosing to challenge the application of the guidelines at VCAT. Further comments have identified possible duplication of planning scheme provisions warranting an assessment of neighbourhood character altogether.

It is considered appropriate that Council undertake a review of existing policies in relation to Neighbourhood Character as part of any broader review of its policies applicable to residential development at Clause 21 and 22.

A review of the documents relating to neighbourhood character should also consider whether a need exists to identify a preferred character in certain areas.

It is appropriate then that the Planning Scheme Review flag minor policy or strategy amendments to remove repetition, strengthen policy where neighbourhood character is most intact. The Planning Scheme Review should also identify the need to undertake a broader review of the applicability of Council's neighbourhood character tools as part of future significant strategic work it may undertake on residential development.

In the short term, all references to the Neighbourhood Character Guidelines where they do not relate to Hillston Road should be corrected to reflect the 2003 version of the guidelines.

8.2.12 Clause 22.12 & 22.13 – Carrum Activity Centre and Clayton South Framework Policies

It is considered that these policies are still, overall, relevant and should be retained. It would be necessary to review these policies should the reference documents become outdated and replaced. Minor amendments are necessary to these policies as outlined in Section 7 earlier in this review report and include:

8.2.13 Clause 22.12 Carrum Activity Centre policy

- § update references to SPPF policies which have changed via amendments in 2006
- § include reference to proposed new local policy relating to rooftop terraces
- § remove repetition with other policy, particularly ResCode

8.2.14 Clause 22.13 Clayton South framework Policy

- § update references to SPPF policies which have changed via amendments in 2006
- § remove Precinct 5 as permits already issued to redevelop site
- § amend map to remove precinct 5
- § review policy as discrepancy between Residential 3 Zone on Centre Road, Clayton South and local policy which specifies ‘increased housing diversity’ rather than incremental

8.2.15 Clause 22.14 – Mordialloc Activity Centre Policy

As outlined in Section 6 of this Review report, structure planning has now been undertaken and completed for all four of the five Major Activity Centres in Kingston. It is Council’s intention to translate all Structure Plans through the introduction of a new Schedule in each of the Activity Centre Zone. The use of this zone is considered most appropriate as it allows objectives, policies and guidelines to be introduced for public and private land. The benefit of this zone is that it allows Council to consolidate all policy and development guidelines into one section of the planning scheme, removing the need for local planning policy, multiple zones and overlays. It is appropriate therefore that the Mordialloc Activity Centre Policy be deleted once a new Schedule to the Activity Centre Zone is drafted and implemented as it will duplicate content elsewhere in the planning scheme.

8.2.16 Clause 22.15 – Outdoor Advertising Signage Policy

Section 6 of this review report details the State Government review of advertising sign provisions currently being undertaken by the DCPD. The first round of changes to Clause 52.05 were implemented through Amendment VC49. The remaining work is pending. This further work will see changes to the terms and definitions, revising category tables for signage, and providing clearer State wide policies for consistent decision-making. It is recommended that 22.15 be reviewed following the completion of the DPCD review to determine if any clarification is required that would assist planning permit application assessment.

8.2.17 Clause 22.16 – Heritage Policy

This policy applies to all land included in the Schedule to the Heritage Overlay. It provides the strategic direction to enhance and manage significant heritage assets within the City and to protect heritage places from adverse impacts resulting from proposals to undertake redevelopment. Any review of this policy should be undertaken following the restructure and amendment of Clause 21 of the Kingston Planning Scheme to determine its necessity and relevance. It is recommended that Council upgrades the policy intent to the MSS and delete this policy or sections of, should policy contained in the new Clause 21 be limiting in its application.

8.2.18 Clause 22.17 – Hihett Activity Centre

The Hihett Activity Centre Policy is still considered to be relevant with its policies and objectives currently being used in the assessment of planning permit applications on major strategic redevelopment sites. Minor amendments that do not affect objectives of policies of this Clause as outlined in Section 7 of this review report are proposed and consist largely of updating references to State Planning Policy Framework policies which have changed via planning scheme amendments in 2006 and removing repetition with other policy, particularly ResCode.

8.2.19 Clause 22.18 – Materials Recycling in the Green Wedge

This policy was introduced through Amendment C115 to the Kingston Planning Scheme. As discussed earlier, the Kingston Green Wedge Plan will identify the appropriateness of all such policies and nominate amendments if and where necessary. It is noted that this policy has an expiry provision of 30 June 2012.

Issues have emerged through this review that require consideration as themes for potential new local planning policies including:

- § discretionary land uses
- § water sensitive urban design
- § ecological sustainable development
- § affordable housing

Discretionary uses

Discretionary land uses proposed in residential areas often present as difficult planning permit applications to consider. There is little policy content contained in other sections of the planning scheme to assist decision making in this area and a new local planning policy to provide guidance on such uses in established areas would provide planners and applicants with valuable guidance. Guidance with regard to uses, including medical practitioners, childcare centres and car washes, is considered appropriate and would aid decision making, particularly with the aid of relevant performance criteria.

Water sensitive urban design

Improving Council's approach to infrastructure design to ensure that whenever possible it incorporates Water Sensitive Urban Design (WSUD) elements has been a key objective of Council's Infrastructure Department and Environmental Planning. It is now considered appropriate that Council consider implementing a new local planning policy that could be applied to new private development to add to the work Council is already undertaken as part of its infrastructure renewal work. The multiple benefits stemming from such a policy include:

- § reduced stormwater runoff and localised flooding
- § assisting to overcome water shortages
- § improving the health of the bay and waterways
- § enhanced vegetation and landscape
- § increased carbon sequestration
- § improved urban biodiversity
- § alleviates Urban Heat Island effect
- § reduced public health issues and costs.

Ecologically Sustainable Development (ESD)

This review has identified a key gap and deficiency of the Kingston Planning Scheme in relation to providing guidance through the planning process with respect to ESD. A local

policy in this area would support existing tools Council is already utilising to assess development applications.

A new local policy would seek to:

- § ensure consideration of ESD principles in the design phase of the planning permit process
- § increase awareness of ESD
- § ensure that development achieves 'best practice' ESD, rather than merely meeting minimum standards through compliance with building regulation.

The policy should focus on providing clearer direction on energy, water and waste conservation, through practical initiatives that can be incorporated into a variety of forms of new development.

Affordable housing

Council officers have held discussions with Councillors through the Affordable Housing Taskforce on how Kingston could become more involved in influencing the affordability of housing. Further discussions are required with Council as to the role of the taskforce and whether Council is keen to enhance the policy content within its Planning Scheme relating to housing affordability.

8.3 Zones

All land under State jurisdiction in the municipality must be zoned and appropriate consideration given to whether the land is fit for the purpose for which it is zoned. An investigation of the operation of zones, schedules and alternative zone options within the Kingston Planning Scheme has revealed no major concerns with the current operation of the zones within the City.

It is noted that the work being undertaken by the DPCD to review the Residential Zones may influence the operation of the residential suites of zones and schedules. Furthermore, as noted in other sections of the review, Council intends to apply the Activity Centre Zone to each of the Principal and Major Activity Centres, to implement structure plans once adopted.

8.4 Overlays

There are 13 overlays in the Kingston Planning Scheme:

- § Environmental Significance
- § Vegetation Protection
- § Heritage
- § Design and Development
- § Incorporated Plan
- § Development Plan
- § Neighbourhood Character
- § Land Subject to Inundation
- § Special Building
- § Public Acquisition
- § Airport Environs
- § Environmental Audit
- § Road Closure

A review of the overlays and their schedules was undertaken to identify issues and improvements to enhance their operation in the Kingston Planning Scheme. The following lists the necessary changes to the overlays of the Scheme following the review:

8.4.1 Environmental Significance Overlay

The Kingston Planning Scheme includes Schedule 3 to the Environmental Significance Overlay (ESO3), to identify properties affected by vegetation listed on Council's Significant Tree Register. A Significant Tree is any tree that has special significance. They include a variety of native and exotic trees of landscape, habitat, horticultural, or genetic value, are rare or of localised distribution, are outstanding examples of their species or are of cultural or historic significance.

Since Amendment C79 introduced the Schedule 3 to the ESO to identified properties, Council's Statutory Planning Department has assessed a number of trees for various reasons. At the time of this report, one significant tree had been removed (with permit) due to its poor condition. It is appropriate that this tree be removed from the Schedule to ESO3. An ongoing process of assessment is required as to ensure the register remains current. Council officers have also identified in the assessment of application for tree removal under Local Law Number 5, six (6) new trees worthy of inclusion in the Schedule to the ESO3, these are referenced in Appendix 2. It is recommended therefore that this review seek to identify this recent work and that any subsequent amendment to implement the Planning Scheme Review update the register to seek to delete and include trees of significance in accordance with sound strategic justification. Any such amendment would require direct notification to all affected parties.

A new Schedule to the Environmental Significance Overlay is proposed to identify land situated on the south-east corner at the intersection of the Mornington Peninsula Freeway and Thompson Road, Patterson Lakes (Patterson Lakes Recreation Reserve) at the request of Melbourne Water. This Schedule will seek to introduce use and development provisions to guide new development and to ensure inappropriate establishment or siting of odour sensitive uses do not establish that may impact on the operation of the Eastern Treatment Plant which provides sewerage and wastewater treatment for facilities for most of eastern Melbourne. Similar ESOs currently apply to land in the Cities of Greater Dandenong and Frankston on opposite sides of the intersection. Officers have reviewed these ESOs and the land to which it is proposed to be applied. Subject to reviewing the final draft of the Schedule and confirming the exact land to which it is proposed, it is considered appropriate that Council consider this overlay for addition to a revised Kingston Planning Scheme.

Internal consultation has identified the possible need to introduce a Schedule to the Environmental Significance Overlay to protect valued and environmentally significant streetscapes within the municipality. The need for such an overlay requires substantial further work and research, including a comparative analysis to ensure the overlay is applied to those streetscapes identified as significant. An assessment of the merits of such an overlay will also need to ensure that its provisions do not overly restrict or encumber land owners, Council and stakeholders that manage the land. Further investigation to determine the need for such an overlay will be undertaken including discussion with Council on the relative importance of this initiative based on the required work involved.

8.4.2 Heritage Overlay

Currently there are 114 places and five precincts within a Heritage Overlay. These are predominantly houses and commercial premises. The majority of these places were added following the completion of the Kingston Heritage Study and Amendment C46 Parts 1 and

2 to the Kingston Planning Scheme. The Kingston Heritage Study was completed in 2004. A review of the Schedule to the Heritage Overlay and the mapping of the HO has identified a couple of errors that will need to be corrected as part of the implementation of the Planning Scheme Review. These errors are detailed in the appendix to this report and relate to HO18 Patterson River Country Club (the place is described incorrectly), HO47 St Columba's (the place is described and mapped incorrectly), HO14 Mordialloc Chelsea High School (mapped incorrectly), and HO119 Moorabbin Ten Pin Bowl (mapped incorrectly).

Consideration needs to be given in the coming years to conduct a further heritage review towards identifying and investigating any new significant places and precincts, including twentieth century development. Such a review will identify places and precincts that would greatly benefit from protection through the planning scheme to ensure appropriate elements of this stage of the city's history are appropriately captured.

Through investigation of work done by other Councils, an opportunity has been identified for an Aboriginal Cultural Heritage Study to be undertaken and implemented where appropriate into the planning scheme via a new amendment. This study could thoroughly investigate aboriginal settlement and identify places of significance in accordance with the new provisions of the Aboriginal Heritage Act mentioned earlier.

8.4.3 Design and Development Overlays

Schedules 1 and 7 of the Design and Development Overlay apply predominantly to areas adjoining the foreshore in the municipality. These overlays were introduced to guide development in highly sought areas that require greater sensitivity with regard to development parameters. Both schedules are a direct translation from the old format planning schemes and have for many years been difficult to interpret by users of the planning scheme. This review has reinforced that the manner in which the overlays operate is flawed, the wording is difficult to interpret and through enhancements, efficiencies in the planning permit application system could be found.

As both overlays apply to the same areas within the City, there is an opportunity to combine them to create one overlay that deals with building height and setbacks for those areas adjoining the foreshore reserve. This review recommends that as part of future work an amendment will ultimately clarify the intent of these Schedules to ensure they become more user friendly and clearer. It is worth noting that this recommendation does not seek to alter the intent or wording of the DDO.

Further concerns with particular regard to application of Schedule 7 of the DDO, have been raised both in relation to land allotments either not immediately adjacent to the foreshore boundary or to public land contained on the foreshore reserve. It is not considered that the requirements of the setback of this overlay should apply to either of these situations as the land in question is already set back from the foreshore.

Council has been aware for some time of community concern regarding the development of rooftop decks, particularly in areas along the coast where new development seeks to maximise coastal views. Such concerns include overlooking of private areas, noise, amenity and visual impact. A detailed investigation of planning permit applications and a critical examination of the areas where such development can occur was undertaken. It is concluded that rooftop decks are primarily designed into new development as a form of private open space in areas along the coast with views of the foreshore. This form of private open space allows development to take advantage of developable land and has the potential to improve the value of the development. It is considered appropriate, given that

the areas to which such new controls would apply, broadly mirror those areas to which Schedules 1 and 7 of the current planning scheme apply. This issue could be captured whilst undertaking revisions to Schedules 1 and 7.

One objective of Schedule 2 of the Design and Development Overlay, which relates to Patterson Lakes, seeks to ensure *that paving does not exceed 2metres in width when measured parallel to the waterfront boundary, and where within 3metres of the waterfront boundary, no part of the paving is above natural ground level*. Steps are not permitted within 3metres of the waterfront boundary. It is recommended that the words 0-3metres are added in (where it states 3metres) to clarify the intent of this policy.

Schedules 4 and 5 of the Design and Development Overlay seeks to constrain building heights in the Aviation Obstacle Referral Height Areas to ensure flight paths of the Moorabbin Airport are protected. These overlays require a permit to construct a building or works higher than 16 metres. A note of the overlays states *“building height relates to the height above sea level expressed as a reduced level”*. It is considered appropriate that a review of the planning permit requirements for these overlays be undertaken to ensure that requirements are worded appropriately and meaningfully, and that relevant datum are used.

Design and Development Overlay Schedules 9 (DDO9) (2 and 4 Bear Street, 2 Park Street and 76 Albert Street, Mordialloc), 13 (Former Nylex Site Residential Design) and 14 (116-118 Gladesville Boulevard, Patterson Lakes) all apply to development sites either presently being redeveloped or containing planning approvals for redevelopment. It is considered reasonable to remove DDO9 as a planning permit has now been issued for this development site and DD010 introduces further detail as a consequence of the implementation of the Mordialloc Pride of the Bay Structure Plan being sufficient to control future built form outcomes.

As outlined in Section 6 of this review report, Council intends to apply the Activity Centre Zone to all Major and Principal Activity Centres in Kingston following the completion of adopted structure plans to ensure consistency, and to reduce the multiple planning scheme provisions applicable to sites within activity centre boundaries. Accordingly, an amendment will be proposed to the Planning Scheme as a consequence of implementing the recommendations of this review to undertake a policy neutral amendment to delete the relevant local planning policy and more specifically, delete Schedule 10 to the Design and Development Overlay, in addition to rezoning land to the ACZ and to introduce a new Schedule to the ACZ.

Schedule 10 to the Design and Development Overlay, needs to be amended in order to reflect the intent of the existing maps and table of the Schedule. Currently under Table 1 the following properties are identified as being in Precinct A8, as identified on the map to the schedule:

19, 21, 23, 25 and 27 Albert Street, Mordialloc.

These properties whilst included in the area are not shown on the map. It is recommended that the map be updated. Additionally the properties that are identified on the map (33-37, 39, 41, 43, 45, 47, 49-51, 53 Albert Street Mordialloc) are not included in Table 1 under Precinct A8. It is recommended that these anomalies be corrected.

Design and Development Overlay Schedule 12: (Highbett Activity Centre) is considered effective and appropriate. Minor amendments are necessary though to clarify car parking within the building by providing examples such as basement, under roofline etc. This will

afford greater decision-making provisions when considering car parking in the assessment of planning permit applications within this centre

In relation to Schedule 13 to the Design and Development Overlay, given development is well advanced consideration will be given to removing this Schedule. With respect to Schedule 14, although development is well advanced some content of the overlay relates to a potential second phase of future redevelopment in this precinct. It is considered that the role of this schedule be monitored over the next four-year term of the planning scheme and consideration be given to its removal in the future.

Design and Development Overlay Schedules 16 (Cheltenham Activity Centre), 18 (Mentone Activity Centre) and 19 (Moorabbin Activity Centre) apply to all land within the identified major activity centres. These schedules are provisional and have an expiry date. These overlays seek to ensure buildings and works are in keeping with the objectives of the work undertaken through the PLAN project which sought to address design and built form parameters through height, setback and design guidelines prior to undertaking the development of structure plans for these centres.

With the completion and adoption of structure plans for these centres now, Council has refined the development guidelines for these centres and as outlined in Section 6 of this report, is and will be seeking to undertake amendments to the Kingston Planning Scheme to delete these Schedules from the Design and Development Overlay and replace them with Schedules to the Activity Centre Zone.

Parkdale Activity Centre – Schedule 17 will be replaced following the completion of the strategic urban design analysis work currently underway. This review seeks to build on the work undertaken by the PLAN project that introduced interim built form provisions at Schedule 17 of the DDO. An authorisation request is proposed to be submitted in the coming months to the Minister for Planning to replace the interim DDO17 with a revised and amended DDO that introduces permanent planning scheme provisions for part of this neighbourhood activity centre.

8.4.4 Development Plan Overlay

The schedules to the Development Plan Overlay relate to:

- Schedule 1 – Former Epsom Training Facility
- Schedule 2 – Adjacent to Patterson River Country Club
- Schedule 3 – 20 Levanto Street, Mentone (Incorporating Chicquita Park Site)
- Schedule 4 – Former Westall Timberyard Site
- Schedule 5 – Former Nylex Factory (Mentone)
- Schedule 6 – Former Bonbeach Tafe Site

Development on all the above land parcels is either complete or well advanced. Given that the schedules provide some guidance in relation to aspects of the land that may relate to 'post development' elements (i.e. vegetation retention) it is considered that a further review of the merits of retaining these schedules occur at the time of the next planning scheme review once the redevelopment of the above sites is completely established.

8.4.5 Environmental Audit Overlay

The Environmental Audit Overlay applies to numerous properties in the municipality. As part of this review, officers have sought to locate certificates and audits undertaken to identified sites with the overlay in order to initiate the removal of the overlay where

appropriate. Appendix 2 to this review details the sites that require the overlay to be removed, as part of the implementation of this review, following the citing and recommendations of the audits undertaken.

Following feedback from the Environmental Protection Agency (EPA), it was recommended that Council place an EAO on several properties that were former landfill sites scattered throughout the municipality. Appendix 2 has been updated to reflect these changes.

8.4.6 Public Acquisition Overlay

The Public Acquisition Overlay has one schedule with three authorities. PAO3 identifies land for the development of a footpath in Chelsea following the recent supermarket and public amenity enhancement works in the centre. Land necessary for the development of the footpath has since been acquired and the footpath has been constructed. The Schedule to the PAO therefore needs to be updated to delete references to PAO3.

8.4.7 Special Building Overlay and Land Subject to Inundation Overlay

The Land Subject to Inundation Overlay (LSIO) and Special Building Overlay (SBO) apply to data from both Melbourne Water and Council that identifies property subject to flooding in the 1 in 100 year storm events. These overlays were introduced in 2006. Ongoing strategic work by Council's Engineering Design Team has updated the land subject to flooding and it is considered most likely that further work, by way of future amendments to the Kingston Planning Scheme, will be required to update these overlays to match the work completed. Melbourne Water have also indicated that they will continue to undertake flood modeling which may also result in future changes to areas they have sought to place the SBO or LSIO over.

8.4.8 Development Contributions Overlay

At the time of this review, research work is being undertaken by SGS Economics consultants to determine the appropriate means and necessity for development contributions. In addition the State Government is undertaking a review of the Development Contributions mechanisms. Once completed, direction will be sought from Council as to how Council may seek to implement initiatives with respect to specific development contributions.

8.5 Particular Provisions

An opportunity exists for Council as part of this review to correct an anomaly and include the Mentone Shopping Centre within Clause 52.28-4. This will ensure that social issues that would result from providing a gaming venue in the Mentone Shopping Centre can be addressed and provide for consistency in decisions for all shopping centres within the municipality.

8.6 Reference and Incorporated Documents

In addition to reviewing the content of the planning scheme, this review has found that many reference documents no longer relevant have recently been, or are in the process of, being reviewed. Accordingly, the planning scheme should be amended to delete outdated reference and incorporated documents and reference new or updated documents as appropriate.

8.7 Anomalies

During the research phase of the review, officers undertook a thorough audit of all the maps of the current planning scheme to identify anomalies and errors. It was established that

there are many zoning and overlay inconsistencies/errors. In order to provide for the continuous improvement of the planning scheme, practical resolutions of the identified zoning inconsistencies have been suggested. Ongoing monitoring is identified in later sections of this report to ensure prompt rectification and an effective planning scheme. Appendices one (1) and two (2) of this review report consists of datasheets. They highlight all the identified anomalies and errors identified by the audit that implementation of this review will be required to correct.

Each property identified with an error/anomaly has a datasheet. The datasheets identify zoning and/or overlay inconsistency, the site-specific matters and include a zoning and overlay recommendation for each property. The proposed recommendations represent a practical resolution of minor zoning inconsistencies. Where zone and overlay inconsistencies are found, the intention is to notify the respective land owner/s as part of the Planning Scheme Review seeking feedback on the review. Subsequently should a change be proposed via a Planning Scheme Amendment the owner would be formally notified.

Internal consultation occurred between the relevant departments with regards to all Council-owned land and any inconsistencies that should necessitate a zone change. There are a number of Council-owned parcels of land that are incorrectly zoned, predominantly tree and park reserves.

8.8 Summary of Affected Properties

Council Officers have identified approximately 506 sites that are:

1. Subject to a mapping error arising from the implementation of Council's GIS system or from other inadvertent errors
2. Subject to an existing zoning which does not reflect the current land use, and where Council is obliged to alter the zoning to ensure that the zoning under the Planning Scheme Review is consistent with the existing and intended use of the land
3. Land which is situated in two or more zones an inappropriate circumstance to generally be maintained.

Descriptions of the types of issues affecting each category of zoning inconsistency are:

8.8.1 Mapping errors/Zoning inconsistency

Parcels of land, which are currently not zoned as Council intended. These discrepancies in zoning generally occurred as a result of errors in establishing and maintaining Council's Geographical Information System (GIS) and therefore the land use became inconsistent with the activity. For example, there are two schools, one police station and three fire stations that are currently in an inappropriate zone and would be more consistent with the Planning Scheme and State Policies if this was fixed. Predominately, this anomaly occurred on Council-owned sites, specifically reserves and parks.

8.8.2 Dual zoning (Land in two zones)

Dual zoned properties have been evaluated to identify instances where the existing zoning should be altered to establish a single zone over the site. Dual zoning of properties may have occurred as a result of earlier decision making in relation to development applications and/or subdivisions. Resolution of dual zoning on a single lot is being pursued where practical. Approximately 52 sites were found to have two or more zones which are suggested to be altered to establish a single zone over the site.

8.8.3 Overlay Issues

The review has identified approximately 34 sites that are:

1. Subject to a mapping error arising from the implementation of Council's GIS system or from other inadvertent errors
2. Instances where a zone change is required, consequently requiring an overlay to be applied or removed to ensure that the zoning is consistent with the existing and intended use of the land
3. Instances where an overlay has not been added or removed to reflect an existing development application or subdivision
4. Lastly, the audit of the planning scheme maps identified an error at the top of Zoning Map 5 across Warrigal Rd, Cheltenham. The notation is incorrectly labelled should read R3Z, not R1Z.

9.0 RECOMMENDATIONS FOR ADVOCACY ACTIONS

This review has identified a number of advocacy actions for Council to pursue.

These include:

- § that Council continues to advocate for public transport improvements in line with the projected population growth
- § that Council advocate for future Ecologically Sustainable Development work to provide clarity through both the Planning and Building system on best practice development outcomes
- § the maintenance of third party rights in relation to planning permits
- § improved content in the State Planning Policy Framework around the role of the different airports in Victoria in order to address concerns regarding safety at Moorabbin Airport
- § improvements to land use definitions in the area of 'retail' to reduce inappropriate activities establishing outside Activity Centres
- § improvements to siting and design requirements to ensure that the solar access of adjacent residents is not overly compromised through new development
- § work with State and Federal agencies to develop a shared understanding of a methodology in which to apply to the planning system to mitigate the impacts of climate change as a consequence of development in areas subject to inundation
- § work with VicRoads to address issues associated with the role and hierarchy of the road network throughout the municipality
- § continue to prioritise and advocate for grade separation at level crossings
- § continue to work with the South Eastern Council Climate Change Alliance to develop initiatives to reduce emissions and impacts of climate change caused by motor vehicles, and advocate to Government for state wide provisions
- § continue to liaise with State Government departments and agencies on current studies to review the impacts of climate change on predicted rainfall intensities and the corresponding predicted increases to the extent of flood overlays
- § advocate and work with State Government departments and agencies to identify a means in which to highlight within the Planning Scheme locations that may be susceptible to exposure from Acid Sulphate Soils

List of Acronyms

ABS	Australian Bureau of Statistics
ACZ	Activity Centre Zone
CSIRO	Commonwealth Scientific and Industrial Research Organisation
DDO	Design and Development Overlay
DPCD	Department of Planning and Community Development
DPO	Development Plan Overlay
ESD	Ecologically Sustainable Development
ESO	Environmental Significance Overlay
EAO	Environmental Audit Overlay
HO	Heritage Overlay
LPPF	Local Planning Policy Framework
LSIO	Land Subject to Inundation Overlay
MSS	Municipal Strategic Statement
PPRZ	Public Park and Recreation Zone
PUZ	Public Use Zone
SBO	Special Building Overlay
SPPF	State Planning Policy Framework
VPO	Vegetation Protection Overlay
VPP	Victoria Planning Provisions
WSUD	Water Sensitive Urban Design

Glossary

Design and Development Overlay (DDO)

A Design and Development Overlay identifies areas that are subject to specific requirements regarding the design and built form for new development. A schedule to this overlay must contain a statement of the design objectives to be achieved. Buildings and works must be constructed in accordance with any requirements in a schedule to this overlay. A schedule may include requirements relating to:

- § building setbacks
- § building height
- § plot ratio
- § landscaping
- § any other requirements relating to the design or built form of new development.

Development Plan Overlay (DPO)

Development Plan Overlay is a tool that is used to implement a detailed development plan to guide the future development of land. Its purpose is to identify areas that require the form and conditions of future use or development to be shown on a plan before a permit can be granted to use or develop land.

Ecologically Sustainable Development(ESD)

Using, conserving and enhancing the community's resources so that ecological processes, on which life depends, are maintained, and the total quality of life, now and in the future, can be increased.

Environmental Significance Overlay (ESO)

The Environmental Significance Overlay is used where there are environmental constraints on development or other important ecological values are identified, such as coastal habitat areas. The Overlay may contain requirements for the construction of buildings and the carrying out of works. It can also include requirements for subdivision and the removal, destruction or lopping of vegetation. A schedule to this Overlay is used to specify the name of the environmental significance area and provides a statement of the environmental significance and environmental objectives to be achieved.

Environmental Audit Overlay (EAO)

This overlay is applied only to land identified, known or reasonably suspected of being contaminated. This overlay has a specific purpose only and is not intended to generally identify all land known or suspected to be contaminated. An audit is required to be completed to the requirements of *Ministerial Direction No. 1* before the site can be developed.

Heritage Overlay (HO)

The Heritage Overlay is used to protect sites that have heritage value, meaning that individual buildings or whole urban precincts may be covered. The protection afforded by a Heritage Overlay varies in each instance, though the controls apply to built structures and their associated land. Any work at all to a building or site generally will require a planning permit, ensuring that a higher level of scrutiny automatically occurs, regardless of any specific control measures cited. The heritage overlay schedule of each local government planning scheme lists sites of local and state significance as identified by a heritage study.

Local Planning Policy Framework (LPPF)

The LPPF sets a local and regional strategic policy context for a municipality. It comprises the MSS and specific local planning policies. The LPPF operates consistently with the SPPF and demonstrates how broader state planning policies will be achieved or implemented in a local context. If there is an inconsistency between the SPPF and the LPPF, the SPPF prevails.

Land Subject to Inundation Overlay (LSIO)

The Land Subject to Inundation Overlay applies to land in either rural or urban areas that is subject to inundation, but is not part of the primary floodway. The identification of these areas is established in consultation with the relevant floodplain management authority. This overlay requires a planning permit for buildings and works and does not prohibit either use or development.

Municipal Strategic Statement (MSS)

This is a concise statement of the key strategic planning, land use and development objectives for the municipality with related strategies and actions. The MSS is dynamic and is reviewed periodically to ensure that it responds to the changing needs of the community

Public Park and Recreation Zone (PPRZ)

This is the main zone for public open space and public recreation areas.

Public Use Zone (PUZ)

This zone recognises the use of land for a public purpose and prescribes a number of categories of public use that can be shown on the planning scheme map. This is the main zone for public land used for utility or community service provision.

Special Building Overlay (SBO)

This overlay applies to urban land that is subject to stormwater flooding or overland flow, but is not part of the primary floodway. The identification of these areas is established in consultation with the relevant floodplain management authority. The purpose of the Special Building Overlay is to manage development in these areas.

State Planning Policy Framework (SPPF)

Every planning scheme includes the SPPF. The framework comprises general principles for land use and development in Victoria and specific policies dealing with settlement, environment, housing, economic development, infrastructure, and particular uses and development. To ensure integrated decision-making, planning authorities and responsible authorities must take account of and give effect to the general principles and the specific policies contained in the SPPF.

Urban Heat Island (UHI)

Is an effect where an area, such as a city or industrial site, consistently has higher temperatures than surrounding areas because of a greater retention of heat by buildings, concrete, and asphalt.

Vegetation Protection Overlay (VPO)

The Vegetation Protection Overlay is specifically designed to protect significant native and exotic vegetation in an urban or rural environment. It can be applied to individual trees, stands of trees or areas of significant vegetation. This overlay requires a permit to remove, destroy or lop any vegetation specified in the schedule to the overlay. The overlay specifies the vegetation affected in a schedule based on a statement of the nature and significance of

the vegetation to be protected, the vegetation protection objectives to be achieved and specifies permit requirements and decision guidelines.

Victoria Planning Provisions (VPP)

This is a document containing a comprehensive set of planning provisions for Victoria. It is not a planning scheme and does not apply to any land. It is a State wide reference used, as required, to construct planning schemes. It is a statutory device to ensure that consistent provisions for various matters are maintained across Victoria and that the construction and layout of planning schemes is always the same. In the simplest terms, a planning scheme is constructed by taking the VPP as a basic template. Into this is inserted the local vision and policy framework (the MSS and LPPs). The zones and overlays needed to implement these are then selected and appropriate local provisions are written to support the zones and overlays (the schedules).

Water Sensitive Urban Design (WSUD)

This is the treatment of rainwater and stormwater through biofiltration systems, to improve water quality by removing pollutants reducing the impact of discharges to waterways and receiving waters.

APPENDIX ONE

ZONE CHANGES

<u>WARD</u>	<u>ADDRESS 1</u>	<u>ADDRESS 2</u>	<u>ADDRESS 3</u>	<u>DESCRIPTION</u>	<u>ZONING INCONSISTENCY</u>	<u>CURRENT ZONING</u>	<u>PROPOSED ZONING</u>
1. Central	58	Barkley Street	Mordialloc, VIC 3195	Mordialloc Primary	Land use inconsistent with zone	R1Z	PUZ2
2. South	Lot 1	Browns Lane	Aspendale, VIC, 3195	Yarrabah Primary School	Land use inconsistent with zone	R1Z	PUZ2
3. Central	31	Albert Street	Mordialloc, VIC 3195	Mordialloc Police Station	Land use inconsistent with zone	R1Z	PUZ1
4. North	525	Clayton Road	Clayton South, VIC 3169	Clayton Fire Station	Land use inconsistent with zone	R3Z	PUZ1
5. South	206	Station Street	Edithvale, VIC3196	Edithvale Fire Station	Land use inconsistent with zone	R1Z	PUZ1
6. North	1101-1103	Nepean Highway	Highett, VIC 3190	Highett Fire Station (also addressed as 150 Wickham Road)	Dual Zoning/Mapping Error	R3Z, PUZ1	PUZ1
7. North	22-36	Bulli Street	Moorabbin, VIC, 3189		Dual Zoning/Mapping Error	IN1Z, IN3Z	R3Z
8. North	Corner	Audsley St and McMillian	Clayton South, VIC 3169		Mapping Error	B4Z	R3Z
9. Central	1	Como Parade West	Mentone, VIC 3194		Land use inconsistent with	PUZ4	B1Z

					zone		
10.	Central	5	Como Parade West	Mentone, VIC 3194		Land use inconsistent with zone	PUZ4 B1Z
11.	Central	7-9	Como Parade West	Mentone, VIC 3194		Land use inconsistent with zone	PUZ4 B1Z
12.	Central	11-13	Como Parade West	Mentone, VIC 3194		Land use inconsistent with zone	PUZ4 B1Z
13.	Central	15	Como Parade West	Mentone, VIC 3194		Land use inconsistent with zone	PUZ4 B1Z
14.	Central	17	Como Parade West	Mentone, VIC 3194		Land use inconsistent with zone	PUZ4 B1Z
15.	Central	19	Como Parade West	Mentone, VIC 3194		Land use inconsistent with zone	PUZ4 B1Z
16.	Central	21	Como Parade West	Mentone, VIC 3194		Land use inconsistent with zone	PUZ4 B1Z
17.	Central	131-149	Parkers Road	Mentone, VIC 3195		Land use inconsistent with zone	B5Z MUZ
18.	Central	68-69	Beach Road	Mentone, VIC 3194		Dual Zoning	B1Z, R3Z B1Z
19.	Central	70	Beach Road	Mentone, VIC 3194		Land use inconsistent with	B1Z R3Z

					zone		
20. Central	71	Beach Road	Mentone, VIC 3194		Land use inconsistent with zone	B1Z	R3Z
21. North	1/2	Clarinda Road	Clarinda, VIC 3169		Dual Zoning	B1Z, R3Z	R3Z
22. North	1152-1154	Centre Road	Clarinda, VIC 3169		Dual Zoning	B1Z, R3Z	B1Z
23. South	256-260	Station Street	Edithvale, VIC 3196		Land use inconsistent with zone	PUZ2, R3Z	PUZ6
24. South	41	Patterson Street	Bonbeach, VIC 3196		Land use inconsistent with zone	B1Z	MUZ
25. South	45	Patterson Street	Bonbeach, VIC 3196		Land use inconsistent with zone	B1Z	MUZ
26. South	47	Patterson Street	Bonbeach, VIC 3196		Land use inconsistent with zone	B1Z	MUZ
27. Central	11-19	Coolac Street	Cheltenham, VIC 3192		Land use inconsistent with zone	B5Z	B1Z or MUZ
28. North	1148-1150	Centre Road	Oakleigh South, VIC 3169		Dual Zoning	IN1Z, B1Z	B1Z
29. North	1-4/8	Clarevale Street	Clayton South, VIC 3169		Dual Zoning	IN1Z, R3Z	R3Z
30. North	10	Clarevale	Clayton South,		Dual Zoning	IN1Z, R3Z	R3Z

		Street	VIC 3169				
31. North	12A	Clarevale Street	Clayton South, VIC 3169		Dual Zoning	IN1Z, R3Z	R3Z
32. North	16A	Clarevale Street	Clayton South, VIC 3169		Dual Zoning	IN1Z, R3Z	R3Z
33. Central	10	Elman Street	Cheltenham, VIC 3192		Dual Zoning	R1Z, B3Z	R1Z
34. South	1A	Foster Street	Aspendale, VIC, 3195		Dual Zoning	R1Z, B1Z	R1Z
35. North	4	Genoa Street	Moorabbin, VIC 3189	Bayside Special Development School	Dual Zoning	PUZ2, IN1Z, IN3Z	PUZ2
36. South	100	Gladesville Boulevard	Patterson, VIC	Patterson Lakes	Dual Zoning	R1Z, B1Z	B1Z
37. South	70-72	Gladesville Boulevard	Patterson, VIC	Patterson Lakes	Dual Zoning	R1Z, R3Z	R1Z
38. Central	11	Holmby Road	Cheltenham, VIC 3192		Dual Zoning	R1Z, B1Z	R1Z
39. Central	66	Kingston Road	Heatherton, VIC 3202	Kingston Heath Golf Course	Dual Zoning	PUZ3, R3Z	SUZ1
40. South	34-40	Launching Way	Carrum, VIC 3197		Dual Zoning	R1Z, PUZ1	R1Z
41. Central	1375	Nepean Highway	Cheltenham, VIC 3192		Dual Zoning	B4Z, R3Z	R3Z
42. South	2-6	Swansea Road	Chelsea, VIC 3196		Dual Zoning	R1Z, PUZ6	PUZ6
43. South	3	Taylor Avenue	Aspendale, VIC 3196		Dual Zoning	R1Z, B1Z	R1Z
44. South	2	Thames	Chelsea, VIC		Dual Zoning	R1Z, B2Z	B2Z

		Promenade	3196				
45.	North	27-41 Tootal Road	Dingley, VIC 3172		Dual Zoning	SUZ2, R3Z	SUZ2
46.	South	3-4 Waters Edge Place	Edithvale, VIC 3196		Dual Zoning	R1Z, B1Z	R1Z
47.	North	Lot 1 Kingsway	Moorabbin, VIC 3189		Inconsistent zoning	IN1Z	IN3Z
48.	South	Lot A Fielding Drive	Chelsea Heights, VIC 3196	Melbourne Water- Open Drain	Inconsistent zoning	R3Z	PUZ1
49.	South	Reserve 3 Wetland Drive	Patterson Lakes, VIC 3197	Melbourne Water- Open Drain	Inconsistent zoning	R3Z	PUZ1
50.	South	Reserve 4 Wetland Drive	Patterson Lakes, VIC 3197	Melbourne Water- Open Drain	Inconsistent zoning	R3Z	PUZ1
51.	South	98 Gladesville Boulevard	Patterson Lakes, VIC 3197		Inconsistent zoning	R1Z	B1Z
52.	South	52-70 Thompson Road	Patterson Lakes, VIC 3197	Patterson Lakes Library Carpark	Dual Zoning/Inconsistent zoning	PUZ6, R3Z	PUZ6
53.	South	Patterson Lake McLeod Road	Patterson Lakes, VIC 3197	Actual waterway of Patterson Lakes	Inconsistent zoning	R3Z, CDZ1	CDZ1, PPRZ
54.	South	1 Learmonth Road	Patterson Lakes, VIC 3197	City of Kingston- Patterson Lakes Tennis Pavillion	Inconsistent zoning	PUZ1	PPRZ

55.	South	Lot 1	Wadsley Road	Patterson Lakes, VIC 3197	City of Kingston	Inconsistent zoning	PUZ1	PPRZ
56.	South	Lot 7	Wadsley Road	Patterson Lakes, VIC 3197	City of Kingston	Inconsistent zoning	PPRZ, PUZ1	PPRZ
57.	South	Lot 1	Learmonth Road	Patterson Lakes, VIC 3197	City of Kingston	Inconsistent zoning	PUZ1	PPRZ
58.	South	150	Wells Road	Chelsea Heights, VIC 3196		Dual Zoning	IN1Z, R3Z	IN1Z
59.	South	312-313	Station Street	Chelsea, VIC 3196	Chelsea Civic Precinct	Inconsistent zoning	B2Z	PUZ1, PUZ6
60.	South	87	Argyle Avenue	Chelsea, VIC 3196		Dual Zoning	R3Z, R1Z	R3Z
61.	South	Beeson Reserve	The Esplanade	Edithvale, VIC 3196		Dual Zoning/Inconsistent zoning	R1Z, B1Z	PPRZ
62.	South	15-17	Harbour Drive	Patterson Lakes, VIC 3197	Harbour Town Park	Inconsistent Zoning	R3Z	PPRZ
63.	Central	1/141	Como Parade East	Parkdale, VIC 3195		Inconsistent Zoning	B1Z	R1Z
64.	Central	1/67	Parkers Road	Mentone, VIC 3194		Inconsistent Zoning	B1Z	R1Z
65.	Central	2/67	Parkers Road	Mentone, VIC 3194		Inconsistent Zoning	B1Z	R1Z
66.	Central	67	Parkers Road	Mentone, VIC		Inconsistent Zoning	B1Z	R1Z

			3194				
67.	Central	69	Parkers Road	Mentone, VIC 3194		Inconsistent Zoning	B1Z R1Z
68.	Central	71	Parkers Road	Mentone, VIC 3194		Inconsistent Zoning	B1Z R1Z
69.	Central	73	Parkers Road	Mentone, VIC 3194		Inconsistent Zoning	B1Z R1Z
70.	Central	1-11/25	White Street	Parkdale, VIC 3195		Inconsistent Zoning	R1Z R3Z
71.	Central	25	White Street	Parkdale, VIC 3195		Inconsistent Zoning	R1Z R3Z
72.	Central	3/67	Parkers Road	Mentone, VIC 3194		Inconsistent Zoning	B1Z R1Z
73.	Central	1-6/25	Heslop Street	Mentone, VIC 3194		Inconsistent Zoning	B1Z R1Z
74.	Central	25	Heslop Street	Mentone, VIC 3194		Inconsistent Zoning	B1Z R1Z
75.	Central	75-77	Parkers Road	Mentone, VIC 3194		Inconsistent Zoning	B1Z R1Z
76.	South	2-4	Williams Grove	Bonbeach, VIC, 3195		Dual Zoning	B1Z, R1Z R1Z
77.	South	1/2-4	Williams Grove	Bonbeach, VIC 3195		Inconsistent Zoning	B1Z R1Z
78.	South	2/2-4	Williams Grove	Bonbeach, VIC 3195		Inconsistent Zoning	B1Z R1Z
79.	North	10	Rosewell Place	Clarinda, VIC 3196	Council owned land	Inconsistent Zoning	R3Z PPRZ
80.	North	562-568	Warrigal Road	Oakleigh South, VIC	Council owned land- tree reserve	Inconsistent zoning	R3Z PPRZ

			3167				
81. North	15-17	Luain Avenue	Oakleigh South, VIC 3167	Council owned land- Luain Reserve	Inconsistent zoning	R3Z	PPRZ
82. North	1A	Washington Drive	Oakleigh South, VIC 3167	Council owned land- Dales Park	Inconsistent zoning/Dual Zoning	R3Z, PPRZ	PPRZ
83. North	13	Broadchapel Place	Clarinda, VIC 3169	Council owned land- Broadchapel Place Reserve	Inconsistent zoning	R3Z	PPRZ
84. North	13-15	Bemboka Avenue	Clayton South, VIC 3169	Council owned land- Bemboka Reserve	Inconsistent zoning	R3Z	PPRZ
85. North	61-65	Dowling Road	Oakleigh South, VIC 3167	Council owned land- Dowling reserve	Inconsistent zoning	R3Z	PPRZ
86. North	46	Kallay Street	Clayton South, VIC 3169	Council owned land	Inconsistent zoning	R3Z	PPRZ
87. North	69-79	Springs Road	Clayton South, VIC 3169	Council owned land	Inconsistent zoning	R3Z	PPRZ
88. North	1-2	Shannon Court	Clarinda, VIC 3168	Council owned land- Clarinda Court Reserve	Inconsistent zoning	R3Z	PPRZ
89. North	54	Glenelg Drive	Vlayton South, VIC 3169	Council owned land	Inconsistent zoning	R3Z	PPRZ
90. North	97	Clarinda Road	Oakleigh South, VIC 3167	Council owned land- Dalwood Court Reserve	Inconsistent zoning	R3Z	PPRZ

91. North	43A	Dealing Drive	Oakleigh South, VIC 3167	Council owned land- Dealing Drive Reserve	Inconsistent zoning	R3Z	PPRZ
92. North	11-13	Debbie Close	Clarinda, VIC 3169	Council owned land- Debbie Close Reserve	Inconsistent zoning	R3Z	PPRZ
93. North	462678 (Property Number)	Cooma Street	Moorabbin, VIC 3189	Council owned land	Inconsistent zoning	R3Z	PPRZ
94. North	54	South Road	Moorabbin, VIC 3189	Council owned land	Inconsistent zoning	R3Z	PPRZ
95. North	28	Dowling Road	Oakleigh South, 3167	Council owned land	Inconsistent zoning	R3Z	PPRZ
96. North	26-30	Dalbeattie Drive	Clarinda, VIC 3169	Council owned land- Dalbeattie Drive Reserve	Inconsistent zoning	R3Z	PPRZ
97. North	9	Hendon Court	Clarinda, VIC 3169	Council owned land- Hendon Court Reserve	Inconsistent zoning	R3Z	PPRZ
98. North	8	Tatra Close	Clarinda, VIC 3169	Council owned land- Tatra Close Reserve	Inconsistent zoning	R3Z	PPRZ
99. North	37-39	Leonard Close	Clarinda, VIC 3169	Council owned land- Leonard Close Reserve	Inconsistent zoning	R3Z	PPRZ
100. North	53A	Schneider Crescent	Clarinda, VIC 3169	Council owned land- Schneider Crescent Reserve	Inconsistent zoning	R3Z	PPRZ

101. North	Reserve 1 (455425)	Schneider Crescent	Clarinda, VIC 3169	Council owned land	Inconsistent zoning	R3Z	PPRZ
102. North	19-21	Jacobs Drive	Clarinda, VIC 3169	Council owned land – Jacobs Drive Reserve	Inconsistent zoning	R3Z	PPRZ
103. North	10	Tintern Grove	Cheltenham, VIC 3192	Council owned land- Tintern Mews Reserve	Inconsistent zoning	R3Z	PPRZ
104. North	9	Glyn Court	Cheltenham, VIC 3192	Council owned land- Glyn Court Reserve	Inconsistent zoning	R3Z	PPRZ
105. North	131	Wilson Street	Cheltenham, VIC 3192	Council owned land	Inconsistent zoning	R1Z	PPRZ
106. North	136	Chesterville Road	Cheltenham, VIC 3192	Council owned land	Inconsistent zoning	R3Z	PPRZ
107. North	Tree Reserve (508352)	Chesterville Road	Cheltenham, VIC 3192	Council owned land	Inconsistent zoning	R3Z	PPRZ
108. North	8	Cypress Court	Oakleigh South, VIC 3167	Council owned land- Cypress Court Reserve	Inconsistent zoning	R3Z	PPRZ
109. North	40A	Sherbrooke Avenue	Oakleigh South, VIC 3167	Council owned land- Sherbrooke Avenue Reserve	Inconsistent zoning	R3Z	PPRZ
110. North	Reserve at rear of 49-59	Sunmore Close/Barkers Street	Heatherton, VIC 3202	Council owned land	Inconsistent zoning	B3Z	PPRZ
111. North	548-558	Warrigal Road	Oakleigh South, VIC 3167	Council owned land	Inconsistent zoning/Dual Zoning	RD1Z, R3Z	PPRZ

112. North	10	Henry Street	Heatherton, VIC 3202	Council owned land- Henry Street Reserve	Inconsistent zoning	R3Z	PPRZ
113. North	1	McFarlane Court	Highett, VIC 3190	Council owned land- McFarlane Court Reserve	Inconsistent zoning	R3Z	PPRZ
114. North	10	Vanessa Court	Oakleigh South, VIC 3167	Council owned land- Angus Court Reserve	Inconsistent zoning	R3Z	PPRZ
115. North	2-8	Poulter Crescent	Clarinda, VIC 3169	Council owned land	Inconsistent zoning	R3Z	PPRZ
116. North	17	Vanessa Court	Oakleigh South, VIC 3167	Council owned land	Inconsistent zoning	R3Z	PPRZ
117. North	560	Warrigal Road	Oakleigh South, VIC 3167	Council owned land- Tree reserve	Inconsistent zoning	R3Z	PPRZ
118. North	1A	Dissik Street	Cheltenham, VIC 3192	Council owned land	Inconsistent zoning	R3Z	PPRZ
119. Central	48	Jean Street	Cheltenham, VIC 3192	Council owned land- Jean Street Reserve	Inconsistent zoning/Dual Zoning	B1Z, PPRZ	PPRZ
120. North	71	Argus Street	Cheltenham, VIC 3193	Council owned land- North Cheltenham Park	Inconsistent zoning	R3Z	PPRZ
121. Central	105	St Andrews Drive	Heatherton, VIC 3202	Council owned land	Inconsistent zoning	R3Z	PPRZ
122. Central	42	San Lorenzo Court	Heatherton, VIC 3202	Council owned land	Inconsistent zoning	R3Z	PPRZ

123. Central	74	St Andrews Drive	Heatherton, VIC 3202	Council owned land	Inconsistent zoning	R3Z	PPRZ
124. Central	88-90	St Andrews Drive	Heatherton, VIC 3202	Council owned land	Inconsistent zoning/Dual Zoning	RDZ1, R3Z	PPRZ
125. Central	23	Birkdale Avenue	Heatherton, VIC 3202	Council owned land	Inconsistent zoning	R3Z	PPRZ
126. Central	16	Augusta Square	Heatherton, VIC 3202	Council owned land	Inconsistent zoning	R3Z	PPRZ
127. Central	26	St Andrews Drive	Heatherton, VIC 3202	Council owned land	Inconsistent zoning	R3Z	PPRZ
128. Central	68	St Andrews Drive	Heatherton, VIC 3202	Council owned land	Inconsistent zoning	R3Z	PPRZ
129. Central	47-49	Farm Road	Cheltenham, VIC 3192	Council owned land- Farm Road Family Park	Inconsistent zoning	R3Z	PPRZ
130. Central	26	Muirfield Close	Heatherton, VIC 3202	Council owned land- The Heath	Inconsistent zoning	R3Z	PPRZ
131. Central	15	Augusta Square	Heatherton, VIC 3202	Council owned land	Inconsistent zoning	R3Z	PPRZ
132. Central	27-29	Lorna Street	Cheltenham, VIC 3192	Council owned land- Lorna Street Reserve	Inconsistent zoning	R3Z	PPRZ
133. Central	15-17	Bettina Court	Cheltenham, VIC 3192	Council owned land- Bettina Court Reserve	Inconsistent zoning	R3Z	PPRZ
134. Central	Tree Reserve (481403)	Kingston Road	Heatherton, VIC 3202	Council owned land	Inconsistent zoning	R3Z	PPRZ
135. Central	25	Evergreen Circuit	Cheltenham, VIC 3192	Council owned land	Inconsistent zoning	R3Z	PPRZ

136. Central	15	St Andrews Drive	Heatherton, VIC 3202	Council owned land	Inconsistent zoning	R3Z	PPRZ
137. Central	2	Evergreen Circuit	Cheltenham, VIC 3192	Council owned land	Inconsistent zoning	R3Z	PPRZ
138. Central	Reserve (471409)	Augusta Square	Heatherton, VIC 3202	Council owned land	Inconsistent zoning	R3Z	PPRZ
139. Central	28	Oakmont Crescent	Heatherton, VIC 3202	Council owned land	Inconsistent zoning	R3Z	PPRZ
140. Central	24-30	St Georges Crescent	Heatherton, VIC 3202	Council owned land-St Georges Park	Inconsistent zoning	R3Z	PPRZ
141. Central	17-23	Cypress Point Parade	Heatherton, VIC 3202	Council owned land-Norfolk Pine Park	Inconsistent zoning	R3Z	PPRZ
142. Central	2-6	Sunningdale Way	Heatherton, VIC 3202	Council owned land-The Heath Common	Inconsistent zoning	R3Z	PPRZ
143. Central	30-32	Blackburn Drive	Cheltenham, VIC 3192	Council owned land-Blackburn Drive Reserve	Inconsistent zoning	R3Z	PPRZ
144. Central	Tree Reserve (481404)	Kingston Road	Heatherton, VIC 3202	Council owned land	Inconsistent zoning	R3Z	PPRZ
145. Central	Tree Reserve (471285)	Pinehurst Way	Heatherton, VIC 3202	Council owned land	Inconsistent zoning	R3Z	PPRZ
146. Central	1	Evergreen Circuit	Cheltenham, VIC 3192	Council owned land	Inconsistent zoning	R3Z	PPRZ
147. Central	8-10	Oakmont Crescent	Heatherton, VIC 3202	Council owned land	Inconsistent zoning	R3Z	PPRZ
148. Central	48	Silver Street	Cheltenham,	Council owned	Inconsistent zoning	R3Z	PPRZ

			VIC 3192	land- Silver Street Reserve			
149. Central	161B	Centre Dandenong Road	Cheltenham, VIC 3192	Council owned land	Inconsistent zoning/Dual Zoning	R3Z	PPRZ
150. Central	Lot 4 (472996)	Holmby Road	Cheltenham, VIC 3192	Council owned land	Inconsistent zoning/Dual Zoning	R1Z, B3Z	R1Z
151. Central	84	Devon Street	Cheltenham, VIC 3192	Council owned land	Inconsistent zoning	R3Z	PUZ6
152. Central	4A	Farm Road	Cheltenham, VIC 3192	Council owned land	Inconsistent zoning	R3Z	PPRZ
153. Central	39-41	Follett Road	Cheltenham, VIC 3192	Council owned land-Community Centre	Inconsistent zoning	R3Z	PUZ6
154. Central	8	Page Street	Cheltenham, VIC 3192	Council owned land	Inconsistent zoning	R1Z	PPRZ
155. Central	50-52	Lincoln Drive	Cheltenham, VIC 3192	Council owned land-Lincoln Drive Reserve	Inconsistent zoning	R3Z	PPRZ
156. Central	52	Brampton Street	Cheltenham, VIC 3192	Council owned land	Inconsistent zoning	R3Z	PPRZ
157. Central	22A	Hibiscus Avenue	Cheltenham, VIC 3192	Council owned land- Hibiscus Avenue Reserve	Inconsistent zoning	R3Z	PPRZ
158. Central	5A	Snowdon Drive	Cheltenham, VIC 3192	Council owned land	Inconsistent zoning	R3Z	PPRZ
159. North	7-9	Meppel Drive	Clayton South, VIC 3169	Council owned land- Meppel Drive Reserve	Inconsistent zoning	R3Z	PPRZ

160. Central	41	Nancy Street	Cheltenham, VIC 3192	Council owned land	Inconsistent zoning	R3Z	PPRZ
161. Central	1	Derring Lane	Cheltenham, VIC 3192	Council owned land- Tree reserve	Inconsistent zoning	R3Z	PPRZ
162. North	65	Botanic Drive	Clayton South, VIC 3169	Council owned land	Inconsistent zoning/Dual Zoning	R1Z, PUZ4	PPRZ
163. North	Reserve (471649)	Botanic Drive	Clayton South, VIC 3169	Council owned land- Botanic Reserve	Inconsistent zoning	R1Z	PPRZ
164. North	Tree Reserve (461066)	Third Street	Clayton South, VIC 3169	Council owned land	Inconsistent zoning	R3Z	PPRZ
165. North	43-51	First Street	Clayton South, VIC 3169	Council owned land- First Street Reserve	Inconsistent zoning	R1Z	PPRZ
166. North	12-14	Sheldon Place	Clayton South, VIC 3169	Council owned land- Sheldon Place Reserve	Inconsistent zoning	R3Z	PPRZ
167. North	15	Evergreen Boulevard	Clayton South, VIC 3169	Council owned land	Inconsistent zoning	R1Z	PPRZ
168. North	3-4	Ricki Court	Clayton South, VIC 3169	Council owned land- Ricki Court Reserve	Inconsistent zoning	R3Z	PPRZ
169. North	123	Rosebank Avenue	Clayton South, VIC 3169	Council owned land	Inconsistent zoning	R1Z	PPRZ
170. North	9-13	Scott Avenue	Clayton South, VIC 3169	Council owned land- Scott Avenue Reserve	Inconsistent zoning	R3Z	PPRZ
171. Central	9A	Bourke Street	Mentone, Vic	Council owned	Inconsistent zoning	PUZ1	PPRZ

			3194	land- Bourke Reserve			
172. Central	6-18	Stanley Avenue	Cheltenham, VIC 3192	Council owned land- Stanley Avenue Reserve	Inconsistent zoning/Dual Zoning	R1Z, PPRZ	PUZ6
173. Central	2	Booker Street	Cheltenham, VIC 3192	Council owned land- Booker Street Reserve	Inconsistent zoning	PUZ4	PPRZ
174. Central	38-40	Florence Street	Mentone, VIC 3194	Council owned land- Florence Street Reserve	Inconsistent zoning	PUZ6, B1Z	PUZ6
175. Central	200-204	Balcombe Road	Mentone, VIC 3194	Council owned land- Balcombe Road Reserve	Inconsistent zoning	R3Z	PPRZ
176. Central	1A	Phillip Street	Mentone, VIC 3194	Council owned land	Inconsistent zoning	R1Z	PPRZ
177. Central	8-12	Judd Parade	Cheltenham, VIC 3192	Council owned land- Judd Parade Reserve	Inconsistent zoning	R3Z	PPRZ
178. Central	7-9	Elliot Street	Cheltenham, VIC 3192	Council owned land- Elliot Street Reserve	Inconsistent zoning	R3Z	PPRZ
179. Central	49A	Derring Lane	Cheltenham, VIC 3192	Council owned land- Derring Lane Reserve	Inconsistent zoning/Dual Zoning	PPRZ, R3Z	PPRZ
180. Central	32	Follett Road	Cheltenham, VIC 3192	Council owned land- Follett Road Reserve	Inconsistent zoning	R3Z	PPRZ
181. Central	25	Heslop Street	Parkdale, VIC	Council owned	Inconsistent zoning	B1Z	PPRZ

			3195	land- Parkdale bowling club			
182. Central	16-20	Birdwood Street	Parkdale, VIC 3195	Council owned land- McDonal Healy Reserve	Inconsistent zoning	R1Z	PPRZ
183. Central	3	Remo Street	Mentone, VIC 3194	Council owned land	Inconsistent zoning	R3Z	PPRZ
184. Central	1	Remo Street	Mentone, VIC 3194	Council owned land	Inconsistent zoning	R3Z	PPRZ
185. Central	5	Remo Street	Mentone, VIC 3194	Council owned land	Inconsistent zoning	R3Z	PPRZ
186. Central	94-120	Parkers Road	Parkdale, VIC 3195	Council owned land- Parkdale Library	Inconsistent zoning	MUZ	PUZ6
187. Central	13	Remo Street	Mentone, VIC 3194	Council owned land	Inconsistent zoning	R3Z	PPRZ
188. Central	9	Venice Street	Mentone, VIC 3194	Council owned land	Inconsistent zoning	R3Z	PPRZ
189. Central	7	Remo Street	Mentone, VIC 3194	Council owned land	Inconsistent zoning	R3Z	PPRZ
190. Central	22-24	Mentone Parade	Mentone, VIC 3194	Council owned land	Inconsistent zoning	R3Z	PPRZ
191. Central	9	Remo Street	Mentone, VIC 3194	Council owned land	Inconsistent zoning	R3Z	PPRZ
192. Central	Lot 1 (493241)	Ashmore Avenue	Mordialloc, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
193. Central	275-295	Nepean Highway	Parkdale, VIC 3195	Council owned land- Gerry Green Reserve	Inconsistent zoning/Dual Zoning	R3Z, PPRZ	PPRZ

194. Central	2A-2B	Lewis Street	Mordialloc, VIC 3195	Council owned land- Lewis House	Inconsistent zoning	R1Z	PUZ6
195. Central	455-457	Main Street	Mordialloc, VIC 3195	Council owned land- Mordialloc Neighbourhood House	Inconsistent zoning	MUZ	PUZ6
196. Central	1	McDonald Street	Mordialloc, VIC 3195	Council owned land-St Johns Ambulance	Inconsistent zoning	MUZ	PUZ6
197. Central	33-37	Albert Street	Mordialloc, VIC 3195	Council owned land- Alan McLean Hall	Inconsistent zoning	R1Z	PUZ6
198. Central	13	Centreway	Mordialloc, VIC 3195	Council owned land	Inconsistent zoning	B1Z	PUZ6
199. North	515-521	Clayton Road	Clayton South, VIC 3169	Council owned land- Powernet Reserve	Inconsistent zoning	R3Z	PPRZ
200. North	5-7	Melosa Avenue	Clayton South, VIC 3169	Council owned land	Inconsistent zoning	R3Z	PPRZ
201. North	1A	Kitson Road	Clayton South, VIC 3169	Council owned land	Inconsistent zoning	R3Z	PPRZ
202. North	64-72	Main Road	Clayton South, VIC 3169	Council owned land- Keeley Park Reserve	Inconsistent zoning/Dual Zoning	R3Z, PPRZ	PPRZ
203. North	8	Cleary Court	Clayton South, VIC 3169	Council owned land	Inconsistent zoning	R3Z	PPRZ
204. North	Lot 1 (458553)	Main Road	Clayton South, VIC 3169	Council owned land	Inconsistent zoning	R3Z	PPRZ

205. North	3	Enngonia Crescent	Clayton South, VIC 3169	Council owned land	Inconsistent zoning	R3Z	PPRZ
206. North	136-176	Osborne Avenue	Clayton South, VIC 3169	Council owned land- The Grange Reserve	Inconsistent zoning/Dual Zoning	R3Z, PPRZ	PPRZ
207. North	5	Larado Place	Clayton South, VIC 3169	Council owned land- Larado Place Reserve	Inconsistent zoning	R3Z	PPRZ
208. North	5-9	Drushi Court	Clarinda, VIC 3169	Council owned land- Drushi Court Reserve	Inconsistent zoning	R3Z	PPRZ
209. North	623-633	Heatherton Road	Clayton South	Council owned land- Heatherton Park	Inconsistent zoning	SUZ2	PPRZ
210. North	2	Mahala Court	Clayton South, VIC 3169	Council owned land	Inconsistent zoning	R3Z	PPRZ
211. North	Tree Reserve (453897)	Tootal Road	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
212. North	38-40	Wyndarra Crescent	Dingley Village, VIC 3172	Council owned land- Gartside Reserve	Inconsistent zoning	R3Z	PPRZ
213. North	Tree Reserve (454431)	Tootal Road	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
214. North	Tree Reserve (508784)	Tootal Road	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
215. North	26-28	Aisha	Dingley	Council owned	Inconsistent zoning	R3Z	PPRZ

		Crescent	Village, VIC 3172	land			
216. North	Tree Reserve (454427)	Tootal Road	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
217. North	Tree Reserve (454430)	Tootal Road	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
218. North	8	Newbridge Close	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
219. North	Tree Reserve (454428)	Tootal Road	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
220. North	(454295)	Fernhill Drive	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
221. North	Tree Reserve (454429)	Tootal Drive	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
222. North	1A	Caruana Drive	Dingley Village, VIC 3172	Council owned land- Caruana Woodland	Inconsistent zoning	R3Z	PPRZ
223. North	Tree Reserve (453941)	McClure Road	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
224. North	2A	Wheatland Crescent	Dingley Village, VIC 3172	Council owned land – Swallow Reserve	Inconsistent zoning	R3Z	PPRZ

225. North	1A	Kingston Drive	Dingley Village, VIC 3172	Council owned land- Tree Reserve	Inconsistent zoning	R3Z	PPRZ
226. North	Tree Reserve (508794)	Tootal Road	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
227. North	Tree Reserve (508774)	Tootal Road	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
228. North	29	Marcus Road	Dingley Village, VIC 3172	Council owned land-Emergency Housing	Inconsistent zoning	R3Z	PUZ6
229. North	267	Spring Road	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	PPRZ	PUZ6
230. North	13-15	Golfwood Close	Dingley Village, VIC 3172	Council owned land-Golfwood Close Reserve	Inconsistent zoning	R3Z	PPRZ
231. North	8	Village Drive	Dingley Village, VIC 3172	Council owned land-Gumley Court Reserve	Inconsistent zoning	R3Z	PPRZ
232. North	Tree Reserve (450638)	Centre Dandenong Road	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
233. North	18-22	Christina Terrace	Dingley Village, VIC 3172	Council owned land-Christina Terrace	Inconsistent zoning	R3Z	PPRZ
234. North	Tree Reserve (450658)	Centre Dandenong	Dingley Village, VIC	Council owned land	Inconsistent zoning	R3Z	PPRZ

		Road	3172				
235. North	22	Golfwood Close	Dingley Village, VIC 3172	Council owned land-Golfwood Close Reserve	Inconsistent zoning	R3Z	PPRZ
236. North	31-33	Heathland Way	Dingley Village, VIC 3172	Council owned land- Heathland Way Reserve	Inconsistent zoning	R3Z	PPRZ
237. North	67-69	Jacks Avenue	Dingley Village, VIC 3172	Council owned land- Laurie Barnett Reserve	Inconsistent zoning	R3Z	PUZ6
238. North	22A	Holland Avenue	Dingley Village, VIC 3172	Council owned land-Tambo Court Reserve	Inconsistent zoning	R3Z	PPRZ
239. North	41	Kingston Drive	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
240. North	Tree Reserve (508986)	Centre Dandenong Road	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
241. North	10	Heathland Way	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
242. North	Tree Reserve (450657)	Centre Dandenong Road	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
243. North	Tree Reserve (450857)	Centre Dandenong Road	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
244. North	Tree Reserve	Centre	Dingley	Council owned	Inconsistent zoning	R3Z	PPRZ

	(453690)	Dandenong Road	Village, VIC 3172	land			
245. North	Lot F (451477)	Follett Road	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
246. North	Tree Reserve (508976)	Centre Dandenong Road	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
247. Central	9	Grey Street	Parkdale, VIC 3195	Council owned land-Gertrude McKenzie reserve	Inconsistent zoning	R3Z	PPRZ
248. Central	58A	Robert Street	Parkdale, VIC 3195	Council owned land- Ivy Marriott Reserve	Inconsistent zoning	R3Z	PPRZ
249. North	Tree Reserve (452749)	Lower Dandenong Road	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
250. North	110-116	Howard Road	Dingley Village, VIC 3172	Council owned land-Chadwick Paddock- Rear	Inconsistent zoning	R3Z	PPRZ
251. North	Tree Reserve (453712)	Centre Dandenong Road	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
252. North	Tree Reserve (452856)	Lower Dandenong Road	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
253. North	14	Seaton Drive	Dingley Village, VIC	Council owned land-Coughlan	Inconsistent zoning	R3Z	PPRZ

			3172	Reserve			
254. North	19	Twofold Close	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
255. Central	4A-4B	Meribah Court	Parkdale, VIC 3165	Council owned land-Meribah Court Reserve	Inconsistent zoning	R3Z	PPRZ
256. North	12-14	Greenwoods Close	Dingley Village, VIC 3172	Council owned land-Greenwoods Close Reserve	Inconsistent zoning	R3Z	PPRZ
257. North	2	Duggan Street	Mordialloc, VIC 3195	Council owned land- Duggan Street Reserve	Inconsistent zoning	R3Z	PPRZ
258. North	18	Cannery Place	Dingley Village, VIC 3172	Council owned land- Cannery Place Reserve	Inconsistent zoning	R3Z	PPRZ
259. North	619-623	Lower Dandenong Road	Dingley Village, VIC 3172	Council owned land-Mews Reserve	Inconsistent zoning	R3Z	PPRZ
260. North	359	Springs Road	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
261. North	Tree Reserve (452959)	Lower Dandenong Road	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
262. North	26	Golf Links Crescent	Dingley Village, VIC 3172	Council owned land- Golf Links Crescent	Inconsistent zoning	R3Z	PPRZ

				Reserve			
263. North	Tree Reserve (508946)	Lower Dandenong Road	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
264. North	13A	Terralba Close	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
265. North	Tree Reserve (450502)	Lower Dandenong Road	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
266. North	Tree Reserve (450507)	Lower Dandenong Road	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
267. North	8	Williams Close	Dingley Village, VIC 3172	Council owned land- Williams Close Reserve	Inconsistent zoning	R3Z	PPRZ
268. North	52-70	Centre Dandenong Road	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
269. Central	31	Waratah Avenue	Mordialloc, VIC 3195	Council owned land- Keefer Reserve	Inconsistent zoning	R3Z	PPRZ
270. Central	41	Victoria Street	Parkdale, VIC 3195	Council owned land- Walter Galt Reserve	Inconsistent zoning/Dual Zoning	PPRZ, R3Z	PPRZ
271. Central	59A	Brownfield Street	Mordialloc, VIC 3195	Council owned land- Brownfield Street Reserve	Inconsistent zoning	R3Z	PPRZ
272. Central	76-80	Marriott Street	Parkdale, VIC	Council owned	Inconsistent zoning	R3Z	PPRZ

			3195	land- Marriott Street Reserve			
273. Central	26	Purtell Close	Mordialloc, VIC 3195	Council owned land- Purtell Close Reserve	Inconsistent zoning	R3Z	PPRZ
274. Central	34A	Purtell Close	Mordialloc, VIC 3195	Council owned land- Purtell Close Reserve 1	Inconsistent zoning	R3Z	PPRZ
275. Central	Tree Reserve (495352)	Boundary Road	Mordialloc, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
276. Central	Tree Reserve (493832)	McDonald Street	Mordialloc, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
277. Central	7-9	Hall Mark Road	Mordialloc, VIC 3195	Council owned land-Seymour Park	Inconsistent zoning	R3Z	PPRZ
278. Central	15	Reckless Lane	Mordialloc, VIC 3195	Council owned land-Reckless lane reserve	Inconsistent zoning	R3Z	PPRZ
279. Central	Tree Reserve (493833)	McDonald Street	Mordialloc, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
280. Central	8-10	Hall Mark Road	Mordialloc, VIC 3195	Council owned land- Christopher Broiche Reserve	Inconsistent zoning	R3Z	PPRZ
281. Central	Tree Reserve (493831)	McDonald Street	Mordialloc, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
282. Central	Tree Reserve (493830)	McDonald Street	Mordialloc, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
283. Central	Tree Reserve	Boundary	Mordialloc,	Council owned	Inconsistent zoning	R3Z	PPRZ

	(495351)	Road	VIC 3195	land			
284. Central	72-76	Jack Holt Way	Mordialloc, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
285. North	Tree Reserve (451696)	Howard Road	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
286. North	Tree Reserve (452806)	Lower Dandenong Road	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
287. North	Tree Reserve (452796)	Lower Dandenong Road	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
288. North	Tree Reserve (451697)	Lower Dandenong Road	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
289. North	15	Balcombe Place	Dingley Village, VIC 3172	Council owned land-Balcombe Place Reserve	Inconsistent zoning	R3Z	PPRZ
290. North	Tree Reserve (452912)	Lower Dandenong Road	Dingley Village, VIC 3172	Council owned land	Inconsistent zoning	R3Z	PPRZ
291. Central	65-85	Governor Road	Mordialloc, VIC 3195	Council owned land- Epsom Wetlands	Inconsistent zoning	R3Z	PPRZ
292. Central	Epsom Grasslands	Jack Holt Way	Mordialloc, VIC 3195	Council owned land	Inconsistent zoning	R3Z, PCRZ	PPRZ
293. South	89	Ebb Street	Aspendale, VIC 3195	Council owned land- Ebb Street Reserve	Inconsistent zoning	R3Z	PPRZ

294. South	Tree Reserve (442153)	Wells Road	Aspendale, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
295. South	57	Ebb Street	Aspendale, VIC 3195	Council owned land- Ebb Street Reserve	Inconsistent zoning	R3Z	PPRZ
296. South	19	Clair Court	Aspendale Gardens, VIC 3195	Council owned land- Clair Court Reserve	Inconsistent zoning	R3Z	PPRZ
297. South	Tree Reserve (442152)	Wells Road	Aspendale Gardens, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
298. South	Tree Reserve (442156)	Wells Road	Aspendale Gardens, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
299. South	1A	Nepean Highway	Aspendale, VIC 3195	Council owned land	Inconsistent zoning	R1Z	PPRZ
300. South	Tree Reserve (442155)	Wells Road	Aspendale Gardens, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
301. South	Tree Reserve (442124)	Wells Road	Aspendale Gardens, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
302. South	Tree Reserve (442157)	Wells Road	Aspendale Gardens, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
303. Central	27	Chute Street	Mordialloc, VIC 3195	Council owned land- Nixon Hostel	Inconsistent zoning	R1Z	PUZ6
304. South	Tree Reserve	Governor	Waterways,	Council owned	Inconsistent zoning	R3Z	PPRZ

	(449251)	Road	VIC 3195	land			
305. South	28-36	Macquarie Circle	Waterways, VIC 3195	Council owned land- Macquarie Circle Reserve	Inconsistent zoning	PUZ6	PPRZ
306. South	Tree reserve (449246)	Governor Road	Waterways, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
307. South	18	Amott Court	Aspendale Gardens, VIC 3195	Council owned land- Amott Court Reserve	Inconsistent zoning	R3Z	PPRZ
308. South	Tree Reserve (496359)	Governor Road	Waterways, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
309. South	Tree Reserve (442755)	Wells Road	Aspendale Gardens, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
310. South	Reserve (496004)	Lake King Circle	Waterways, VIC 3195	Council owned land- Lake King Circle Reserve	Inconsistent zoning	R3Z	PPRZ
311. South	Tree Reserve (449245)	Governor Road	Waterways, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
312. South	22	Macquarie Circle	Waterways, VIC 3195	Council owned land-Fisher Mews Reserve	Inconsistent zoning	PUZ6	PPRZ
313. South	Tree Reserve (449247)	Governor Road	Waterways, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
314. South	12-16	Princetown Drive	Waterways, VIC 3195	Council owned land- Merri Drive Reserve	Inconsistent zoning	PUZ6	PPRZ
315. South	Tree Reserve (442169)	Wells Road	Aspendale Gardens, VIC	Council owned land	Inconsistent zoning	R3Z	PPRZ

			3195				
316. South	5-7	Broadwater Drive	Waterways, VIC 3195	Council owned land	Inconsistent zoning	PUZ6	PPRZ
317. South	Tree Reserve (449252)	Springvale Road	Waterways, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
318. South	Tree Reserve (442158)	Wells Road	Aspendale Gardens, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
319. South	Tree Reserve (449248)	Governor Road	Waterways, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
320. South	56A	Kearney Drive	Aspendale Gardens, VIC 3195	Council owned land- Kearney Drive Reserve	Inconsistent zoning	PUZ1, R3Z	PPRZ
321. South	5-7	Shoalwater Drive	Waterways, VIC 3195	Council owned land	Inconsistent zoning	PUZ6	PPRZ
322. South	Tree Reserve (442159)	Wells Road	Aspendale Gardens, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
323. South	Tree Reserve (442123)	Wells Road	Aspendale Gardens, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
324. South	2	Paragon Way	Waterways, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
325. South	14	Carinya Avenue	Aspendale, VIC 3195	Council owned land- Carinya Avenue Reserve	Inconsistent zoning	R3Z	PUZ6
326. South	1-3	Shoalwater Drive	Waterways, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
327. South	Reserve	Lake King	Waterways,	Council owned	Inconsistent zoning	PUZ6	PPRZ

		Circle	VIC 3195	land- Lake Ring Circle Reserve			
328. South	Tree Reserve (442756)	Wells Road	Aspendale Gardens, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
329. South	Tree Reserve (496360)	Governor Road	Waterways, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
330. South	31	Coorong Circle	Waterways, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
331. South	7	Coorong Circle	Waterways, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
332. South	17-25	Winners Circle	Aspendale Gardens, VIC 3195	Council owned land- Winners Circle Reserve	Inconsistent zoning	R3Z	PPRZ
333. South	51	Larnook Crescent	Aspendale, VIC 3195	Council owned land-Larnook Crescent Reserve	Inconsistent zoning	R3Z	PPRZ
334. South	2-36	Tyrrell Terrace	Waterways, VIC 3195	Council owned land- Tyrrell Terrace Reserve	Inconsistent zoning	R3Z	PPRZ
335. South	Tree Reserve (442174)	Wells Road	Aspendale Gardens, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
336. South	Tree Reserve (447063)	Edithvale Road	Aspendale Gardens, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
337. South	Tree Reserve (448632)	Bowen Parkway	Aspendale Gardens, VIC	Council owned land	Inconsistent zoning	R3Z	PPRZ

			3195				
338. South	Tree Reserve (447065)	Edithvale Road	Aspendale Gardens, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
339. South	Tree Reserve (442686)	Wells Road	Aspendale Gardens, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
340. South	12-14	Kerr Crescent	Aspendale Gardens, VIC 3195	Council owned land- Kerr Crescent Reserve	Inconsistent zoning	R3Z	PPRZ
341. South	Tree Reserve (442672)	Wells Road	Aspendale Gardens, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
342. South	1	Brady Close	Braeside, VIC 3195	Council owned land	Inconsistent zoning	IN1Z	PPRZ
343. South	Tree Reserve (442641)	Wells Road	Aspendale Gardens, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
344. South	Tree Reserve (449249)	Governor Road	Waterways, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
345. South	25A	Branagan Drive	Aspendale Gardens, VIC 3195	Council owned land- Branagan Drive Reserve	Inconsistent zoning	R3Z	PPRZ
346. South	12A	Jacqueline Drive	Aspendale Gardens, VIC 3195	Council owned land- Jacqueline Drive Reserve	Inconsistent zoning	R3Z	PPRZ
347. south	47	Nurten Parade	Aspendale Gardens, VIC	Council owned land- Nurten	Inconsistent zoning	R3Z	PPRZ

			3195	Parade Reserve			
348. South	44A	Branagan Drive	Aspendale Gardens, VIC 3195	Council owned land Branagan drive Reserve 2	Inconsistent zoning	R3Z	PPRZ
349. South	Tree Reserve (442687)	Wells Road	Aspendale Gardens, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
350. South	Tree Reserve (448631)	Wells Road	Aspendale Gardens, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
351. South	Tree Reserve (442171)	Wells Road	Aspendale Gardens, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
352. South	3	Mitta Avenue	Waterways, VIC 3195	Council owned land- Mitta Avenue Reserve	Inconsistent zoning	R3Z	PPRZ
353. South	Tree Reserve (442177)	Wells Road	Aspendale Gardens, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
354. South	18	Atherton Close	Aspendale Gardens, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
355. South	Tree Reserve (447064)	Edithvale Road	Aspendale Gardens, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
356. South	Tree Reserve (447068)	Edithvale Road	Aspendale Gardens, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
357. South	Tree Reserve	Wells Road	Aspendale	Council owned	Inconsistent zoning	R3Z	PPRZ

	(442179)		Gardens, VIC 3195	land			
358. South	Tree Reserve (442175)	Wells Road	Aspendale Gardens, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
359. South	77-83	Nurten Parade	Aspendale Gardens, VIC 3195	Council owned land-June Place Reserve	Inconsistent zoning	R3Z	PPRZ
360. South	10-20	Palm Grove Boulevard	Aspendale Gardens, VIC 3195	Council owned land- Palm Grove Boulevard Reserve	Inconsistent zoning	R3Z	PPRZ
361. South	Tree Reserve (442178)	Wells Road	Aspendale Gardens, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
362. South	Reserve	Nurten Parade	Aspendale Gardens, VIC 3195	Council owned land	Inconsistent zoning	PUZ1	PPRZ
363. South	Tree Reserve (448832)	Bowen Parkway	Aspendale Gardens, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
364. South	82-92	Branagan Drive	Aspendale Gardens, VIC 3195	Council owned land- Branagan Drive Reserve	Inconsistent zoning	R3Z	PPRZ
365. South	27A	Lance Close	Aspendale Gardens, VIC 3195	Council owned land- Lance Close Reserve	Inconsistent zoning	R3Z	PPRZ

366. South	208	Wells Road	Aspendale Gardens, VIC 3195	Council owned land- Keaton Way Reserve	Inconsistent zoning	R3Z	PPRZ
367. South	Reserve	Kearney Drive	Aspendale Gardens, VIC 3195	Council owned land	Inconsistent zoning	PUZ1	PPRZ
368. South	35-39	Pacific Drive	Aspendale Gardens, VIC 3195	Council owned land-Royal Palms Park	Inconsistent zoning	R3Z	PPRZ
369. South	14-16	Jackie Court	Aspendale Gardens, VIC 3195	Council owned land- Jackie Court Reserve	Inconsistent zoning	R3Z	PPRZ
370. South	21	Denahy Court	Aspendale Gardens, VIC 3195	Council owned land- Dawson Court Reserve	Inconsistent zoning	R3Z	PPRZ
371. South	68-72	Pacific Drive	Aspendale Gardens, VIC 3195	Council owned land- Pacific Drive Reserve	Inconsistent zoning	R3Z	PPRZ
372. South	Tree Reserve (447067)	Edithvale Road	Aspendale Gardens, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
373. South	Tree Reserve (442176)	Wells Road	Aspendale Gardens, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
374. South	26	Portland Place	Waterways, VIC 3195	Council owned land- Portland Place Reserve	Inconsistent zoning	R3Z	PPRZ
375. South	Tree Reserve (442180)	Wells Road	Aspendale Gardens, VIC	Council owned land	Inconsistent zoning	R3Z	PPRZ

			3195				
376. South	59	Tarongo Drive	Aspendale Gardens, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
377. South	25	Nurten Parade	Aspendale Gardens, VIC 3195	Council owned land- Nurten Parade Reserve	Inconsistent zoning	R3Z	PPRZ
378. South	Tree Reserve (448578)	Wells Road	Aspendale Gardens, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
379. South	Tree Reserve (506120)	Edithvale Road	Chelsea Heights, VIC 3196	Council owned land	Inconsistent zoning	R3Z	PPRZ
380. South	Tree Reserve (448563)	Wells Road	Aspendale Gardens, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
381. South	Tree Reserve (442738)	Wells Road	Chelsea Heights, VIC 3196	Council owned land	Inconsistent zoning	R3Z	PPRZ
382. South	15	Wildoer Drive	Aspendale Gardens, VIC 3195	Council owned land- Wildoer Drive Reserve	Inconsistent zoning	R3Z	PPRZ
383. South	Beside road (505938)	Cliffe Lane	Edithvale, VIC 3196	Council owned land	Inconsistent zoning	R3Z	PPRZ
384. South	Tree Reserve (442749)	Wells Road	Chelsea Heights, VIC 3196	Council owned land	Inconsistent zoning	R3Z	PPRZ
385. South	Reserve	Randall Avenue	Edithvale, VIC 3196	Council owned land	Inconsistent zoning	R3Z	PPRZ

386. South	1A	Nimrod Rise	Chelsea Heights, VIC 3196	Council owned land- Armistan Crescent Reserve	Inconsistent zoning	R3Z	PPRZ
387. South	11	Ferntree Grove	Aspendale Gardens, VIC 3196	Council owned land Ferntree Grove Reserve	Inconsistent zoning	R3Z	PPRZ
388. South	47A	Lochiel Avenue	Edithvale, VIC 3196	Council owned land- Lochiel Avenue Reserve	Inconsistent zoning	R3Z	PPRZ
389. South	Tree Reserve (442736)	Wells Road,	Chelsea Heights, VIC 3196	Council owned land	Inconsistent zoning	R3Z	PPRZ
390. South	Reserve	Hughes Avenue	Edithvale, VIC 3196	Council owned land- Hughes Avenue Reserve	Inconsistent zoning	R3Z	PPRZ
391. South	Tree Reserve (446939)	Wells Road	Chelsea Heights, VIC 3196	Council owned land	Inconsistent zoning	R3Z	PPRZ
392. South	Tree Reserve (446895)	Wells Road	Chelsea Heights, VIC 3196	Council owned land	Inconsistent zoning	R3Z	PPRZ
393. South	51A	Hughes Avenue	Edithvale, VIC 3196	Council owned land- Walkway	Inconsistent zoning	R3Z	PPRZ
394. South	Tree Reserve (453021)	Springvale Road	Waterways, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
395. South	Tree Reserve (448673)	Bowen Parkway	Aspendale Gardens, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ

396. South	Tree Reserve (446894)	Wells Road	Chelsea Heights, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
397. South	14	Baxter Avenue	Chelsea, VIC 3196	Council owned land- A T Neiman Community Hall	Inconsistent zoning	R3Z	PUZ6
398. South	45A	Randall Avenue	Edithvale, VIC 3196	Council owned land	Inconsistent zoning	R3Z	PPRZ
399. South	8-12	Northcliffe Road	Edithvale, VIC 3196	Council owned land- Aged care facility- Northcliffe Lodge	Inconsistent zoning	R3Z	PUZ6
400. South	3-5	Showers Avenue	Chelsea, VIC 3196	Council owned land- Chelsea Senior Citizens Club	Inconsistent zoning/Dual Zoning	PPRZ/R3Z	PPRZ
401. South	13-15	Chelsea Road	Chelsea, VIC 3196	Council owned land	Inconsistent zoning	B2Z	PUZ6
402. South	8	Chelsea Road	Chelsea, VIC 3196	Council owned land- Carpark	Inconsistent zoning	B2Z	PUZ6
403. South	Tree Reserve (442661)	Wells Road	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
404. South	Tree Reserve (506129)	Edithvale Road	Chelsea Heights, VIC 3196	Council owned land	Inconsistent zoning	R3Z	PPRZ
405. South	Tree Reserve	Wells Road	Patterson	Council owned	Inconsistent zoning	R3Z	PPRZ

	(442659)		Lakes, VIC 3197	land			
406. South	Tree Reserve (442663)	Wells Road	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
407. South	Tree Reserve (442669)	Wells Road	Chelsea Heights, VIC 3196	Council owned land	Inconsistent zoning	R3Z	PPRZ
408. South	21	Amaroo Drive	Chelsea Heights, VIC 3196	Council owned land- Amaroo Drive Reserve	Inconsistent zoning/Dual Zoning	PPRZ, R3Z	PPRZ
409. South	27-33	Third Avenue	Chelsea Heights, VIC 3196	Council owned land- Third Avenue Reserve	Inconsistent zoning	R3Z	PPRZ
410. South	Tree Reserve (442734)	Wells Road	Chelsea Heights, VIC 3196	Council owned land	Inconsistent zoning	R3Z	PPRZ
411. South	Tree Reserve (442456)	Wells Road	Chelsea Heights, VIC 3196	Council owned land	Inconsistent zoning	R3Z	PPRZ
412. South	5-58	Enterprize Avenue	Chelsea Heights, VIC 3196	Council owned land- Enterprize Avenue Reserve	Inconsistent zoning	R3Z	PPRZ
413. South	Tree Reserve (442757)	Wells Road	Chelsea Heights, VIC 3196	Council owned land	Inconsistent zoning	R3Z	PPRZ
414. South	Tree Reserve (442732)	Wells Road	Chelsea Heights, VIC 3196	Council owned land	Inconsistent zoning	R3Z	PPRZ

415. South	Tree Reserve (442665)	Wells Road	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
416. South	30-38	Sixth Avenue	Chelsea Heights, VIC 3196	Council owned land- Sixth Avenue Reserve	Inconsistent zoning/Dual Zoning	R3Z, PPRZ	PPRZ
417. South	Tree Reserve (506289)	Wells Road	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
418. South	31-33	Talab Court	Chelsea Heights, VIC 3196	Council owned land- Talab Court Reserve	Inconsistent zoning	R3Z	PPRZ
419. South	7-9	Endeavour Drive	Chelsea Heights, VIC 3196	Council owned land	Inconsistent zoning	R3Z	PPRZ
420. South	Tree Reserve (506299)	Wells Road	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
421. South	11A	Puffin Close	Chelsea Heights, VIC 3196	Council owned land- Puffin Close Reserve	Inconsistent zoning	R3Z	PPRZ
422. South	43-45	Fowler Street	Bonbeach, VIC 3196	Council owned land- Mary Bell Park	Inconsistent zoning	R3Z	PPRZ
423. South	22-24	Linton Close	Chelsea Heights, VIC 3196	Council owned land	Inconsistent zoning	R3Z	PPRZ
424. South	12-17	Laraine Court	Bonbeach, VIC 3196	Council owned land	Inconsistent zoning	R3Z	PPRZ

425. South	73	Jaribu Drive	Chelsea Heights, VIC 3196	Council owned land- Jaribu Drive Reserve	Inconsistent zoning	R3Z	PPRZ
426. South	43-49	Fielding Drive	Chelsea Heights, VIC 3196	Council owned land- Fielding Drive Reserve	Inconsistent zoning	R3Z	PPRZ
427. South	2A	Gladesville Boulevard	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
428. South	11	William Salthouse Way	Patterson Lakes, VIC 3197	Council owned land- Zeus Court Reserve	Inconsistent zoning	R3Z	PPRZ
429. South	86	Mascot Avenue	Bonbeach, VIC 3196	Council owned land- The Fairway Reserve	Inconsistent zoning	R3Z	PPRZ
430. South	48	Wetland Drive	Patterson Lakes, VIC 3197	Council owned land- Wetland Drive Reserve	Inconsistent zoning	R3Z	PPRZ
431. South	Tree Reserve (442662)	Wells Road	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
432. South	14-16	Portal Place	Patterson Lakes, VIC 3197	Council owned land- Portal Place Reserve	Inconsistent zoning	R3Z	PPRZ
433. South	56	Wetland Drive	Patterson Lakes, VIC 3197	Council owned land- Wetland Drive Reserve	Inconsistent zoning	R3Z	PPRZ
434. South	9	Zeus Court	Chelsea Heights, VIC	Council owned land- Zeus Court	Inconsistent zoning	R3Z	PPRZ

			3196	Reserve			
435. South	Reserve 1	Riverside West	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
436. South	Reserve	Riverside West	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
437. South	Tree Reserve (442664)	Wells Road	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
438. South	Reserve	Melaleuca Drive	Carrum, VIC 3197	Council owned land- Launching Way Reserve	Inconsistent zoning	R3Z	PPRZ
439. South	Tree Reserve (442660)	Wells Road	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
440. South	10	Coast Banksia Drive	Bonbeach, VIC 3196	Council owned land- Haldane Street Reserve	Inconsistent zoning	R1Z	PPRZ
441. South	Reserve	Schooner Bay Drive	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
442. South	26	Coast Banksia Drive	Bonbeach, VIC 3197	Council owned land	Inconsistent zoning	R1Z	PPRZ
443. South	5	Long Island Point	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
444. South	70	Coast Banksia Drive	Bonbeach, VIC 3197	Council owned land	Inconsistent zoning	R1Z	PPRZ

445. South	Lot 2	Fifth Avenue	Aspendale, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
446. South	8	Mernda Avenue	Bonbeach, VIC 3196	Council owned land	Inconsistent zoning	R3Z	PPRZ
447. South	10A	Parkview Drive	Aspendale, VIC 3195	Council owned land	Inconsistent zoning	R3Z	PPRZ
448. South	12	Mascot Avenue	Bonbeach, VIC 3196	Council owned land	Inconsistent zoning	R3Z	PPRZ
449. South	2	Lawrence Avenue	Aspendale, VIC 3195	Council owned land	Inconsistent zoning	PUZ6, R1Z	PUZ6
450. South	21	Boloka Court	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
451. South	Tree Reserve (506209)	Old Wells Road	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
452. South	Tree Reserve (506219)	Old Wells Road	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
453. South	30A	Snapper Point Drive	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
454. South	36	Myola Street	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
455. South	42-44	Palm Beach Drive	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
456. South	62	McLeod Road	Carrum, VIC	Council owned	Inconsistent zoning	R3Z	PPRZ

			3197	land			
457. South	2A	Shell Court	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
458. South	15-29	Legana Court	Patterson Lakes, VIC 3197	Council owned land- Legana Court Reserve	Inconsistent zoning	R3Z	PPRZ
459. South	Tree Reserve (506199)	Old Wells Road	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
460. South	31	Arrunga Court	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
461. South	16	Manhattan Court	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
462. South	2A	Lagoon Place	Patterson Place, VIC 3197	Council owned land, John Lindsay Reserve	Inconsistent zoning	R3Z	PPRZ
463. South	22	Kalang Court	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
464. South	Tree Reserve (506229)	Old Wells Road	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
465. South	Tree Reserve (442446)	Old Wells Road	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
466. South	3A	Acacia	Patterson	Council owned	Inconsistent zoning	R3Z	PPRZ

		Crescent	Lakes, VIC 3197	land			
467. South	236	McLeod Road	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
468. South	11	Balarang Court	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
469. South	52	Palm Beach Drive	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
470. South	Tree Reserve (506210)	Wells Road	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
471. South	14	Illawong Court	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
472. South	9A	Erinka Crescent	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
473. South	27	Colac Court	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
474. South	Tree Reserve (506239)	Old Wells Road	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
475. South	35	Terrigal Drive	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ

476. South	165	Gladesville Boulevard	Patterson Lakes, Vic 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
477. South	131	Gladesville Boulevard	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
478. South	Tree Reserve (506189)	Old Wells Road	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
479. South	Tree Reserve (506179)	Old Wells Road	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
480. South	Tree Reserve (506169)	Old Wells Road	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
481. South	Tree Reserve (506169)	Old Wells Road	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
482. South	Tree Reserve 9506170)	Old Wells Road	Patterson lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z	PPRZ
483. South	38-40	Valetta Street	Carrum, VIC 3197	Council owned land	Inconsistent zoning	R1Z	PUZ6
484. North	33	Autumn Terrace	Clayton South, VIC 3169	Council owned land	Inconsistent zoning/ Dual zoning	R1Z, PUZ4	PPRZ
485. North	57	Dowling Road	Oakleigh South, VIC	Melbourne Water- Sewerage Pipe includes manhole access	Inconsistent zoning	R3Z	PUZ1

				and shaft			
486. North	2	Arco Lane	Heatherton, VIC 3202	Melbourne Water- Drainage	Inconsistent zoning	B3Z	PUZ1
487. North	588	Heatherton Road	Clayton South, VIC 3169	Melbourne Water- Drainage	Inconsistent zoning/dual zoning	IN1Z/UFZ	PUZ1
488. North	82-88	Mills Road	Braeside, VIC 3195	UFZ is set too far north within easement, should be extended south approx 5-8 metres, in line with KSIO over same parcel	Mapping error	IN1Z	IN1Z
489. South	1	Taylor Avenue	Aspendale, VIC 3195		Inconsistent zoning	B1Z	R1Z
490. South	1/3	Taylor Avenue	Aspendale, VIC 3195		Inconsistent zoning	B1Z	R1Z
491. South	135	Nepean Highway	Aspendale, VIC 3195	Vehicle access to residential units	Inconsistent zoning	B1Z	R1Z
492. South	136	Nepean Highway	Aspendale, VIC 3195	Set of residential units	Inconsistent zoning	B1Z	R1Z
493. South	136A	Nepean Highway	Aspendale, VIC 3195	Set of residential units	Inconsistent zoning	B1Z	R1Z
494. South	137	Nepean Highway	Aspendale, VIC 3195	Set of residential units	Inconsistent zoning	B1Z	R1Z
495. South	137A	Nepean Highway	Aspendale, VIC 3195	Set of residential units	Inconsistent zoning	B1Z	R1Z
496. South	4/132	Nepean Highway	Aspendale, VIC 3195	Set of residential units	Inconsistent zoning	B1Z	R1Z

497. South	5/132	Nepean Highway	Aspendale, VIC 3195	Set of residential units	Inconsistent zoning	B1Z	R1Z
498. South	6/132	Nepean Highway	Aspendale, VIC 3195	Set of residential units	Inconsistent zoning	B1Z	R1Z
499. South	138	Nepean Highway	Aspendale, VIC 3195	Set of residential units	Inconsistent zoning	B1Z	R1Z
500. South	147	Nepean Highway	Aspendale, VIC 3195	Set of residential units	Inconsistent zoning	B1Z	R1Z
501. South	Reserve (440241)	Launching Way	Carrum, VIC 3197	Melaleuca Drive Reserve- Council owned land. Melbourne Water raised this as an issue due to inconsistent zoning	Inconsistent zoning	R3Z	PUZ1
502. South	5	Dyson Road	Carrum, VIC 3197	Council owned land	Inconsistent zoning	R1Z, PPRZ, R3Z	PUZ6
503. South	7	Dyson Road	Carrum, VIC 3197	Council owned land	Inconsistent zoning	R1Z, PPRZ, R3Z	PUZ6
504. South	9	Dyson Road	Carrum, VIC 3197	Council owned land	Inconsistent zoning	R1Z, PPRZ, R3Z	PUZ6
505. South	187-189	Gladesville Boulevard	Patterson Lakes, VIC 3197	Council owned land	Inconsistent zoning	R3Z, PPRZ, PUZ6	PUZ6

APPENDIX TWO

OVERLAY CHANGES

<u>WARD</u>	<u>ADDRESS 1</u>	<u>ADDRESS 2</u>	<u>ADDRESS 3</u>	<u>DESCRIPTION</u>	<u>OVERLAY INCONSISTENCY</u>	<u>CURRENT OVERLAY</u>	<u>PROPOSED OVERLAY</u>
1. Central	20	Levanto Street	Mentone, VIC 3194	Chicquita Circuit	Overlay to be removed	DP03	None
2. North	944-954	Nepean Highway	Moorabbin, VIC 3189	Moorabbin Ten Pin Bowls	Mapping Error-amend boundary	HO119	HO119
3. South	1	Station Street	Aspendale, VIC 3195	Mordialloc-Chelsea High School	Mapping Error-amend to change to Station Street frontage	HO14	HO14
4. South	443	Nepean Highway	Chelsea, VIC 3196		Acquired by Council	PAO	None
5. Central	25	Nepean Highway	Mentone, VIC 3194	Shopping Centre	EAO to be removed	EAO	None
6. North	1136-1138	Nepean Highway	Highett, VIC 3190		EAO to be removed	DDO12, EAO	DDO12
7. Central	37-39	Station Road	Cheltenham, VIC 3192		EAO to be removed	DDO16, EAO	DDO16
8. Central	69	Flinders Street	Mentone, VIC 3194		EAO to be removed	EAO	None
9. Central	101-103	Collins Street	Mentone, VIC 3194		EAO to be removed	EAO	None
10. Central	120-122	White Street	Mordialloc, VIC 3195	Former Epsom Training Centre	EAO to be removed	DDO5, EAO	DDO5
11. Central	76	White Street	Mordialloc, VIC 3195	Former Epsom Training Centre	EAO to be removed	DDO5, EAO	DDO5
12. Central	3	Manikato Street	Mordialloc, VIC 3195	Former Epsom Training Centre	EAO to be removed	DDO5, EAO	DDO5

13. Central	117a	McDonald Street	Mordialloc, VIC 3195	Former Epsom Training Centre	EAO to be removed	DDO5, EAO	DDO5
14. Central	121	McDonald Street	Mordialloc, VIC 3195	Former Epsom Training Centre	EAO to be removed	DDO5, EAO	DDO5
15. Central	100	White Street	Mordialloc, VIC 3195	Former Epsom Training Centre	EAO to be removed	DDO5, EAO	DDO5
16. Central	90	White Street	Mordialloc, VIC 3195	Former Epsom Training Centre	EAO to be removed	DDO5, EAO	DDO5
17. Central	98	White Street	Mordialloc, VIC 3195	Former Epsom Training Centre	EAO to be removed	DDO5, EAO	DDO5
18. Central	120-122	White Street	Mordialloc, VIC 3195	Former Epsom Training Centre	EAO to be removed	DDO5, EAO	DDO5
19. Central	5	Bradshaw Street	Mordialloc, VIC 3195	Former Epsom Training Centre	EAO to be removed	DDO5, EAO	DDO5
20. Central	1	Alvena Avenue	Mentone, VIC 3194		EAO to be removed	EAO	None
21. Central	10	Alvena Avenue	Mentone, VIC 3194		EAO to be removed	EAO	None
22. South	7-11	Beardsworth Avenue	Chelsea, VIC 3196	Aged Care facility	EAO to be removed	EAO	None
23. South	101-105	Edithvale Road	Edithvale, VIC 3196		EAO to be removed	EAO	None
24. South	8-12	Lochiel Avenue	Edithvale, VIC 3196	St Columba's Anglican Church	Schedule to HO and Heritage Register to be updated to reflect correct address as these currently state the Church to be at 6 Lochiel Avenue	HO47, ESO3	HO47, ESO3

25. South	8	Irish Court	Bonbeach, VIC 3196		EAO to be removed	EAO	None
26. South	8	Irish Court	Bonbeach, VIC 3196		EAO to be removed	EAO	None
27. North	Lot 1	Rowan Road	Dingley Village, 3172	Former Landfill site	EAO to be added	None	EAO
28. North	644-652	Clayton Road	Clayton South, VIC 3169	Former Landfill site	EAO to be added	PAO2	EAO, PAO2
29. North	50-76	Deals Road	Clayton South, VIC 3169	Former Landfill site	EAO to be added	None	EAO
30. North	623-633	Heatherton Road	Clayton South, VIC 3169	Former Landfill site	EAO to be added	SBO	SBO, EAO
31. North	462-466	Heatherton Road	Clayton South, VIC 3169	Former Landfill site	EAO to be added	None	EAO
32. North	468-508	Heatherton Road	Clayton South, VIC 3169	Former Landfill site	EAO to be added	None	EAO
33. Central	Lot 1	Grange Road	Dingley Village, VIC 3172	Former Landfill site	EAO to be added	DDO5, PAO1	DDO5, PAO1, EAO
34. Central	Lot 2	Grange Road	Dingley Village, VIC 3172	Former Landfill site	EAO to be added	DDO5, PAO1	DDO5, PAO1, EAO
35.	454494 (Property Number)	Grange Road	Dingley Village, VIC 3172	Former Landfill site	EAO to be added	DDO5, PAO1	DDO5, PAO1, EAO
36. South	84-130	Thames Promenade	Chelsea, VIC 3196	Former Landfill site	EAO to be added	LSIO	LSIO, EAO
37. South	Title Vol 8043	Kara Grove	Aspendale,	Public road	ESO to be added	DDO1, DDO7	DDO1, DDO7,

	fol 617 and Vol 4678 fol 501		VIC 3195				ESO
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