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Council Meeting
Tuesday 16 January 2018
Notice and Agenda of Meeting
to be held in the Function Centre,
Bunjil Place, Narre Warren

Commencing at 6.30 p.m.

Vision for the future
Australia's most liveable city.

Chairperson: *Mayor, Councillor Geoff Ablett*

Members: *Deputy Mayor Wayne Smith BJ, JP*
Deputy Mayor Amanda Stapledon
Councillor Sam Aziz
Councillor Rosalie Crestani
Councillor Rex Flannery
Councillor Milla Gilic
Councillor Tim Jackson
Councillor Gary Rowe
Councillor Damien Rosario
Councillor Susan Serey

Chief Executive Officer: *Mike Tyler*

ORDER OF BUSINESS

1. **Reading of the Prayer and Faith Message**
2. **Statement of Acknowledgement**
3. **Apologies**
4. **Confirmation of Minutes of:**
 - Council Meeting held on Tuesday 19 December 2017
5. **Declaration by Councillors of any Conflict of Interest or Personal Interests pursuant to Sections 79 and 79B of the Local Government Act 1989 (the Act) in any items on the Notice Paper. (Note that Section 79(2)(a)(i) of the Act requires Councillors to disclose the nature of a Conflict of Interest or a Personal Interest immediately before the relevant consideration or discussion). Section 79B also requires that the Councillor declaring a Personal Interest must seek consent from Council to be exempt from voting on the item.**
6. **Officers' Reports – Initial Consideration**

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6.9	Casey Stadium – Basketball – Netball – Schedule of Fees	8.1	27
6.10	Amendment C228 to the Casey Planning Scheme – Minta Farm Precinct Structure Plan	5.1	30
6.11	Amendment C232 to the Casey Planning Scheme – Rezoning of Land in Pound/Shrives Roads, Hampton Park from Urban Floodway Zone to General Residential Zone	5.1	40
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6.13	CT000037 Contract Extension Report – Provision of Cleaning Services for Maternal Child Health and Kindergarten Centres	3.1	49
6.14	CT000396 – Sale of 22-40i O'Tooles Road Cranbourne 3977	8.1	52

7. **Public Question Time**
8. **Officers' Reports – Deferred for Consideration**
9. **Consideration of Reports of Committees**

10. **Petitions**

11. **Notices of Motion**

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12. **Reports by Council Delegates**

Nil

13. **Urgent Business**

14. **Closed Council**

No	Subject
14.1	Grices Road Berwick <ul style="list-style-type: none">• Contractual matters

OFFICERS' REPORTS



16 January 2018

CHILD, YOUTH AND FAMILY PLAN	ITEM 6.1
Virginia Lloyd	Council Plan Reference: 2.1

Purpose of Report: To seek Council endorsement of the *Child, Youth and Family Plan 2017 – 2021*

Background

The *Council Plan 2017-2021* recognises the important role Council plays in planning for the needs of children, young people and families. Under Strategic Objective 2, *An Inclusive, Safe and Connected Community*, action 2.1.3 commits Council to the development of a Child, Youth and Family Plan in order to provide children, young people and families with seamless service provision.

Current demographics (2016 Census) indicate that 109,471 children and young people aged 0-25 years live in the City of Casey, comprising over 37 per cent of the population. This represents an increase of almost 15 per cent in the number of young people since the 2011 Census, making strategic planning for this cohort and their families critical.

Casey's Future - A Plan for Children, Young People & Families 2017-2021, will be a key strategic document providing a framework to support Casey's residents from birth to 25 years and their families.

The Plan will guide planning, advocacy and the delivery of seamless services, programs spaces and events for all children, young people and their families.

Following consideration of the consultation, reviews and research conducted, the following five key priorities and associated strategies form the basis of the Child, Youth and Family Plan:

- Families
- Community
- Health and Wellbeing
- Participation
- Partnerships

Developing the Plan

Council used a variety of approaches to engage its community through consultation. Methods of consultation included:

- key stakeholder engagement including service providers and agencies, Council officers, Educators
- Casey Conversations surveying
- hard copy survey opportunities at a range of sites including playgroup and family day care locations, kindergarten and maternal child and health services, community events, libraries and primary schools
- the formation of a targeted focus group for young people
- engagement at the 2016 Casey Youth Summit. This comprised sessions with four key stakeholder groups primary school students, secondary school students, youth work professionals and parents and carers.

Findings from the Casey NEXT community engagement were also considered.



The information provided to Council through the consultation opportunities has been the underlying driver for the development of the Plan. It is important that the community see clear links between the ideas they have voiced to Council and the principles that form the Plan. Direct quotes from children, young people and families feature throughout the Plan.

Priorities and strategies for the Plan were developed by:

- reviewing the previous Children's Plan and Youth Strategy
- considering information provided through the consultation opportunities
- considering the directions of the:
 - Council Plan 2017-2021
 - Municipal Public Health and Wellbeing Plan 2017-2021
 - Inclusive Casey Framework (draft)
 - Accessibility Action Plan (draft)
- considering current research and trends
- incorporating input from an internal Child, Youth and Family Plan steering committee comprised of Council officers.

Following consideration of the consultation, reviews and research conducted, five key priorities and associated strategies have been formed. These form the basis of the Child, Youth and Family Plan. (Refer **Attachment A**.)

Public Exhibition

At its meeting held 5 December 2017, Council endorsed the draft plan for community consultation.

The draft Child, Youth and Family Plan 2017-2021 was on public exhibition for four weeks from 6 December 2017 and available online through Casey Conversations and in hard copy if requested.

Council officers actively encouraged feedback through services and the community visiting Bunjil Place during the exhibition period.

A total of 40 responses were received during the public exhibition period and they told us:

- Approval of the Plan as it was presented: 25 out of 40 respondents explicitly agreed with the priorities, and none expressed disagreement.
- Agreement with the Plan's focus on community participation and consultation. Several responses called for even more consultation, and the need for community building
- Praise for City of Casey's "high quality services"
- Praise for Bunjil Place facilities
- Agreement with the Plan's focus on safety. Some respondents called for diversity education to this end, while others focussed on engaging youth to deter them from dangerous behaviours
- One respondent called for more programming on weekends
- Respondents identified the need to report progress on the Plan to the community in ways that are effective and engaging. The need to address language barriers in community consultation was also identified.

The above issues will be addressed through the implementation of the plan.



Officer Direct or Indirect Interest

No Council officers involved in the preparation of this report have a direct or indirect interest in matters for consideration.

Conclusion

Significant consultation and stakeholder engagement has occurred to support the development of a Child, Youth and Family Plan.

Delivery of the Child, Youth and Family Plan meets Council's commitment to provide children, young people and their families with seamless service delivery, action 2.1.3 in the *Council Plan 2013-2017* under the strategic objective *An inclusive, safe and connected community*.

Recommendation

That Council endorse the Child, Youth and Family Plan *Casey's Future - A Plan for Children, Young People & Families 2017-2021*.



16 January 2018
ITEM 6.1
ATTACHMENT A

Casey's Future – A Plan for Children, Young People & Families

Casey's Future – A Plan for Children, Young People & Families

2017 - 2021

Executive summary

The Casey's Future- A Plan for Children, Young People & Families 2017-2021 (CYF Plan), is a key strategic document providing a framework for Casey's citizens from birth to twenty- five and their families.

The Council Plan 2017-2021 recognises the important role Council plays in planning for the needs of children, young people and families. Under Strategic Objective 2, An Inclusive, Safe and Connected Community, action 2.1.3 commits Council to the development of a Child, Youth & Family Plan in order to provide children, young people and families with seamless service provision.

Current demographics (2016 Census) indicate that 109,471 children and young people aged 0-25 years live in the City of Casey, comprising over 37 per cent of the population. This represents an increase of almost 15 per cent in the number of young people since the 2011 Census, making strategic planning for this cohort and their families critical.¹

The CYF Plan complements and builds upon the successes of Casey's separate plans for children and young people, Casey's Children – a Plan for the Future 2012-2017 (CP) and the Youth Strategy 2011-2016 (YS). The coming together of the two plans supports more seamless transitions and service delivery as children and young people progress through life changes. It places less focus on the age of residents, with greater emphasis instead on families accessing the services, programs and spaces they need when they need them.

The City of Casey provides a number of services, programs, events and spaces to the community. Council funded services, programs, events and facilities may be supported by federal and state governments through the provision of funding, legislation and quality assurance. The CYF Plan will guide planning, advocacy and the delivery of seamless services, programs, events and spaces for all children, young people and their families.

Council used a variety of approaches to engage its community through consultation. Methods of consultation include:

- » key stakeholder engagement (including, but not limited to, service providers and agencies, Council officers, Educators)
- » Casey Conversations surveying
- » hard copy survey opportunities at a range of sites (including, but not limited to, playgroup and family day care locations, kindergarten and maternal child and health services, community events, libraries and primary schools)
- » the formation of a targeted focus group for young people
- » engagement at the 2016 Casey Youth Summit. (This comprised sessions with four key stakeholder groups primary school students, secondary school students, youth work professionals and parents and carers.)

Findings from the Casey NEXT community engagement were also considered.

Bringing the CYF Plan to life has more clearly highlighted a gap that has existed in relation to engagement of children in the middle years (ages 8-10 years). The CYF Plan will ensure this cohort is better planned for moving forward.

The information provided to Council through the consultation opportunities has been the underlying driver for the development of the CYF Plan. It is important that the community see clear links between the ideas they have voiced to Council and the principles that form the Plan.

Priorities and strategies for the CYF Plan were developed by:

- » reviewing the previous CP and YS
- » considering information provided through the consultation opportunities
- » taking into account the directions of the:
 - Council Plan 2017-2021
 - Municipal Health and Wellbeing Plan 2017-2021
 - Inclusive Casey Framework (draft)
 - Accessibility Action Plan (draft)
- » considering current research and trends
- » incorporating input from an internal CYF Plan steering committee comprised of Council officers.

Following consideration of the consultation, reviews and research conducted, the following five key priorities and associated strategies will form the basis of the CYF Plan:

- » Families
- » Community
- » Health and wellbeing
- » Participation
- » Partnerships

The CYF Plan will support the vision to 'Sustain and strengthen children, young people and families to participate and grow in the Casey community to maximise their potential'.

A steering committee of professionals across the Child Youth & Family department was established to support the development of the CYF Plan. The steering committee will continue to meet annually to review and provide information about achievements related to the CYF Plan. The steering committee will review the CYF Plan every two years to assess the relevance of the key principles and strategies. The CYF Plan will be implemented through the development of an operational Action Plan by a working group led by the Child, Youth and Family Projects Officer, who will assign timeframes and allocate responsibility for achievement. Progress will be reported on an annual basis.

Acknowledgement

The City of Casey acknowledges that we are on the traditional land of the Bunurong and Wurundjeri People and pays respect to all Elders past and present.

Council acknowledges the commitment and contribution of Casey's children, young people, families, Council staff and service providers to the development of this plan. Without your contribution, this would not have been possible. Every consultation response received was considered in determining the priorities of Casey's citizens. These priorities will inform, influence and guide planning, advocacy and delivery of seamless services, programs and spaces for children, young people and their families from 2017-2021.

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Introduction

The Casey's Future – A Plan for Children, Young People and Families 2017-2021 (CYF Plan) is a key policy document providing a framework for Casey's citizens from birth to twenty-five and their families. The CYF Plan compliments and builds upon the successes of the City of Casey's previous 'Casey's Children – a Plan for the Future 2012-2017' (CP) and the Youth Strategy 2011-2016 (YS). The CYF Plan has been developed to include all children 0-25 years and their families. The CYF Plan will guide planning, advocacy and the delivery of seamless services, programs, events and spaces for children, young people and their families 2017-2021.

Vision

Sustain and strengthen children, young people and families to participate and grow in the Casey community to maximise their potential.

Who are Casey's children and young people?

Current demographics (2016 Census) indicate that 109,471 children and young people aged 0-25 years live in the City of Casey, comprising over 37 per cent of the population. ¹ This represents an increase of almost 15 per cent in the number of young people since the 2011 Census, making strategic planning for this cohort and their families critical. ¹

What does the City of Casey provide for children, young people and their families?

The City of Casey provides a number of services and programs to the community. Council funded services, programs, events and facilities may be supported by federal and state governments through the provision of funding, legislation and quality assurance. Current services and programs provided to support children and young people by the City of Casey include Best Start, Dads Matter Initiative, Family Day Care, Kindergartens, Maternal and Child Health, Early Parenting Support, Preschool Field Officers, Supported Playgroups, Community Playgroup, Personal Development, counselling services and Recreational Programs for young people.

The City of Casey also advocates to community local, state and federal Government on behalf of children and young people.

Why do we need to plan?

The City of Casey is a diverse, vibrant and multicultural city located in the south east of Melbourne. Casey is home to the largest number of Aboriginal and Torres Strait Islander residents in Melbourne⁴. Residents born overseas represent more than 150 countries celebrating 120 faiths. 5% (1 in 20) of residents have a disability. The City of Casey remains one of Australia's fastest growing regions with the most residents of any municipality in Victoria with a current population of 311,037 forecast to grow to 514,021 by 2041². Currently Casey is the eighth fastest growing municipality in Australia and the third fastest in Victoria.

The City of Casey is an interface council sharing characteristics of both urban and rural communities, incorporating the green wedge, coastal, growth, foothills and established areas within 410 square kilometers³

Due to the size, diversity and rate of population growth in the City of Casey it is imperative for Council to continue to work with Casey citizens to plan, develop, improve, and advocate to deliver high quality services, programs, events and spaces. Children and young people aged 0-25 comprise of over 37% of the City of Casey population, making strategic planning for this cohort and their families a vital focus.

Reviews of the previous plan 'Youth Strategy 2011-2016' and 'Casey's Children – A Plan for the Future 2012-2017'

Reviews of the CP and YS were conducted to formally evaluate their effectiveness and currency, providing opportunity to identify and address areas that may require further action moving forward. Reviews of the two plans also provided an opportunity to celebrate achievements guided by the plans. Outcomes of the reviews informed the development of the CYF Plan.

Considering children's participation, it was recognised that to engage with children and young people in an ethical and respectful way staff require training and sufficient time to plan engagement strategies. As a result, children's participation was made a key priority of the CP ensuring staff received training in this area. Staff training guided the consultation of children, youth and families to inform the CYF Plan and will remain an ongoing learning process and priority.

Strategic planning was a priority of both the CP and YS due to the rapid growth and diversity of the City of Casey. Outcomes included flexible options of service and program delivery to better support children, young people and families. Planning provided opportunities to build and expand facilities, primarily in new growth areas, to support rapidly increasing population demands.

It was identified that relationships and partnerships are paramount in sustaining and strengthening children, young people and families to participate and grow in the Casey community, maximising their potential. Partnerships support information sharing and supportive referral pathways. Recognition of the value of seamless service delivery *across the lifespan* is inclusive of *all* children, young people and families supporting life transitions.

The reviews identified gaps in the areas of services, programs and spaces available to children 8 – 12 years. The development of a seamless plan 0-25 years and families will provide a lifespan support model, rectifying this gap.

There were many identified outcomes recognised throughout the life of the CP and YS. Below are some of the highlights:

- » Children have been provided genuine, ethical and respectful engagement opportunities to voice their opinions.
- » Youth Suicide Prevention Committee was formally established in 2012.
- » Casey Youth Action Committee was redeveloped in 2014 to recognise young people in the City of Casey as valued leaders of the community and to provide meaningful civic participation opportunities
- » The Casey Youth Hub was opened in May 2014 providing a community partnership approach to the delivery of youth focused services to young people and their families through collaboration, partnerships and the opportunity for co-facilitation.
- » The Casey Children's van has engaged over 4,000 children and families across Casey since 2015.
- » Councils Children's week event engages up to 2,000 community members annually.
- » The delivery of child and young people driven, high quality, outreach, municipal wide services, programs and events.
- » The delivery of flexible services and programs to meet current needs.
- » In planning for future growth, new facilities in growth corridors have been built to allow for expansion to support population increases.

Consultation

Who did we talk to?

To inform the development of the plan Council consulted with Casey's key stakeholders: children, young people, families, community, Council staff and service providers.

March - July 2016

Over 500 young people aged 10 – 25 years gave their feedback and were asked how they felt about living in Casey, how they were faring and their hopes for the future. During this consultation educators and service providers were also asked to contribute their feedback.

July - September 2016

The City of Casey undertook the *Casey NEXT* community engagement program. The ambitious *Casey Next* comprised of more than sixty community engagement opportunities gathering feedback from more than 3,600 people⁵. The ten themes derived from the *Casey NEXT* community engagement: A safe place; An inclusive place; A thriving place; A place with a great natural environment; A family friendly place; A well-connected place; A place with opportunities; A balanced approach to growth; A transparent and accountable council; and a healthy place also ssinformed the CYF Plan.

May - June 2017

A consultation to evaluate the CP was conducted. Internal Council staff and external stakeholders were invited to feedback on the significance of the CP via a Casey Conversations survey portal. Over thirty responses were received to further inform the CYF Plan.

June - July 2017

An extensive consultation with children 0-10 years and families was conducted. The development of the CYF Plan was an opportunity for children to contribute in the decision-making process that would directly impact their lives over the next five years. Children aged 0-10 years were consulted via a survey portal on Casey Conversations and through extensive distribution of hard copy surveys across the municipality. Children from playgroups, kindergartens, Family Day Care, early learning centres, primary schools, libraries, early years programs and community events, such as PlayDaze and Casey's Tree Planting Day, were invited to participate. Over 750 children across Casey provided feedback to inform the CYF Plan. Children 0-3 years were provided with the opportunity to contribute via a drawing and adult assisted comment page on the children's survey. Families were invited to feedback what their hopes and worries were for their child/children's future. Over 195 families responded to the survey totaling over 930 responses.

The questions developed for the children and family's consultation surveys 2017, were based on the City of Casey's Council Plan Strategic Objectives for the next four years, in particular objective two: An inclusive, safe and connected community.

What did you tell us?

Children

You told us:

- » Your family and friends are important to you.
- » You would like more people to be healthy and strong.
- » You would like more local, free, activities for children.
- » You would like more activities in the school holidays.

- » As an only child with family residing overseas you rely on programs and activities to socialise and interact with others.
- » You want your community to be a safe and peaceful place.
- » You appreciate free programs and activities especially Dads Matter.
- » You would like more local parks.
- » You enjoy swimming and would like more local pools as Casey ARC and RACE are crowded.
- » Trees and nature are important to you.
- » Protecting the environment is important to you.
- » You would like us to stop using plastic bags and building houses to protect the environment.
- » A clean environment with no rubbish is important.
- » You like having fun.
- » You like learning new skills.
- » You like playing.
- » Sport is important for fitness and movement.
- » You enjoy kindergarten.
- » Personal safety is important to you, you don't like it when people hurt you or are mean to you.
- » Being included with your peers makes you happy, you don't like to feel left out.
- » You are compassionate worried about the safety of family and friends.
- » You care about people being homeless and children who have no access to healthy food.
- » You feel safe with family and educators.
- » Overall playing with friends, physical activity and nature, being outdoors were, in that order, what you most liked to do.
- » Most of you enjoy physical activity with swimming by far the most popular, then soccer and basketball.
- » You enjoy a wide variety of activities such as playing in mud, picking flowers, the arts, dancing, shopping, music lessons, walking the dog, fishing, cooking, hard puzzles, library, playing, sculpture, family holidays and waterparks with playgrounds and parks the majority favorite.
- » Church and Temples are important places of worship.
- » If you could build anything near to your home most of you would build a swimming pool and a water park.
- » You are worried that the roads are busy and dangerous.
- » You believe traffic is preventing you from spending more time as a family.
- » Children and young people identified domestic violence, drugs, alcohol, graffiti and public transport as concerns.

Young People

You told us:

- » Your relationships with your friends and families are very important to you.
- » You connect with each other via talking, text messaging and social media.
- » You hear about what is happening in the community through family, school and via social media.
- » You like living in Casey because you feel safe and enjoy the facilities, activities and events that Casey offers.
- » You want to live in a community where diversity and difference is celebrated.
- » You come to Casey Youth Services programs and centres because you feel at home and enjoy the events and spaces offered.
- » Transport and time are a barrier to you accessing programs in the community.
- » You think Casey should have better public transport and less traffic.
- » You care about your education and how you will find a job in the future.
- » You worry about bullying and cyber bullying.

- » You are concerned for young people in the community who use drugs and alcohol and who have health problems including mental health.
- » You enjoy the environment.
- » You appreciate free Wi-Fi.
- » You like shopping.
- » You enjoy events.
- » You like having access to great sporting facilities.
- » You believe living in Casey offers many opportunities to young people.
- » Children and young people identified domestic violence, drugs, alcohol, graffiti and public transport as concerns.
- » Personal safety, body image and study stress were the highest ranked concerns raised young people.

Families

You told us:

- » You want your children to be happy, healthy and whatever they want to be.
- » You want your children to grow up in a safe, clean environment.
- » You want your children to experience and celebrate diversity within their community.
- » You want your children to live in a safe family friendly community where they feel they belong, can interact with others and make lifelong friends.
- » You are worried about negative societal and internet influences on your children.
- » You want your children to have quality opportunities to play and learn.
- » You are concerned about the impacts of rapid growth in your child's community on affordable places in quality kindergarten and primary education; lack of infrastructure to meet your children's need; and traffic chaos.
- » You are worried that your children will find school difficult and would like more support for your children at school i.e. disability; additional needs; hearing loss; interpreters.
- » You are worried about the availability of resources and supports after high school for special needs children.
- » You would like more playgroups so your children will learn to speak English before they attend school.
- » Your beliefs are important to you.
- » You hope there are employment opportunities for your child when they are ready.
- » You are worried about future employment for people with special needs.
- » You would like affordable, secure accommodation to ensure your children receive stable education.
- » You are concerned about the influence and impacts of drugs, crime and home invasions on your children.
- » You are concerned that your child will be bullied.
- » Maintaining a healthy lifestyle was difficult due to high costs of living.

Educators and services providers

You told us:

- » There is an increasing complexity regarding the presentation and treatment of young people's mental health and the capacity of the service sector to meet the needs of young people.

- » You have noted an increased use of drugs and alcohol by both young people and their caregivers.
- » You have concerns regarding the observed impacts on young people of family violence, family breakdown and parent/carer mental health.
- » Increasing numbers of young people are not accessing education, i.e. school refusal; and coming up against barriers to access employment.
- » There is a lack of alternative school settings for young people who cannot access mainstream education.
- » Young people struggle financially when family support was limited or not available, impacting on their education.
- » Young people are being bullied either face to face or via social media.
- » Young people are struggling with negative body image and sense of identity.
- » There is a lack of availability of outreach services for young people, especially those disengaged or isolated.
- » Isolation, including geographic isolation, was in part related to lack of access to adequate public transport.
- » Health and wellbeing is being impacted by lifestyle patterns including poor diets, poor sleeping patterns, recreational choices, such as gaming or large amounts of screen time, and poor hygiene habits.
- » Appropriate accommodation for young people is not available or affordable.
- » There is a gap in service delivery for young people 18-25 years, especially those who have been in out of home care.

What did we do with this feedback and research findings?

An internal steering committee of professionals' representative of the Child Youth & Family department considered *all* responses received from children, young people and family's along with Casey NEXT themes and Council Strategic Objectives. Themes were identified and from these priorities and strategies to support were formed. The Child, Youth & Family staff were encouraged to reflect and respond to the priorities and strategies drafted by the steering committee. Feedback from the previous CP and YS reviews and current research and evidence also informed the CYF Plan.

Based on the consultation process, review and research, five key priorities and associate strategies were developed to provide the City of Casey with a basis to guide planning, advocacy, and the delivery of services, programs, events and spaces for children, young people and families over the next five years.

Key Priorities and Strategies:

1. Families

You told us...

- | | |
|---------------|---|
| Children: | Your 'family is the most important thing to you'. |
| Young people: | 'Family relationships are extremely important' to you.
You 'like growing up in Casey because it is a family oriented community'. |
| Families: | Your biggest 'hope for your children's and young people's future was for them to feel happy, safe and included to become the best they can be'. |

In response, our priority is *to support and strengthen Casey's unique and diverse children, young people and families.*

Strategies:

- 1.1 Provide a wide range of services, programs and events in response to need that will engage children, young people and families.
- 1.2 Provide spaces, services, programs and events where children, young people and families feel safe, welcome, respected and supported throughout their lifespan.
- 1.3 Strengthen children, young people and families' capacity to be resilient.

What is the research telling us?

Families are the fundamental group unit of society and are entitled to be protected by society and the State.¹¹ Positive attachment, interaction and relationships with family in early childhood and throughout life are crucial to a sense of belonging; defining identity and supporting a strong sense of wellbeing.⁶ A child's earliest development and learning takes place within family relationships and as such families' have a right to be consulted and recognised as their child's most important educator.^{9 10}

'Building trusting relationships between families and professionals supports a context where challenging or complex issues are discussed honestly and respectfully and where solutions are negotiated rather than presumed or assumed'.⁹ Mission Australia's *Youth Mental Health and Homelessness Report* states youth who reported having poor family functioning were more likely to have a serious mental illness and more likely to experience couch surfing (homelessness). Young people who reported they were very concerned or extremely concerned about family conflict, depression, coping with stress and suicide were far more likely to have spent time away from home increasing the likelihood of them experiencing homelessness in the future.¹²

Related strategic plans

- » Council Plan 2017-2021
- » Municipal Public Health and Wellbeing Plan 2017-2021
- » Inclusive Casey Framework (Draft)
- » Accessibility Action Plan (Draft)

2. Community

You told us...

- *Children and young people:
- Your 'friends are important to you'.
 - You feel happy when you are 'included in activities with your friends and community'.
 - You 'enjoy diversity'.
 - You 'like to have places to go to'.
 - You are interested in 'sport and creative arts activities but find it hard to participate when they are not local making it difficult for you to access'.

You would like more 'local sporting activities, especially swimming pools and opportunities to connect with nature'.

Families: You want your 'children to grow in a community that was family friendly and safe with opportunities to engage, understand and experience diversity'.
You would like 'more affordable, quality, accessible, local, learning and educational opportunities for your child and young person.'

In response, our priority is to *build a community where you feel safe, connected and included.*

Strategies:

- 2.1 Celebrate, include and advocate for all children, young people and families.
- 2.2 Provide local high-quality services, programs, events and facilities that are adaptable to communities changing needs and encourage social connection.
- 2.3 Embed a culture of continuous, efficient and effective improvement to support services, programs, events and community engagement.
- 2.4 Support quality learning across the lifespan through planning and provision of a variety of local experiences for children, young people and families to participate.

What is the research telling us?

Relationships with friends and family, and a sense of belonging are central to children and young people's wellbeing. ¹⁴ Encouragement of children, young people and families to respect and celebrate their own and others' cultural backgrounds, identities and choices, builds a connected community and a feeling of belonging. ⁸ All people are born free and equal in dignity and rights. ¹¹ Every person has the right to freedom of thought, conscience, religion and belief. ¹¹

Quality services, events, programs and facilities support play and leisure time which is very important to children, young people and families and essential to learning, development and wellbeing. ¹⁰ UNICEF's Convention on the Rights of the Child, Article 31.1 'recognizes the right of the child to rest and leisure, to engage in play and recreational activities appropriate to the age of the child and to participate freely in cultural life and the arts'. ¹⁸ When children and young people connect to their community they develop an understanding of the reciprocal rights and responsibilities required for active community participation; become socially responsible and show respect for the environment; and respond to diversity with respect. ⁶ Local opportunities for children, young people and families to participate in community groups and events alleviates often inadequate or absent public transport and car dependency. ¹⁶

Related strategic plans

- » Council Plan 2017-2021
- » Municipal Public Health and Wellbeing Plan 2017-2021
- » Inclusive Casey Framework (Draft)

» Accessibility Action Plan (Draft)

3. Health and Wellbeing

You told us...

Children:	You have a very clear holistic understanding of what makes you healthy including but not limited to 'healthy food, exercise, clean environment, dental hygiene, nature and rest'. You have the most fun 'playing at outdoor parks' and think 'we need to look after our environment and keep it clean'.
Young people:	'Physical and mental health is very important' to you. You want 'to feel confident and resilient to be the person you are'.
Families:	You believe 'affordable, accessible health care prevention and support is required to provide opportunities for your children and young people to be healthy and happy'.

In response, our priority is *to continue to provide, promote and improve health, wellbeing and developmental outcomes.*

Strategies:

- 3.1 Establish a staff and community culture that embraces positive health and wellbeing.
- 3.2 Maintain a high level of participation in services, programs and events.
- 3.3 Provide opportunities for children, young people and families to connect with Casey's natural environment.

What is the research telling us?

To encourage a community culture that embraces health and wellbeing, it is imperative to embed health and wellbeing as an Organisational value. Organisational health signifies an organisation that optimizes its effectiveness and the wellbeing of employees. ¹³ Employees with positive wellbeing are motivated, efficient and more likely to influence better health and wellbeing outcomes in the community.

One of the key recommendations developed in response to Mission Australia's *Mental Health & Homelessness Report* is to: 'Invest in a broad approach to youth mental health, encompassing young people themselves, their families and educational settings such as schools, community agencies, health care services and government'. ¹²

To maintain a high level of participation in services and programs research informs us that holistic, flexible outreach services encourage higher participation rates. Outreach services and programs support social participation amongst geographically and socially isolated people promoting health and wellbeing. Young people are more likely to access services that are youth-friendly, which means they are flexible and available when young people need them and facilitated by staff who have been trained in communicating with young people and their development. ¹⁴

Feeling connected to nature has been shown to be beneficial to wellbeing and pro-environmental behaviour. Simply engaging people with nature through knowledge and identification is not enough, direct experience and physical engagement must also occur. A connection with nature creates a sense of belonging to the wider natural world as part of a larger community of nature. ¹⁷ Richard Louv, journalist, author and co-founder of the Children & Nature Network, suggests 'the more high-tech we become, the more nature we need'. Louv coined the term 'nature-deficit disorder' of which he believes many people today, especially children suffer. Nature engagement boosts mental acuity and creativity, reducing obesity and depression, promoting health and wellness by simply having fun. ¹⁹

Related strategic plans

- » Council Plan 2017-2021
- » Municipal Public Health and Wellbeing Plan 2017-2021

4. Participation

You told us...

Children:	Being heard is important for your wellbeing.
Young people:	'Because of community misconceptions about the abilities and intelligence of youth, youth are denied many opportunities given to adults'. 'You enjoy being an active part of the community'.
Families:	You 'want your children to have every opportunity to excel at the things they love....and go on to do what they are passionate about'.

In response, our priority is to involve you in opportunities to influence matters that effect you as active citizens in your community.

Strategies:

- 4.1 Provide all children, young people and families with opportunities to voice their opinions and be actively involved in shaping their community.
- 4.2 Enhance the skills of City of Casey staff and local service providers to collaborate with children, young people and families in a respectful, ethical and genuine way.
- 4.3 Develop a community that actively engages in fulfilling the rights of children, young people and families.

What is the research telling us?

All citizens of the City of Casey have rights. 'As a signatory to the UN Convention on the Rights of the Child, Australia has ethical and legal obligations to ensure that those rights are made visible, promoted and upheld. ⁹ Development and training of staff will support children and young people to find and use their voices in matters that affect them, such as decisions about their communities and wellbeing. ^{8 15} The Early Years Code of Ethics states it is the role of professionals working with children and young people advocate for their active rights as citizens. ⁹ Children and young people are more likely to engage in and respect services, programs, events and environments when they have had input into their design. ¹⁴ Participation supports social inclusion.

Related strategic plans

- » Council Plan 2017-2021
- » Community Engagement Strategy (Draft)

5. Partnerships

You told us...

Young people:	You turn to 'family, friends, teachers, internet, school counsellors for information and support'.
Families:	You would like 'more advertising of what is available for children, young people and families.'

In response, our priority is to *work collaboratively to support better outcomes for children, young people and families.*

Strategies:

- 5.1 Increase clear communication and collaboration within Council leading to better outcomes.
- 5.2 Play a key role in maintaining existing and establishing new service sector partnerships to provide services and to advocate for the changing needs of children, young people and families.
- 5.3 Raise awareness through effective promotion to enhance the capacity for children, young people and families to access services.
- 5.4 Advocate for the best interests and rights of children, young people and families at a local, state and federal level.

What is the research telling us?

Healthy developmental and wellbeing outcomes for children, young people and families are most likely achieved through strong partnerships with community, educators, Council and external services, programs, and support networks.^{6,8} Collaborative partnerships support inclusive practice. Successful partnerships communicate positively and openly with one another, plan collaboratively and work in ways that collectively achieve positive outcomes for children, young people and families.

Increased understanding of the diverse and complex needs of children, young people and families requires an equally diverse professional workforce and skillset to support.⁷ Cross-sector collaboration enables the sharing of experiences and ideas providing children, young people and families more choices regarding information, skills and resources. Outreach is an important engagement and information sharing tool that assists children, young people and families navigate complex and unfamiliar service structures.¹² Outreach programs can develop rapport, care for immediate needs and provide linkages to services and resources. Networking is an important role for advocates to both establish key links within their community as well as keeping up to date with local resources, services and programs.

Related strategic plans

- » Council Plan 2017-2021

Conclusion

Significant consultation and stakeholder engagement has occurred to support the development of the CYF Plan. The information provided to Council through consultation opportunities has been the underlying driver for the development of the CYF Plan. The CYF Plan will guide planning, advocacy and the delivery of seamless services, programs, events and spaces for all children, young people and their families. The CYF Plan will support the vision to 'Sustain and strengthen children, young people and families to participate and grow in the Casey community to maximise their potential'.

Implementation

A steering committee of professionals across the Child Youth & Family department was established to support the development of the CYF Plan. The steering committee will continue to meet annually to review and provide information about achievements related to the CYF Plan. The steering committee will review the CYF Plan every two years to assess the relevance of the key principles and strategies. The CYF Plan will be implemented through the development of an operational Action Plan by a working group led by the Child, Youth and Family Projects Officer, who will assign timeframes and allocate responsibility for achievement. Progress will be reported on an annual basis.

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16 January 2018

SAVE OUR SCOUT HALL CAMPAIGN

James Rouse

ITEM 6.2

Mayfield

Council Plan Reference: 1.1

Purpose of Report: To update Councillors on the progress of Cranbourne Scout Group's 'Save our Scout Hall Campaign'.

Background

At its meeting on 7 February 2017, in adopting Notice of Motion No 3120 moved by Cr Stapledon, resolved:

That with reference to the 1st Cranbourne Scout Group's "Save our Scout Hall Campaign", and in recognition of the Club's service to others, their service to the community and commitment to helping our children and youth develop life skills through active learning, Council agree to support the campaign and assist in the following ways:

- 1. Seek funding opportunities through the Major Capital Works program / budgetary savings and present to Council for consideration.*
- 2. Actively seek grants through philanthropic as well as State and Federal Government departments.*
- 3. Promote the campaign through social media, digital events board and events calendar.*
- 4. The events team meet with Cranbourne Scout Leaders to make further suggestions on potential events to further enhance their campaign.*

That a report to come back to Council by the first Council meeting in April 2017 advising on progress and future opportunities.

An update report was provided to Council at its meeting on 2 May 2017 and Council, resolved in part:

- 1. That the report be noted.*
- 2. That a further report come back to Council*

Cranbourne Scout Hall

The Cranbourne Scout Hall is one of 10 halls in Victoria which is owned and managed by Scouts Victoria. Council has no management or maintenance responsibilities for this facility. The hall is primarily occupied by the Cranbourne 1st Scout Group and is made available to local community groups for hire.

The Cranbourne 1st Scout Group (the group) has identified the hall is in need of repair and would like to ensure the facility is fit for purpose.

Scouts Victoria has requested that the group demonstrate a commitment to fundraising to support the costs of repairs.



The Council report on the 2 May 2017 provided details of the need for an independent building surveyor to review the condition of the building. Until the works to the facility have been scoped and costed, it is not appropriate for Council to allocate funding from its Capital Works Program.

The May 2017 Council report also highlighted:

- The group has indicated they will apply for Council's next round of Minor Capital Works funding.
- The group receives Casey's Grants newsletter and is made aware of any funding opportunities that may assist with its facility renewal project.
- Council officers have invited the group to attend regular grant writing workshops and can seek assistance from officers with the development of grant applications.
- The group has begun raising awareness of its "Save Our Hall" Campaign, by using social media and placing an article in the local newspaper.
- Council officers have worked with the group informing them of processes required to hold fundraising events, as well as to advertise these events on City of Casey's website using the events calendar. As the campaign continues to develop, Council officers will work with them to plan future advertising using the electronic community noticeboards in Cranbourne.

Update

The Cranbourne 1st Scout Group emailed Council officers on 12 September 2017, explaining 'while the "Save Our Scout Hall" campaign is ongoing members have been fundraising to help with building repairs. To date a builder has not been engaged for the project but this is their future goal'.

Officer Direct or Indirect Interest

No Council officers involved in the preparation of this report have a direct or indirect interest in matters for consideration.



Conclusion

The Cranbourne Scout Hall is one of 10 halls across Victoria owned and managed by Scouts Victoria, including the responsibilities of maintenance and renewal. Until the Cranbourne 1st Scout Group have the facility upgrades scoped and costed, it is not appropriate for Council to allocate funding from its Capital Works Program to this project.

The group has indicated it will apply for Council's Minor Capital Works grant. Clubs and user groups may apply for a maximum of three projects per year up to a total value of \$75,000 (ex GST), with a maximum of \$50,000 attributed to any one project. Applications are currently closed, but Council officers will notify the group when they open in 2018.

Council officers will continue to inform the group of any future government or philanthropic funding opportunities that will support its project to renew the hall and will continue to provide support as required.

Recommendation

That the report be noted.



16 January 2018

PROSPECT HILL ROAD – HOONING ISSUES INVESTIGATION**ITEM 6.3**

Trevor Griffin

Council Plan Reference: 7.3

Purpose of Report: To provide an update of the progress of actions arising from the petition presented at the Council meeting of 9 November 2017 requesting investigations into hooning and anti-social behaviour in Prospect Hill Road, Narre Warren.

Executive Summary

1. Council officers met on site with the Ward Councillor, the head petitioner and other interested residents on 11 December 2017.
2. Council officers are seeking confirmation on the ownership of the Prospect Hill Road court bowl and whether VicRoads holds the status of the coordinating road authority for the court bowl.
3. Further investigations are required into the ongoing concerns around hooning and anti-social behavior in the Prospect Hill Road court bowl, including potentially closing the court bowl access.
4. A further report will be presented to Council at the first meeting in February 2018.

Background

At its meeting on 9 November 2017 Council, in considering a petition received and presented by Councillor Crestani resolved:

1. *That the petition be accepted.*
2. *That a meeting be arranged on site with Ward Councillors, other interested Councillors, Mr Michael Presta and other interested residents to discuss options in relation to hooning and anti-social behaviour at that location.*
3. *That a report be presented to Council meeting in January 2018.*
4. *That the head petitioner be notified.*

This report details the investigations into the hooning and anti-social behaviours in Prospect Hill Road.

Refer to Attachment A for the Locality Plan.

Ownership of the Prospect Hill Road court bowl

The court bowl at the access to the Angus Facey Reserve at the end of Prospect Hill Road was constructed as part of the Hallam Bypass Project in 2002 by VicRoads. Prior to this time Prospect Hill Road was a connecting road from Narre Warren North Road through to Tinks Road.



Council officers have been in contact with VicRoads regarding the current ownership and management of the Prospect Hill Road court bowl, east of Monash freeway at the Angus Facey Reserve. This will determine the process that would need to be followed if a road closure is required. Council officers have contacted VicRoads for a response on this matter.

Meeting with concerned residents

Council officers met with local residents onsite along with Councillor Crestani and the head petitioner on 11 December 2017, to discuss the residents' concerns about hooning and anti-social behaviour in the Prospect Hill Road court bowl.

The main concerns and solutions highlighted by the residents included;

- Hooning activities in the court bowl at night.
- Congregating youth dumping rubbish and undertaking anti-social behaviours.
- Would like the court bowl access closed off on Prospect Hill Road to prevent motorists from accessing the area.
- Trail bikes and motorbikes are using the Council reserve at night making a lot of noise.
- Cyclone fence at the southern edge of the Angus Facey reserve is damaged.
- Would like a police presence in Prospect Hill Road.
- Would like traffic calming devices on the rest of Prospect Hill Road (Chicanes as the preferred option)
- Graffiti is an ongoing concern.
- Keep left sign is damaged on the traffic island at the corner of Prospect Hill Road and Heatherlea Crescent.

As a result of the petition and onsite meeting, Council officers are currently undertaking a number of actions including;

- A post and rail fence has been installed around the court bowl between the parking area and the Angus Facey Reserve to prevent vehicles from accessing the reserve to undertake hooning behaviour.
- A safety audit of the court bowl will be undertaken to determine if sightlines can be opened through the trimming of overhanging trees surrounding the playground area and sporting facility.
- The keep left sign at the intersection of Prospect Hill Road and Heatherlea Crescent will be replaced and the damaged cyclone fence at the southern edge of the Angus Facey reserve will be repaired.
- Graffiti on the fencing surrounding the court bowl will be removed
- Traffic surveys in Prospect Hill Road will be undertaken to assess the street in relation to the Local Traffic Management program and also forward to Victorian Police a request for enforcement of hooning behaviour.



- Officers will consider whether a litter bin can be installed within the Angus Facey Reserve in line with Council policy.
- Officers are seeking clarification around the ownership of Prospect Hill Road court bowl, east of Monash freeway at the Angus Facey Reserve and whether VicRoads holds the status of the coordinating road authority for the court bowl. This may require Council officers engaging a land surveyor to confirm ownership. Currently, Council officers are waiting on feedback from VicRoads.

Officer Direct or Indirect Interest

No Council officers involved in the preparation of this report have a direct or indirect interest in matters for consideration.

Conclusion

Council officers are currently actioning the resolution from the 9 November 2017 Council Meeting. Council officers met with local residents onsite with Councillor Crestani and the head petitioner on 11 December 2017, to discuss the residents' concerns with hooning and anti-social behaviour in the Prospect Hill Road court bowl. Council officers are actioning a number of the concerns/issues raised at the onsite meeting with the residents.

Council officers are seeking confirmation around ownership of the Prospect Hill Road court bowl and once this is confirmed options will be considered to address ongoing hooning concerns including the potential closure of the court bowl and the process involved.

Recommendation

- 1. That the status report be noted.**
- 2. That a further report be provided to Council at the first Council meeting in February 2018 upon completion of further investigations.**



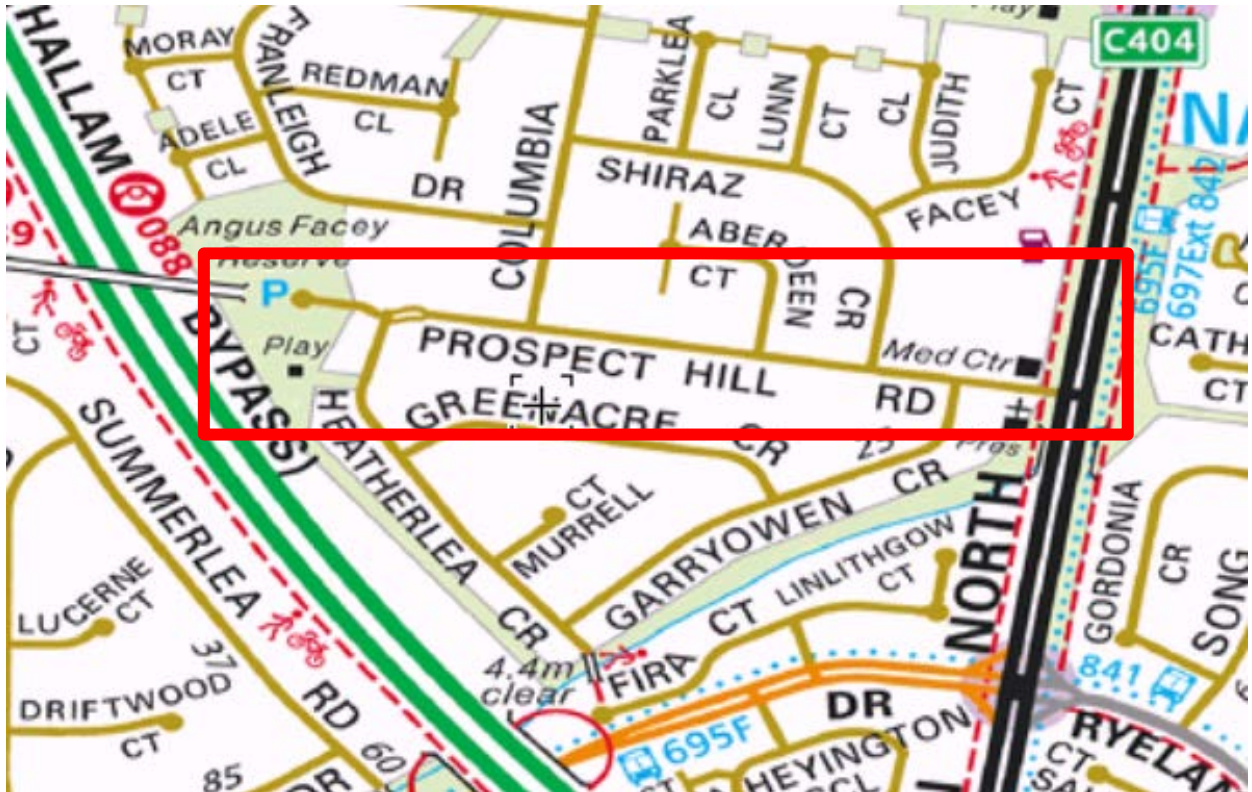
16 January 2018
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ATTACHMENT A

Locality Plan
Prospect Hill Road, Narre Warren



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ATTACHMENT A

Locality Plan
Prospect Hill Road, Narre Warren





16 January 2018

2017/2018 EVENT SPONSORSHIP

ITEM 6.4

James Rouse

Council Plan Reference: 4.1

Purpose of Report: To report on Event Sponsorship arrangement for the Rotary Club of Berwick St John of God Golf Day.

Background

For several years, Council has sponsored the Rotary Club of Berwick's annual charity Golf Day. Event Sponsorship Agreements have been provided each year, which outline the sponsorship rights and benefits provided to Council at this event. The Rotary Club of Berwick once again seeks sponsorship for this event, which is known as the St John of God Rotary Club Golf Day. The event will be held on 16 March 2018 at Beaconhills Golf Club.

The City of Casey Event Sponsorship program fosters the development of new and existing events. The objectives of the program include:

- Encouraging signature events and supporting public entertainment and leisure through dynamic, interesting, challenging and innovative events within Casey.
- Supporting the development of events reflecting the needs of Casey residents and creating opportunities for participation of Casey residents.
- Promoting and building on Casey's strengths and reputation in selected areas.
- Raising the profile and image of the City of Casey within Melbourne and Victoria.

Event summary

The Rotary Club of Berwick has hosted a St John of God Golf Day for several years and has been very successful in raising money for this and other local organisations. The event is promoted and open to local businesses and the general community and the Club utilises a wide variety of promotional activities. The St John of God Golf Day involves an 18-hole round of golf, followed by a sit-down dinner with presentation of trophies and awards. The Club expects to attract around 80-100 players and 130-150 people to the presentation dinner.

Sponsorship Rights and Benefits to Council

In previous years, Council has provided \$4,000 in sponsorship for the St John of God Rotary Club of Berwick Golf Day. Certain rights and benefits have been provided to Council including:

- The words "*Proudly supported by the City of Casey*" included on promotional material
- City of Casey signage displayed at the event.
- Invitations extended to all Councillors and Mayor to attend the event in an official capacity.

These sponsorship rights and benefits have been delivered at past events.



Review of Council's sponsorship arrangements

During 2017, officers completed a review of Council's grants programs and commenced a review of Council's out-going sponsorship arrangements, including the Event Sponsorship program.

In recognition of the historical arrangement between Council and the Rotary Club of Berwick in providing annual sponsorship for this event and to ensure continuity in the provision of the Golf Day, officers recommend a one-year Event Sponsorship agreement for 2017/2018. This will provide officers with the opportunity to complete the review of out-going community sponsorship provided by Council and for Council to consider any recommendations arising from the review.

On 9 November 2017, Council resolved to sponsor a similar event which was the Rotary Club of Narre Warren's Mayoral Shield Golf Day, where an amount of \$4,000 was provided. The recommended sponsorship of the Rotary Club of Berwick is equal to this.

Officer Direct or Indirect Interest

No Council officers involved in the preparation of this report have a direct or indirect interest in matters for consideration.

Conclusion

The City of Casey has sponsored charity golf days run by the Rotary Club of Berwick for several years. The proposed 2018 event is similar to past events and the sponsorship rights and benefits offered to Council are adequate. The Club has run the event successfully in the past, has delivered on previous agreed rights and benefits provided to Council and has submitted post event reports in a timely manner. In November 2017 Council funded the Rotary Club of Narre Warren \$4,000 for a similar Golf Day event.

Officers recommend that an Event Sponsorship Agreement for the 2017/2018 financial year be made to the Rotary Club of Berwick for the 2018 Rotary Club of Berwick St John of God Golf Day for \$4,000. This will ensure continuity for the event while a review of Council's outgoing sponsorship arrangements is undertaken. There is provision in the Grants and Contributions operational budget for this amount.

Recommendation

That an Event Sponsorship Agreement for the 2017/2018 financial year be made to the Rotary Club of Berwick St John of God Golf Day for the amount of \$4,000.



16 January 2018

CHINA ENGAGEMENT STRATEGY – BUDGET AND PROGRAM DELIVERY

Jacqui Houguet

ITEM 6.5

Council Plan Reference: 6.2

Purpose of Report: To update Council on the program delivery and budget expenditure for the China Engagement Strategy.

Background

At its meeting on 19 December 2017 Council, in adopting Officer's Report Item 6.10 resolved as follows:

1. *That Council notes that Council's Coordinator International Engagement and Investment will be unable to make the trip to the Lights of the World festival.*
2. *That a further report come back to council in January 2018 at the first council meeting, to outline what further financial commitments are required to ensure that the China project does not stall, and that the travel commitments to support the project for both Councillors and staff are actually factored into the budget.*
3. *Notwithstanding the analysis in this report that provisionally an additional amount of \$30,000 be considered to be allocated from the mid-term budget review to the China Project, to be adjusted following the production of the analysis in point 2.*
4. *That further analysis, as the China Project matures be undertaken to ascertain the budget determination from the 2018-19 financial year in support of this project.*

This report provides information relating to Recommendations 2 and 3 above.

The China Engagement Strategy

The China Engagement Strategy (adopted 15 August 2017) seeks to facilitate trade and investment between the Casey Cardinia region and China to provide mutually beneficial outcomes to each community.

It is intended as a long-term plan to deliver economic activity through an economic cooperative partnership and provide tools and support for local businesses to engage fully with China and remain economically competitive, through:

- Strengthening health partnerships
- Expanding education pathways
- Consolidating agribusiness capabilities
- Enhancing the development of tourism and creative industries
- Leading innovation



Council resolved on 5 September 2017 to allocate \$310,000 per annum in 2017/18 and 2018/19 for implementation of the China Engagement Strategy to fund both staff resourcing (\$213,000) and program delivery (\$97,000).

As reported to Council on 9 November 2017, the Coordinator International Engagement and Investment commenced in August 2017. That senior role is responsible for establishing and delivering the program initiatives identified in the China Engagement Strategy and will be supported by additional staff resources in the new year. The Council report of 9 November 2017 also outlined a number of actions and initiatives to be undertaken to implement the Strategy.

Program Budget 2017/18

Of the 2017/18 program budget of \$97,000, total expenditure to 31 December 2017 is \$30,500. This leaves a balance of \$66,500 to deliver a number of actions and initiatives for completion in 2017/18 and continue preparatory work for others scheduled for delivery in 2018/19.

The program commitments from the China Engagement Strategy for the balance of the 2017/18 financial year and their estimated costs are:

1. China advisory consultant (contract commitment)	\$30,000
2. WeChat official account	\$2,000
- Verification required to be undertaken in China (in conjunction with soccer trip)	
3. Soccer Exchange Program 2018 (Council report 9 November 2017)	\$56,300
- Includes travel cost and expense subsidies for Casey youth players and support staff plus Council officers' travel costs	
- Excludes any potential sponsorship (opportunities still being investigated)	
4. Dujiangyan delegation	\$6,000
- Hosting of delegation visit to Casey	
5. Proposed lantern festival 2018/19	\$5,000
- Councillor investigatory trip to Phoenix, Arizona	
6. Australian 'milk bar' investment	\$4,000
- Hosting of potential international investors in a powdered milk/formula factory	
Total	\$103,300

However, some of the final costs are still being determined. For example, the cost of sending two Casey youth soccer teams to compete in China's Chengdu province in April 2018 for the first time are still being determined while the teams' selection process progresses.



Travel arrangements, costs and sponsorship opportunities are all still being pursued and negotiated to reduce the overall cost to Council (\$56,300) and minimise players' out-of-pocket contributions (up to \$750 per player).

As the China Engagement Strategy is a completely new and varied program of projects for Casey, and its success is heavily dependent on relationship building and network establishment, estimation of delivery costs has been more difficult to gauge than Council's usual activities and projects. As the program progresses, Council's understanding and knowledge of doing business with China grows and relationships with China develop, cost estimation should become more predictable and refined.

At this stage no additional separate trips to China are proposed in the 2017/18 financial year. Any business delegation meetings could be scheduled to coincide with the Soccer Exchange Program in April 2018.

The potential over-expenditure on program commitments remaining in 2017/18, estimated currently at approximately \$36,800, will though be offset by savings of approximately \$40,000 on employee costs, achieved from deferring commencement of new China program staff resources to align with program timing needs.

Officer Direct or Indirect Interest

No Council officers involved in the preparation of this report have a direct or indirect interest in matters for consideration.

Conclusion

Delivery of the China engagement program in 2017/18 is progressing well. Expenditure on the delivery of currently committed initiatives for 2017/18 will be offset by savings in staff salaries resulting in the overall strategy being delivered within budget. It is therefore considered, that at this time, an additional amount of \$30,000 for the China Project is not required.

Recommendation

That Council notes that:

- 1. The China Engagement Strategy is continuing to be delivered.**
- 2. The implementation of the China Engagement Strategy for 2017/18 will be delivered within the overall strategy budget.**



16 January 2018

2018 CASEY AUSTRALIA DAY AWARDS**ITEM 6.6**

James Rouse

Council Plan Reference: 1.4

Purpose of Report: To seek Council's endorsement of the recommendations of the Selection Panel for the 2018 Casey Australia Day Awards.

Background

The Casey Australia Day Awards celebrate and recognise the valuable work undertaken by individuals and community groups in the Casey community. This annual awards program is administered in line with the Casey Australia Day Awards Program Policy, and awards are presented on Australia Day.

The National Australia Day Council and the Australia Day Council (Victoria) facilitate a variety of Australia Day Awards at National, State and local levels. Municipalities in Victoria are encouraged to adapt the awards to their municipality.

Council adopted a new Casey Australia Day Policy at a Council Meeting on 19 September 2017 where four categories in the 2018 Casey Australia Day Awards would be recognised. They are as follows: three categories for individual persons - Citizen, Young Citizen and Senior Citizen of the Year – and one category for Community Group of the Year.

2018 Casey Australia Day Awards

The 2018 Casey Australia Day Awards opened for nominations on Wednesday 20 September 2017. Nominations closed on Monday 30 October 2017.

The Awards were promoted widely across the Casey community through local newspapers, the City of Casey website, emails and mail-outs to Casey community groups, highway signage, Facebook and Twitter posts, and flyers at community facilities.

Casey Australia Day Awards Guidelines

The Casey Australia Day Awards recognise outstanding individuals who enrich the Casey community, inspire others and demonstrate excellence in their field. The Casey Australia Day Awards Guidelines state that nominees in individual categories must be Australian citizens living in the Casey community who have made a significant contribution to the Casey community. Similarly, nominations for the Community Group award deliver a benefit to the Casey community.

2018 Casey Australia Day Awards – Individual Nominations

There were 26 eligible nominees for individual Casey Australia Day Awards across the three categories and these were presented to the Selection Panel for consideration.



16 January 2018

ITEM 6.6

2018 Casey Australia Day Awards – Community Group Nominations

There were 13 eligible nominations received for the Community Group of the Year 2018 Award. A community group encompasses a wide range of organisations including clubs, schools, not-for-profit groups and other organisations. These nominations were presented to the Selection Panel for consideration.

Casey Australia Day Awards Selection Panel

The Mayor and seven community representatives from the Council-endorsed Community Selection Panel Pool comprised the 2018 Casey Australia Day Awards Selection Panel. The Mayor chaired the meeting held on 4 December 2017, and officers provided executive support. The Panel was representative of Casey's diverse community in terms of age, interest, gender, locale and community knowledge.

Panel members were provided with detailed information about each nomination and considered the merits of nominations in relation to:

- outstanding service/commitment to the Casey community
- benefits to the Casey community
- demonstration of excellence, leadership and inspiration provided to others.

After discussion, deliberation and comparison, the Panel reached a consensus and Casey residents recommended for an Award in each category are outlined in Confidential Attachment A.

Officer Direct or Indirect Interest

No Council officers involved in the preparation of this report have a direct or indirect interest in matters for consideration.

Conclusion

The Casey Australia Day Awards allow Council to recognise the important work undertaken by many individuals and community organisations and groups throughout the municipality. They have made a significant contribution to the community and according to the Casey Australia Day Awards Selection Panel, are worthy of the Award.

Recommendation

- 1. That Council endorses the Casey Australia Day Awards Selection Panel recommendations in the confidential attachment.**
- 2. That the panel's recommendations be made public when the 2018 Casey Australia Day Awards are announced at the ceremony to be held on Australia Day, Friday 26 January 2018 at Bunjil Place.**

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Confidential Attachment

2018 Casey Australia Day Awards

The information in this attachment has been deemed confidential information by the Chief Executive Officer under section 89(2)(h) of the Local Government Act 1989 as it contains personal information.



16 January 2018

ITEM 6.7

ARTS AND CULTURAL ADVISORY COMMITTEE NOMINEES 2018

Colette McMahon-Hoskinson

Council Plan Reference: 4.1

Purpose of Report: To report on the recommended nominations for the Casey Arts and Cultural Advisory Committee 2018 – 2020.

Background

The Arts and Cultural Advisory Committee was established in 2003. The purpose of the Committee is to provide Council with informed feedback and advice about local arts and cultural issues and the implementation of arts related policies.

Nomination process for members of the Casey Arts and Cultural Advisory Committee to fill current vacancies

During November and December 2017, Council called for nominations for the Arts and Cultural Advisory Committee, due to the end of terms of office for eleven members. The vacancies for 2017 were promoted to the Casey community via Casey Community News, the Arts & Events E-Bulletin, social media, calls on hold and on the Casey website. By the closing date twelve outstanding nominations had been received.

The Arts and Cultural Advisory Committee Chairperson, Cr Smith and two sitting members of the Arts and Cultural Advisory Committee with support from a Council officer assessed the nominations and recommend appointments to the Arts and Cultural Advisory Committee be approved as per Confidential Attachment A. With the current sitting Committee members (three members who were appointed in May 2017 for a two-year term) and the proposed additional members outlined in Confidential Attachment A this would result in a Committee of fifteen members.

Given the continued growth of arts and culture in Casey it is recommended that Council continue to support the expansion of the core membership of the advisory committee from eight to twelve members. This will ensure the stability and broaden expertise of the Committee's membership by acknowledging the need to replenish membership should members resign their position mid-term.

Officer Direct or Indirect Interest

No Council officers involved in the preparation of this report have a direct or indirect interest in matters for consideration.

Conclusion

Due to exceptional growth of the arts in Casey this round of outstanding applications has seen increased representation in a diverse range of arts and cultural interests in the City of Casey. In response to the exceptional growth of the arts in Casey, membership of the Committee should increase to fifteen members (twelve new members and the existing three members).



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Subject to Council approving the appointments, all successful nominees will be formally introduced as members of the Arts and Cultural Advisory Committee at the next available Arts and Cultural Advisory Committee meeting. Council officers will write to all nominees to advise the outcome of their applications.

It is recommended that the twelve new members be given a full two-year term ensuring compliance with current Council policy.

Recommendation

- 1. That Council endorse increasing the number of Arts and Cultural Advisory Committee members to fifteen and the Terms of Reference be amended accordingly.**
- 2. That the twelve successful nominees listed in Confidential Attachment A be appointed to the Arts and Cultural Advisory Committee for a full two-year term.**
- 3. That the nominees be announced publicly following their acceptance.**



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ATTACHMENT A

Confidential Attachment

Arts and Cultural Advisory Committee Appointments for 2018

The information in this attachment has been deemed confidential information by the Chief Executive Officer under section 89(2)(h) of the Local Government Act 1989 as it contains personal information.



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ITEM 6.8

**CASEY ASSOCIATION FOOTBALL (SOCCER) REFERENCE ADVISORY
COMMITTEE MEETING**

James Rouse

Council Plan Reference: 1.10

Purpose of Report: To provide Council with the minutes of the Casey Association Football (Soccer) Reference Advisory Committee meeting held on Monday 27 November 2017.

Executive Summary

Attached are the minutes of the Casey Association Football (Soccer) Reference Advisory Committee meeting held on Monday 27 November 2017 at Bunjil Place, Narre Warren. This report and the attached minutes are presented in accordance with this Committee's Terms of Reference which state that a report summarising the activities and key achievements of the Committee are to be presented to Council.

Background

The Casey Association Football (Soccer) Reference Advisory Committee was established in 2015 and is made up of 10 community members, representing soccer in the City of Casey, Council officers and four Councillor delegates. The main purpose is to provide Council with perspective of the Casey association football (soccer) clubs on matters related to association football issues and concerns that are considered relevant in Casey.

The core responsibilities of the Committee are to:

- Provide information to Council officers, Council and the City of Casey about association football practices and issues.
- Suggest projects of most importance to the football community and refer these to Council for possible action.

Meetings of the Committee are chaired by one of the four delegates to this Committee, Cr Gilic, Cr Crestani, Cr Rowe and Cr Stapledon. On this occasion, the meeting was chaired by Cr Crestani.

Items of Note

- **Chengdu and Sichuan Province Soccer Tour 2018:** The City of Casey has adopted a China Engagement Strategy with the aim of strengthening the relationship between Chengdu Region and Casey Cardinia to enhance economic co-operation, promote trade and boost tourism and education. Three members of the committee volunteered to form a working group to support the 2018 Soccer Tour.
- **Active Recreation Reserve project update** - Planning for ground renovations is complete with works expected to start throughout December 2017. Turf replacement of worn goal areas will occur January/February 2018. Watering will be scheduled depending on climatic conditions.



- **Joint Use Agreement Update** – Council officers provided an update on the 2 confirmed synthetic soccer projects occurring at Gleneagles Secondary College and Narre Warren South P-12 College. Narre Warren South P-12 is in the detailed design phase and the Gleneagles tender is currently open.
- **Potential Grants** - Council has submitted funding applications to the Victorian Government for the Growing Suburbs Fund (Department of Environment, Land, Water and Planning): Jack Thomas Reserve pavilion and Lawson Poole Reserve pavilion. Applications have also been lodged to the Community Sports Infrastructure Fund (Sport and Recreation Victoria): Barton Recreation Reserve and Jack Thomas Reserve pavilion.
- **Football Federation Victoria Presentation (FFV)** - Kevin O’Byrne from FFV presented on the current restructure of FFV and FFV club development opportunities.
- **General Business** - The Terms of Reference relating to the Frequency of Meetings was discussed at length. It was agreed that in 2018 they move from 6 meetings per annum to 4 per annum. An updated Terms of Reference is attached for Council endorsement.

Officer Direct or Indirect Interest

No Council officers involved in the preparation of this report have a direct or indirect interest in matters for consideration.

Conclusion

The meeting of the Casey Association Football (Soccer) Reference Advisory Committee was held on 27 November 2017 and provided an opportunity for the clubs in attendance to discuss the status of soccer in Casey and the objectives as set by the Committee.

Recommendation

1. **That the minutes of the Casey Association Football (Soccer) Reference Advisory Committee Meeting (Attachment A) of 27 November 2017 be noted.**
2. **That the updated Casey Association Football (Soccer) Reference Advisory Committee Terms of Reference (Attachment B) be adopted.**



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ATTACHMENT A

**Minutes of the Casey Association Football (Soccer) Reference Advisory
Committee Meeting held on 27 November 2017**

**Casey Association Football (Soccer) Club Reference Advisory Committee
Meeting Minutes
Bunurong and Wurundjeri Rooms, Bunjil Place, Narre Warren
Monday 27 November 2017 at 6.30 pm**

1. Welcome

“The City of Casey acknowledges that we are on the traditional land of the Bunurong and Wurundjeri people and pays its respects to elders both past and present.”

Cr Crestani, Chairperson for the Casey Association Football Club (Soccer) Advisory Committee Meeting, welcomed all. Cr Crestani, left the meeting part way through and Angelique Miller, Senior Recreation Planner assume the role of Chair.

- 2. Present:** Cr Rosalie Crestani, Joe Dilorio (Berwick City Soccer), Michael Woodward (Southern United Football Club), Dawn Stone (Casey Comets), Cheree Appledore (Hampton Park United Sparrows), Kevin O’Byrne (FFV), Stuart Armstrong (Casey Panthers), Rocco Rullo (Endeavour United), Andrew Russell (Berwick Regional Churches), Angie Peresso (City of Casey), Angelique Miller (City of Casey), Kelly Shi (City of Casey).

Apologies: Cr Amanda Stapledon, Cr Milla Gilic, Cr Gary Rowe, James Rouse (City of Casey), Danny Edmunds (City of Casey).

Not present: Jay Aliyar (Narre Warren South Soccer Club), David Griffin (Doveton Soccer Club), Olja Basalo, Vedrana Stambolija (Casey Kings) Chantal Noothoo (Endeavour Hills Fire Sports and Social Club Inc).

Minutes: Angie Peresso (City of Casey).

3. Declaration by Councillors and Council Officers of Conflict of Interest or Personal Interest pursuant to Section 79 and 79B of the Local Government Act 1989

Nil

4. Confirmation of the minutes of previous meeting

Minutes of the meeting held on Monday 25 September 2017 were accepted.
Moved by Dawn Stone, seconded by Rocco Rullo.

Carried

5. Business arising from the minutes of the previous meeting

Nil

6. Chengdu and Sichuan Province Soccer Tour 2018 presentation – Kelly Shi

City of Casey has adopted a China Engagement Strategy with the aim of strengthening the relationship between Chengdu Region and Casey Cardinia, so as to enhance economic co-operation, promote trade and boost tourism and education.

Aims and Goals of a Chinese Soccer Tour:

- To promote Australian soccer in China.
- To share training techniques and exchange skills between young players.
- To learn the ability to confront challenges outside of their comfort zones and deal with problems head-on.
- To learn skills, broaden their eyes and gain game experience that will stay with them for the rest of their lives.

Program details:

Age groups:	15 and 16-year-old (under 16-year-old). Two teams: A girls' team and a boys' team. Two squads of 15 with coaches and support staff.
Games to play:	<ul style="list-style-type: none"> • 5 games with school academy teams in Mianyang City, Sichuan Province. • 2 games with Sichuan Provincial youth teams.
Intended date:	7 April 2018 - 15 April 2018. Please note this is Easter week.
Flight ticket:	Direct flight (around 10 hours) with Sichuan airline is approx \$1,100 return ticket per person. *Price can vary depending on the date of booking, and we can negotiate group price. Council will be looking to get support with funding as well as contributing to the costs. A minimal cost of about \$300 will be attributed to each participant.
Food and Accommodation:	<ul style="list-style-type: none"> • Two people/room in local student dormitory. • Meals will be either 6 dishes per meal or buffet.
Trials	<ul style="list-style-type: none"> • Scheduled to take place in the next 2 weeks.
Expression of Interest Form (EOI)	<ul style="list-style-type: none"> • The EOI has been developed and is ready for distribution.
Itinerary	<ul style="list-style-type: none"> • The draft itinerary has been prepared, ready for distribution.
Note: all details are yet to be confirmed.	

Outcome from the Committee members:

- The soccer exchange was supported by all Clubs present.
- Dawn Stone and Rocco Rullo agreed to be part of the soccer exchange working group with Jo Dilorio to develop the project from the players/club's perspective. Andrew Russell will confirm if he is able to be involved in the working group shortly.

7. Strategic objectives of the Casey Association Football (Soccer) Club Reference Advisory Committee

1. Identify sites in the north of the City of Casey for Council to consider developing into soccer pitches. Identify sites to be developed into synthetic soccer pitches. Use the Advisory Committee as a vehicle to lobby to State and Federal Governments for additional funds to support the development of projects for soccer in the City of Casey.
2. Encourage the sharing of existing facilities.
3. Identify any grants suitable for soccer clubs in the City of Casey.
4. Support clubs by encouraging the use of the City of Casey's volunteer matcher process.
5. Support for clubs to be best practice through workshops and sessions as run by the Sports Development Team at the City of Casey.
6. Foster and encourage co-operation by all clubs within the City of Casey.
7. Advocate and support elite soccer pathways (ie. explore requirements of National Premier League licence).
8. Casey Cup – an annual soccer tournament for all clubs within the City of Casey to be organised for 2017 by interested clubs.

Discussion:

Strategic objectives 2, 6 and 8 were discussed. The committee discussed the growth of the sport and shared use of facilities, members are keen to see female participation continue to grow in Casey and discussed the current facilities across the municipality. Members were keen to have an update on any new facilities coming online. It was suggested that once the synthetic soccer pitches at Casey Fields come online that the group will develop a Casey Cup. The committee agreed that they were happy to retain the agreed strategic objectives above in 2018.

8. Active Recreation Reserve project update

Planning for renovations is complete – works expected to start when grounds are available as of 1 December 2017 and expected to be completed by Christmas. Works are specific to each ground depending on current turf agronomy, but typically will include;

- Topdressing with sand
- Fertilising
- Grass spraying for weeds
- Aeration
- Scarify

Turf replacement of worn goal areas will occur January/February 2018. Watering will be scheduled depending on climatic conditions.

9. Capital Works Update

- Waratah – Synthetic goal square project looking to be completed mid-December, will be ready for use by 1 February 2018
- Betula – Drainage completed last week by contractor, further grassing works to be undertaken as required. Goals to be installed prior to season commencing.
- Any major ground issues should be reported to Council's community Sport Officers or email leisure@casey.vic.gov.au for discussion with the Parks Team.

10. Joint Use Agreement Update

Angelique Miller reported on the Gleneagles Secondary College and the Narre P-12 Synthetic Soccer projects.

10.1 Gleneagles Secondary College

- Funded by school, Victorian Government (Shared Facilities Fund), election commitment and Council.
- Works include installation of synthetic pitch and associated infrastructure (sports lighting, goals, coaches boxes).
- Intended to be a shared facility between school, Council (including multiple clubs).
- Tender documentation completed, Council has gone out to tender for construction works.
- Estimated completion towards end of winter season, conditions permitting.

10.2 Narre Warren South P-12 College

- Funded by the Victorian Government (Shared Facilities Fund).
- Works include installation of synthetic pitch and associated infrastructure (car parking, sports lighting, goals, coaches boxes).
- Intended to be a shared facility between school, Council (including multiple clubs).
- Detailed design underway.
- Estimated completion towards end of 2018, conditions permitting.

11. Potential Grants

Council officers discussed 2 grants that were currently available:

- VicHealth SunSmart
- Defibrillator Grants

Councils Grant Writing Workshops were discussed and the committee agreed that these are very beneficial, and members should attend if they require grant writing support. Further information on the grants is available by subscribing to Council's Grants Update Newsletter visit: www.casey.vic.gov.au/community-services/community-support/funding-grants/newsletter

Angelique Miller updated the committee that Council has submitted applications for soccer projects to the following Victorian Government funding opportunities:

- Growing Suburbs Fund (Department of Environment, Land, Water and Planning): Jack Thomas Reserve pavilion, Lawson Poole Reserve pavilion.
- Community Sports Infrastructure Fund (Sport and Recreation Victoria): Barton Recreation Reserve, Jack Thomas Reserve pavilion.

Council is awaiting announcements regarding the outcome of applications to both funding streams.

12. Club Development Opportunities

Notification of upcoming City of Casey Club Development workshops will be emailed to all club contacts, with clubs encouraged to attend where relative.

Kevin O'Byrne from FFV discussed the Building Better Clubs program.

13. Team 11 Update

No further updates were provided to the committee, but the committee members were encouraged to visit this website www.weareteam11.com/

14. Elite Players from the City of Casey

The committee discussed collating information on past Casey players who have reached an elite level to profile and promote them to the wider community. Council officers would be able to develop promotional opportunities for the local Clubs and the players through the correct approval channels and a marketing campaign.

It was suggested that an honours board or a 'Leaders in the Field' digital piece could be created. Images and information about the players and their success displayed as a rolling presentation of elite athletes, to celebrate the success of Casey sporting leaders.

Action: All members of the committee to email through details of past/elite players to Angie Peresso at aperesso@casey.vic.gov.au with a background story of the number of years they were involved at the Club.

It was noted the City of Frankston held a forum by Celebrating Women in Sport with 2 local guest speakers, it was a great initiative and something that the City of Casey could replicate.

Action: Council officers to pass onto Council's Sports Development Coordinator for further investigation.

15. Football Federation Victoria (FFV) – Kevin O'Byrne

Kevin O'Byrne outlined the current restructure of FFV and discussed the Building Better Clubs program. Members were informed that FFV will become more involved with club development through the re-visiting of the club accreditation program.

Kevin discussed that FFV would like to create a synthetic pitch register and informed the group of the State football centre in Thornbury with 3 synthetic pitches, due for completion in January 2018 and discussed the Knox regional sports centre.

16. General Business

The Terms of Reference relating to the Frequency of Meetings was discussed at length. It was agreed that in 2018 they move from 6 meetings per annum to 4 per annum.

Moved by Joe Dilorio, seconded by Rocco Rullo.

Carried

Action: Angie Peresso to update the Casey Association Football (Soccer) Reference Advisory Committee Terms of Reference to reflect the change in meeting frequency for 2018 (Attachment B).

17. Next Meeting

The next meeting is scheduled to take place on Monday 22 January 2018 at 6.30 pm in the Bunurong & Wurundjeri rooms, Bunjil Place, Narre Warren.

Meeting closed at 8.06 pm.



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ITEM 6.8
ATTACHMENT B

Terms of Reference
Casey Association Football (Soccer) Reference Advisory Committee



Terms of Reference (ToR)

Casey Association Football (Soccer) Reference Advisory Committee

1. Introduction

The Casey Association Football (Soccer) Reference Advisory Committee (CAFRAC) is being established following Notice of Motion No. 2936 which was endorsed by Council on 7 April 2015:

- Action One (1) advocated the establishment of a Casey Association Football (Soccer) Reference Advisory Committee that will meet on a bi-monthly basis.
- Action Two (2) directed that the Committee has an equitable representation of Casey's existing association football clubs.
- Action Three (3) directed that four Councillors be appointed to the Committee.

2. Casey Association Football (Soccer) Reference Committee Composition

The composition of the Committee will be:

- 2.1 Chairperson: The Chairperson will be appointed by Council. The Chairperson will be responsible for chairing meetings.
- 2.2 Elected Councillor(s): Four (4) Councillor(s) nominated by Council.
- 2.3 One (1) member from each of the existing Casey association football (soccer) clubs. Members can be office bearers of their representative group.
- 2.4 One (1) member from each of the unallocated football (soccer) clubs within the City of Casey. The unallocated club is required to have submitted an Expression of Interest Form seeking a formal ground allocation.
- 2.5 Council officers – Team Leader Community and Sport Facilities and a representative from the Community Sport Team will attend in advisory/information support role only. Other officers will attend meetings as directed by the Team Leader Community and Sport Facilities .

3. Role of Committee

- 3.1 Aim: To provide Council with the perspective of the Casey association football (soccer) clubs on matters related to association football issues and concerns that are considered relevant in Casey.

4. Term of Committee Members

- 4.1 A Committee member's term is 12 months from the date of first appointment. Council representatives are appointed annually by Council. Where a Committee member is replaced during a term, the new member will serve for the period up until the expiration of the original member's term.
- 4.2 Standing members can be re-nominated and appointed for further terms.
- 4.3 Resignations shall be submitted in writing to the Committee through the chairperson.
- 4.4 Replacement of Committee Members. If a standing member is no longer able to serve on the Committee or is prohibited from serving on the Committee, nominations will be called for from the respective sports club.

5. Core Responsibilities of Committee

- 5.1 Provide information to Council officers, Council and the City of Casey about association football practices and issues.
- 5.2 Suggest projects of most importance to the football community and refer these to Council for possible action.

6. Committee Proceedings

- 6.1 The Committee shall aim to operate on a consensus model of decision making. In the event of a vote occurring and that the vote is tied, the chair shall, in addition to a deliberate vote, have a second or casting vote.
- 6.2 The Committee has no power to make decisions, take action or expend funds on behalf of Council, unless such action has been authorised by Council. Deliberations and/or recommendations of the Committee shall be reported to the Council for consideration on a regular basis.
- 6.4 Council officers acting in an ex-officio capacity shall not be expected to attend sub-committee and working group meetings unless otherwise approved by the appropriate Manager.

7. Selection of Committee

- 7.1 The Group Manager Active Communities will be the primary supporting this Committee.
Council officer
- 7.2 Members from Casey association football (soccer) clubs will be selected by members of their respective group, and submitted to Council for consideration.
- 7.3 All members (with the exception of the Councillors and Council officer) will be selected via a nomination process. Any nominations will be considered against the requirements outlined above and the following criteria:
- 7.3.1 A resident of Casey or reside outside of the City of Casey and are a current member of a Casey association football (soccer) club.
 - 7.3.2 Understanding, experience or interest in community sport planning, development and implementation.
 - 7.3.3 Experience or interest in association football (soccer) activities.
 - 7.3.4 Other knowledge, experience or associations necessary to enable a balanced committee that allows clear and unbiased representation of association football (soccer) interests across Casey.
- 7.4 The Committee Secretary will be a nominated Council officer.

8. Frequency of Meetings

Meetings

- 8.1 One meeting will be held quarterley (four meetings per annum) or as agreed upon by the Committee.
- 8.2 Adequate notice of meetings must be given including an agenda of matters to be discussed.
- 8.3 Meetings of the Committee are restricted to members appointed by Council and Council officers, unless otherwise determined by the Committee for an appropriate reason. (For example, to represent the Committee at a Community Forum).
- 8.4 All other matters relating to meeting procedures shall be governed by Council's Meeting Procedure Local Law – *Local Law 1 (2006) – Meeting procedures and the use of the common seal local law.*
- 8.5 The Chairperson or any three (3) members of the Committee may call a special meeting of the Committee to consider any extraordinary business which may arise between normal meetings. The Secretary shall call the special meeting in accordance with these guidelines.

Administration

- 8.6. All administrative tasks for the Committee will be undertaken by Council officers.
- 8.7. Minutes and recommendations will be referred to officers for reporting to Council.

9. Quorum

- 9.1 The quorum shall consist of a clear majority of the Committee, more than 50% of the Committee members, unless otherwise determined by Council.
- 9.2 Should Committee members be unable to attend meetings, they will be responsible for appointing a proxy delegate to represent their interests on the Committee.

10. Voting

- 10.1 The following procedure shall apply to voting on all issues. The Chairperson shall accept motions duly moved and seconded from members of the Committee and the vote shall be taken by a show of hands.
- 10.2 All members are required to vote unless prohibited from doing so due to having declared a pecuniary interest.
- 10.3 The Chairperson may exercise a casting vote if circumstances warrant.
- 10.4 Council officers and co-opted advisors are not members and do not have voting rights.

11. Agenda

- 11.1 The Secretary shall prepare the Agenda and include on it items referred to the Committee by Council, matters arising from previous meetings, reports and other matters which require consideration.
- 11.2 Members of the Committee wishing to raise items for discussion on the agenda should first introduce the subject at a previous meeting under general business so that a preliminary discussion and an order of priority on subsequent agendas may be determined. Items raised without notice for consideration shall be considered at the discretion of the Chairperson.
- 11.3 Members of the Committee shall receive agendas and other papers including the previous minutes not less than two (2) clear days prior to meetings.
- 11.4 All business at meetings shall be dealt with in the order set out on the Agenda unless varied by resolution of the meeting.

12. Administration

- 12.1 The Secretary shall undertake administration of the Casey Association Football (Soccer) Reference Committee.
- 12.2 The Committee shall incur no expenditure unless authorised by Council or the Chief Executive Officer.
- 12.3 The Committee has no authority to declare a rate or charge, borrow money, enter into contracts or make media comment.

13. Membership

- 13.1 All members of the Committee must either reside within the City of Casey or be a member of a Casey association football (soccer) club.
- 13.2 All proposed appointments to the Committee must be ratified by Council.
- 13.3 The term of the Committee begins on the 29 September of the first year to 30 September of the second year.
- 13.4 Any member of the Committee may resign at any time by advising his or her resignation to the Committee in writing. The relevant sports club can then nominate a replacement to fill the vacancy for the remainder of the term of the Committee in accordance with the criteria set out in section 7.3.
- 13.5 A Committee member who is absent from two consecutive meetings without notice shall automatically forfeit membership and the vacancy filled via the process as outlined in section 13.4.
- 13.6 The event of the Chairperson being unable to attend a meeting, those present shall select a temporary Chairperson for that meeting.
- 13.7 Any questions as to the interpretation of these Terms of Reference shall be decided by Council and shall bind all Committee members, Council officers and Co-opted Advisors.

14. Confidentiality

Information discussed, received, used or created by the Committee is confidential, unless the Committee resolves otherwise ("**confidential information**").

14.1 Confidentiality Rules

Non-Disclosure

- 14.1.1 A Committee member must not disclose, discuss or make public confidential information, unless authorised by Council's Group Manager Active Communities.

Restriction of Use

- 14.1.2 A Committee member must not photocopy or in any way record, retain, or reproduce confidential information, unless authorised by Council's Group Manager Active Communities
- 14.1.3 A Committee member must not permit any person who is not a member of the Committee to view, read, photocopy, make notes of or in any way record confidential information, unless authorised by Council's Group Manager Active Communities.

15. Breach of Confidentiality Rules

The City of Casey, by resolution of Council, may terminate a Committee Member's term for breaching the confidentiality rules.

Contact City of Casey

03 9705 5200

NRS: 133 677 (for the deaf, hearing or speech impaired)

TIS: 131 450 (Translating and Interpreting Service)

caseycc@casey.vic.gov.au

casey.vic.gov.au

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Amberly Park Shopping Centre



16 January 2018

CASEY STADIUM - BASKETBALL/ NETBALL SCHEDULE OF FEES Balla Balla
James Rouse Council Plan Reference: 8.1

Purpose of Report: To update the status of commercial partnership (sponsorship) investment at Casey Stadium and to endorse the discount of the peak hourly rate of basketball and netball court hire.

Background

Council first considered a proposed set of fees and charges for the newly extended and updated Casey Stadium at its meeting on 20 December 2016. Council directed Council officers to seek commercial sponsorship support that would enable primary tenants (basketball and netball associations) of the facility to have their peak hourly rate subsidised by \$5 per hour until October 2018, through the following resolution:

1. *That Council endorse the schedule of fees as included in Table 1 of this report.*
 - a. *That a variation or discount of \$5 plus GST per hour for peak times apply in the period from October 2017-October 2018 on the proviso of major sponsors are required to support the offset created by this discount for that period.*
 - b. *That Council market test via a competitive tender process the concept of sponsorship.*
 - c. *Should sponsorship not be secured, that the rate be revisited following a Council report before October 2017.*
2. *That Council implement the new schedule of fees with effect from 1 October 2017.*

The Council officers' report from Council Meeting held on 20 December 2016 discussed the framework and principles used to set the schedule of fees for the commencement of opening the redeveloped Terry Vickerman Centre (Casey Stadium) which included discussion on facility benchmarking and an asset renewal plan. A schedule of fees (Table 1) was adopted and a discount of \$5 plus GST was to be applied to peak times on the provision of commercial partnership offsetting the discount.

Table 1.

Rate	Per Hour Fee (exc. GST)
Peak	\$45.00
Off-Peak	\$36.00
Training	\$31.50
Schools	\$30.00
Casual	\$55.00

Peak rate: 4:00 pm – 11:00 pm, 7 days

Off-peak rate: 8:00 am – 4:00 pm, 7 days (excludes competition activities)

Training rate: 8:00 am – 1:00 pm, Sundays (applicable to Casey Basketball Association and Casey Netball Association representative squad training activities)



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The \$18.3 million project to redevelop and expand Casey Stadium at the Terry Vickerman Centre opened to the community in June 2017 and has since been extremely well received with strong attendances, industry recognition and positive community feedback.

An updated report was provided to Council at its meeting on 17 October 2017, at which time Council resolved:

1. *That Council note the status of commercial partnership and Council officers were to report back outcomes to Council once finalised.*
2. *That the current fee structure (peak \$35.50 and off-peak \$27.50) be maintained until 31 January 2018.*

Whilst Council officers sought to finalise commercial partnership opportunities the current fee structure was to remain in place until 31 January 2018.

Commercial Partnership

Council officers have been working with SGL Group (NZ) for several months to assist with the attraction of commercial partners to Casey Stadium, Council's major events and Bunjil Place. The process has been rigorous with a series of development workshops, partner identification, mapping and numerous targeted opportunity meetings with potential commercial partners. Industry leading organisations from finance, automotive, telecommunications, education, insurance, travel, real estate, health and media sectors have been approached.

Council officers have now been successful in securing the necessary commercial partners to provide the subsidy directed by Council at its meeting on 20 December 2016. Following Council's adoption of the new Sponsorship Policy on 5 December 2017, formal partnership agreements have now been signed and came into effect on 1 January 2018.

Hourly Court Hire Rate

With the currently secured commercial partnership investment, Council has been able to achieve the \$5.00 plus GST discount to the peak rate, reducing the peak hourly rate from \$45.00 exc. GST to \$40.00 exc. GST. The previously endorsed schedule of fees (Table 2) has been adjusted to reflect the changes to the peak rate, listed below.

Table 2.

Rate	Per Hour Fee (exc. GST)
Peak	\$40.00
Off-Peak	\$36.00
Training	\$31.50
Schools	\$30.00
Casual	\$55.00

Peak rate: 4:00 pm – 11:00pm, 7 days

Off-peak rate: 8:00 am – 4:00pm, 7 days (excludes competition activities)

Training rate: 8:00 am – 1:00pm, Sundays (applicable to Casey Basketball Association and Casey Netball Association representative squad training activities)



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In keeping with the Council resolution of 20 December 2016 the discount of \$5.00 plus GST for the peak rate will be applied until October 2018 to the Primary Tenants of Casey Stadium (Casey Basketball and Casey Netball Associations). Future adjustments to the schedule of fees will occur through the annual Budget process.

Officer Direct or Indirect Interest

No Council officers involved in the preparation of this report have a direct or indirect interest in matters for consideration.

Conclusion

Council officers have secured commercial partnership investment to discount the peak hourly rate at Casey Stadium by \$5.00 plus GST for Primary Tenants (Casey Basketball and Casey Netball Associations) court hire. Council officers will continue to manage current and future commercial partnership opportunities to maintain the peak hourly rate discount.

Recommendation

That Council:

- 1. Notes that a detailed process was undertaken to assess the market for commercial partnership opportunities and that this has been successful.**
- 2. Endorse the discount to the peak hourly rate of \$5.00 plus GST for Primary Tenants, to come into effect from 1 February 2018.**
- 3. Apply the discount of \$5.00 plus GST to the peak hourly rate until October 2018 as per the Council resolution of 20 December 2016.**
- 4. Notes that future adjustments to the schedule of fees will occur through the annual Budget process.**



16 January 2018

**AMENDMENT C228 TO THE CASEY PLANNING SCHEME – MINTA FARM
PRECINCT STRUCTURE PLAN**

Nicola Ward

ITEM 6.10

Edrington

Council Plan Reference: 5.1

Purpose of Report: To seek Council endorsement of a submission to the Victorian Planning Authority to proposed Amendment C228 – Minta Farm Precinct Structure Plan.

Executive Summary

The Victorian Planning Authority (VPA) is currently preparing Amendment C228 to the Casey Planning Scheme. The Amendment proposes to facilitate the future development of the “Minta Farm” Precinct Structure Plan (PSP) area. The VPA estimates that the precinct will ultimately accommodate approximately 7,988 residents (in around 2,853 dwellings) and yield 11,258 ongoing jobs.

The amendment is being considered concurrently with planning permit application (PInA00384/17) under section 96A of the Planning and Environment Act. The planning permit application seeks approval for the first stage of residential subdivision, being 231 lots.

It is recommended that Council generally supports Amendment C228 and its proposed planning controls, subject to specific changes and further analysis. It is also recommended that the Council objects to the accompanying planning permit application because the VPA has not incorporated the Council’s recommended planning permit conditions.

Background

The precinct covers approximately 285 hectares of land and is generally bounded by the Princes Freeway and O’Shea Road reservation to the north, Cardinia Creek to the east, Grices Road to the south and Soldiers Road to the west (refer Figure 1 below).

The Minta Farm PSP area has long been identified by Council as a key location for employment. The precinct (previously known as ‘C21 Business Park’) was first designated as an area for employment in *Casey C21: A vision for our future* in 2002, in conjunction with the Casey Technology Park in Berwick. The Minta Farm precinct was subsequently identified in the *South-East Growth Corridor Plan* for “Business with Residential” land use, and in the Municipal Statement of the Casey Planning Scheme as “an integrated and diverse employment precinct incorporating office, research, manufacturing, learning and living components”.

At the direction of the State Government, the VPA has prepared a PSP for the precinct and is now proposing to implement the Minta Farm PSP through Amendment C228 to the Casey Planning Scheme. Consequential changes to the planning scheme are proposed to support the implementation of the PSP, including the introduction of the Urban Growth Zone – Schedule 14 (UGZ14).

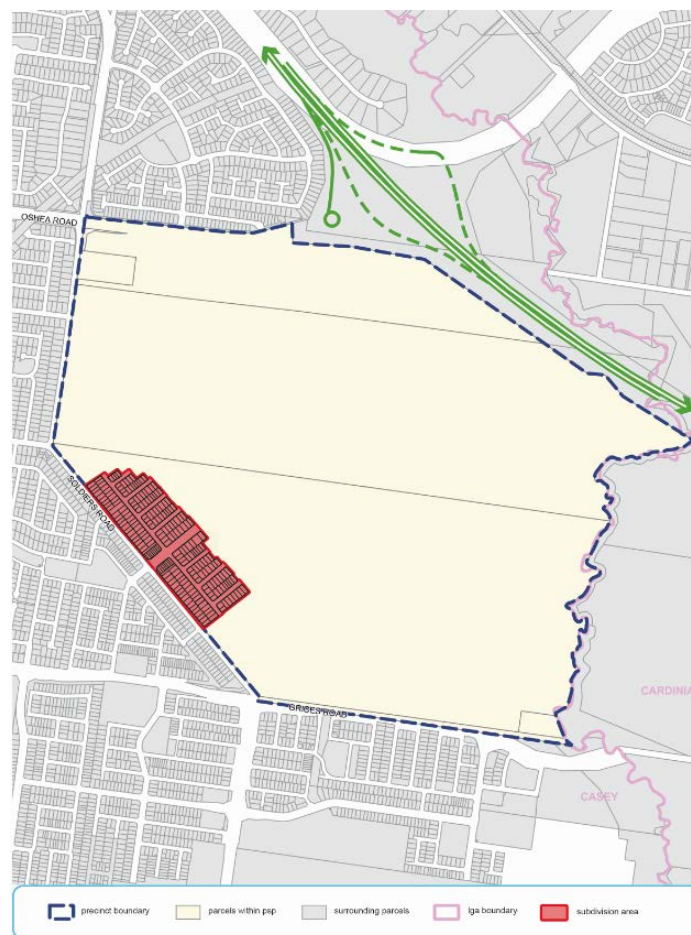


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A planning permit application (PInA00384/17) is also being considered concurrently with the amendment under Section 96A of the *Planning and Environment Act 1987*. The VPA is the responsible authority for the consideration of this application, while Council is a referral authority. The application was submitted to the VPA by Stockland Development.

Planning Application PInA00384/17 proposes a multi-lot staged subdivision for residential development (comprising 231 lots) and creation of easement or restriction. This application applies to Part of 2-106 Soldiers Road, Berwick, adjoining Soldiers Road, between Chase Boulevard and Grices Road. Figure 1 illustrates the subject area for this application in red.

Figure 1: Land affected by Planning Application PInA00384/17



The VPA consulted informally with Council officers during the preparation of the PSP and following receipt of the planning permit application. The amendment and planning application were formally exhibited in mid-October to early December 2017, allowing the opportunity to make a formal written submission.

Submissions that cannot be resolved by the VPA will be referred to an independent Planning Panel, currently scheduled for March 2018.

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The Minta Farm Precinct Structure Plan

The purpose of the Minta Farm PSP is to provide a long-term framework for development, setting out a vision for the precinct, and explaining how and where development can occur and what uses are supported. The PSP also sets out objectives, requirements and guidelines for new uses and developments within the precinct.

Amendment C228 aims to facilitate an integrated residential and employment precinct that provides for a range of supporting community facilities, open space and activity centres. A plan depicting the proposed future urban structure for the PSP is included at Attachment A.

It is recommended that Casey generally support Amendment C228, subject to changes and further analysis, but object to the planning permit application. Detailed recommendations can be found in the draft submission included at Attachment B, with the key issues discussed below.

Transport

The Minta Farm precinct will ultimately facilitate the delivery of a key strategic transport link that is important not only for the precinct directly, but also for the wider community. The North-South Arterial Road will provide an alternative route to the freeway for the Clyde growth communities south of the precinct.

The State Government is responsible for the delivery of the O'Shea Road extension from Soldiers Road to the Monash Freeway interchange. This extension (and the upgraded Beaconsfield interchange) will provide a vital east-west link to the freeway and reduce demand on alternative routes, such as Berwick-Cranbourne Road.

In the absence of either of these connections, traffic demand from external communities is continuing to place mounting pressure on the surrounding road network. Soldiers, O'Shea and Greaves Roads are already congested and key intersections, particularly those along Berwick-Cranbourne Road, are over capacity.

Council officers have identified numerous concerns regarding the data application, methodology, analysis and assumptions underpinning the traffic modelling that was prepared on behalf of the VPA. As this traffic modelling underpins the amendment, Council is concerned that the amendment does not satisfactorily respond to traffic matters and may exacerbate congestion and traffic issues in the local area. Of most significance, Council officers are not convinced that a 1,000-lot cap is appropriate prior to the delivery of the North-South Arterial Road.

Council is commissioning its own traffic assessment to inform its position on infrastructure within the precinct and confirm the transport project costings.



Furthermore, development in the Minta Farm PSP area is largely dependent on the construction of the O'Shea Road extension and the upgrade to the Beaconsfield Interchange (which is not yet funded for construction). Council appreciates that the VPA has sought to address this concern, by setting out an option to facilitate a connection to the Monash Freeway if the State Government has not delivered the O'Shea Road extension and Beaconsfield interchange upgrade. However, it is recommended that functional designs for this option be prepared and approved by VicRoads, as the relevant roads authority, prior to the approval of the amendment to confirm that this option is feasible.

Planning Permit Application

Related to the above transport concerns, it is recommended that Council object to the planning permit application because the VPA has not included Council's recommended planning permit conditions, which are set out in full in Attachment B. In summary, Council's recommended conditions would require the delivery of land for the ultimate treatment and works for the interim treatment (i.e. two-lane carriageway) of the North-South Arterial Road between the Beaconsfield interchange (north) and Grices Road (south) prior to the first subdivision occurring.

These permit conditions are critical, as the existing road network may not have the capacity to accommodate early development within the PSP area in advance of the delivery of the North-South Arterial Road. As noted above, Council is commissioning its own traffic assessment to confirm the level of development that may be suitable before these key road infrastructure projects/improvements are required.

Employment

Council officers are supportive of the draft PSP insofar as it proposes to facilitate an additional 11,258 jobs for the municipality. However, it is considered that the exhibited planning framework cannot realistically achieve this stated goal at the stated job density and land allocation.

Whilst the *South East Growth Corridor Plan* designated the Minta Farm precinct as "Business with Residential", less than one third of developable land has been designated as employment land within the exhibited PSP. Consequently, the draft PSP relies upon extremely high job densities to achieve its target of delivering 11,258 jobs.

Preliminary analysis by Lucid Economics (on behalf of Council) found that the exhibited PSP represents an aggressive aspiration for a mixed-use employment precinct, particularly with the land allocated for commercial and office uses, and the job densities used. Furthermore, there is currently considerable interest in light industrial development at Minta Farm, and limited market appetite for high density commercial office development in the precinct. Based on the exhibited PSP, job densities and current levels of demand for commercial office space, the PSP area is likely to only consume 7.5ha of land in the Commercial and Office sub-precinct within a 40-year development timeframe (not even 30% of land allocated).



These initial findings suggest that a review and redistribution of employment land allocations is warranted. This redistribution should place a greater emphasis on the Innovation and Technology Business sub-precinct and revise / reduce the job densities within the Commercial and Office sub-precinct. If 10,000 jobs cannot be achieved within the area currently allocated for employment, an expanded employment area with lower job densities should be considered.

Lucid Economics are continuing with the next stage of their analysis for Council, with a view to recommending a revised framework for the employment precinct. Likewise, it is further recommended that the VPA also undertake a more detailed analysis of market dynamics and demand for commercial office and light industrial uses. Such analysis should consider current and future supply of land in Minta Farm and other precincts, such as Narre Warren and the Berwick Health and Education Precinct (and beyond), as well as the time required for designated land uses to eventuate.

Infrastructure Contributions

Local infrastructure for the Minta Farm precinct will be facilitated through an Infrastructure Contributions Plan. It is understood that an ICP will be approved concurrent with the Minta Farm PSP.

Council has considered the anticipated contributions of the residential and employment areas and estimated costings for the delivery of listed infrastructure, and is concerned that the ICP will provide insufficient funding. It is therefore recommended that the proposed Planning Panel hearing for Amendment C228 should not occur until Council is satisfied that a supplementary levy is not required.

Furthermore, Council is concerned with the ability for it to properly manage an ICP in advance of approval of the *Planning and Environment Amendment (Public Land Contributions) Bill 2017*. It is considered that approval of the PSP and ICP should be delayed until this important legislation is implemented.

Other Issues

Many other issues are raised in the submission (Attachment B), including:

- The proposed Heritage Overlay curtilage for “Myer House” should be expanded.
- A Heritage Overlay should be applied to the “Workers Quarters” (refer to Attachments C and D for the Heritage Citations for these sites).
- The distribution and design of passive and linear open space across the precinct must be revised to accord with Council’s *Open Space Strategy*.
- The forecasted population should be based on a rate of 3.1 persons per household to ensure that school, community and open space infrastructure, and service planning can address the needs of the future community.
- The proposed Requirements and Guidelines for the employment precincts and town centres must be reviewed to facilitate improved development, use and built form outcomes.
- Some specific planning provisions require review, such as the applied zoning of the North-South Arterial Road and parkland that is located within the employment precinct.



Officer Direct or Indirect Interest

No Council officers involved in the preparation of this report have a direct or indirect interest in matters for consideration.

Conclusion

Amendment C228 sets the planning framework to generate up to 11,258 jobs and accommodate up to 2,853 dwellings, which will support housing supply, job growth and investment in Casey. While Council officers are generally supportive of the PSP, many issues still require resolution. Further review and analysis is needed with respect to transport infrastructure, employment and infrastructure contributions. It is also recommended that Council object to the accompanying planning permit application because the VPA has not incorporated Council's recommended planning permit conditions.

Accordingly, it is recommended that the submission at Attachment B be endorsed by Council. Furthermore, given that transport issues have been identified as a key area of concern, it is recommended that that the submission also be sent to Transport for Victoria and to VicRoads.

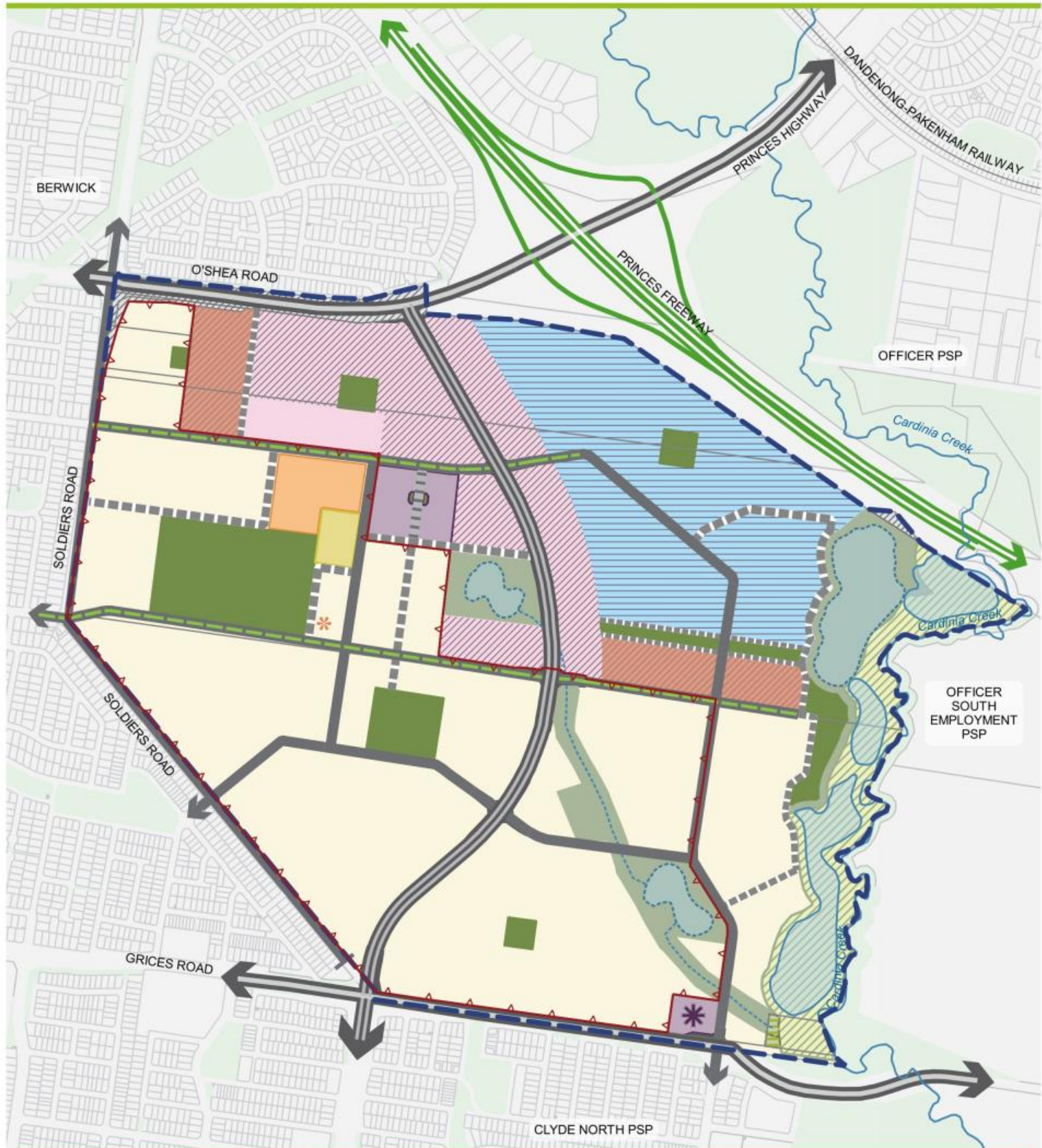
Recommendation

- 1. That Council endorses the submission to Amendment C228 to the Casey Planning Scheme, generally in accordance with Attachment B.**
- 2. That Council send a copy of the submission to Transport for Victoria and to VicRoads.**



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ATTACHMENT A

Proposed Future Urban Structure Plan



	precinct boundary		innovation and technology business sub-precinct		local community facilities		freeway
	pedestrian/cycle bridge		commercial and office sub-precinct		existing open space		freeway off ramp
	constructed waterway		small local enterprise sub-precinct		credited open space		arterial road (6 lane)
	drainage asset		mixed use sub-precinct		uncredited open space		arterial road (4 lane)
	existing constructed waterway		local town centre		conservation area		connector street
	post contact heritage site		local convenience centre		public aquisition overlay		connector street - boulevard
	walkable catchment		future government school		parcel boundary		local access street
	residential						



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ATTACHMENT B

Submission

Amendment C228 Minta Farm Precinct Structure Plan

City of Casey Submission



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1 Introduction

This is the City of Casey's submission to Amendment C228 to the Casey Planning Scheme, otherwise known as the Minta Farm Precinct Structure Plan (PSP), and the concurrent Planning Permit Application (PInA00384/17), which were publicly exhibited in October 2017.

The Minta Farm precinct is of great strategic importance to both the municipality and the wider region, most particularly from an employment and transport network perspective. The precinct is expected to provide in excess of 10,000 jobs to serve Casey's rapidly growing community. It will also facilitate the delivery of a key arterial road that will relieve pressure on the existing road network and, in combination with the State Government's delivery of O'Shea Road and the Beaconsfield interchange, will improve connectivity to the Monash Freeway.

It is imperative that the PSP and its supporting provisions provide sufficient controls and guidance to ensure its desired outcomes are achievable.

The City of Casey is generally supportive of the amendment as exhibited, however it has identified a number of concerns that are of high priority and require resolution through this consultation phase. These matters are detailed in this submission.

The submission is presented in three parts:

Part A – Discussion regarding the City of Casey's objectives and principles for the Minta Farm precinct.

Part B – Response to the planning permit application being concurrently considered under Section 96A of the *Planning and Environment Act 1987*.

Part C – A list of requested changes to the PSP and other amendment documentation. (*Note, this table is in addition to the items listed in Part A*).

Council reserves the right to review this information at any time.

PART A

Objectives and Principles

2 Transport

The Minta Farm precinct will ultimately facilitate the delivery of a key strategic transport link, the north-south arterial, that is important to the precinct directly and for the wider community. This will provide an alternative route to the Monash Freeway (the freeway) for the Clyde growth communities south of the precinct.

The State Government is responsible for the delivery of the O'Shea Road extension from Soldiers Road to the Monash Freeway interchange. This extension (and the upgraded Beaconsfield interchange) will provide a vital east-west link to the freeway and reduce demand on alternative routes, such as Berwick-Cranbourne Road.

In the absence of either of these connections, traffic demand from external communities is impacting on the surrounding road network. Soldiers, O'Shea and Greaves Roads are already significantly congested and key intersections, particularly those along Berwick-Cranbourne Road, are over capacity.

Furthermore, the City Casey has identified that the construction of the north-south arterial is likely to trigger the need for an immediate declaration of this road by VicRoads.

Further residential development within Minta Farm will continue to exacerbate these issues if the road projects are not delivered in a timely manner. It is essential to understand current and projected traffic movements in and around the precinct to identify the need for, and expecting timing of, infrastructure works.

Traffic Modelling

In its letter to the Victorian Planning Authority (VPA) dated 18 October 2017, Council expressed numerous concerns regarding the data application, methodology, analysis and assumptions in the *Traffic Engineering Assessment: Additional Traffic Modelling at Minta Farm PSP 11* (Traffix Group, September 2017). For completeness, those concerns are repeated in this submission.

Council's first concern relates to the purpose and scope of the assessment. When Council officers submitted feedback on the draft Request for Quotation in December 2016, Council requested that the Traffic Modelling provide guidance on the timing and delivery of critical transport connections and road closures. This request also formed part of Council's adopted submission to the Agency Consultation period. Council's request for a holistic analysis of the Minta Farm PSP area has not been satisfied through the Traffix Group Traffic Modelling. Instead, the Traffic Modelling simply "*aims to determine the level of development possible prior to the construction of the NS arterial*".

Notwithstanding Council's concerns with the chosen method and data (discussed in further detail below), the recommended development scenario of 1,000 lots suggests unbearable traffic volumes (total and peak) and that intersections will be pushed to capacity. Council rejects the recommendation that Soldiers Road and Chase Boulevard carry traffic above acceptable levels (i.e. above their respective classification).

Issues with the data application, methodology, analysis and assumptions are set out below:

- *Section 3.4.2:* Traffic counts were taken on 29 March 2017, or two (2) days before end of the first school term. There are several schools in the general area, including primary, secondary, public and private; all with differing end term dates. As a result, normal traffic volumes may in fact be higher than what has been captured in this report. Council requests that the traffic counts be undertaken again during the mid-school term, as a lot of the peak traffic is likely to be due to the nearby schools.
- *Section 3.4.2:* This Section refers to SCATS data; however, it is not noted when this data is dated. Please confirm that this data is also dated 29 March 2017.
- *Section 4.1:* The daily traffic generation figure has been reduced by 25% to represent external trips only. Council does not support this reduction because there are no 'destinations' (i.e. community facilities, school sites, active open space reserves etc) within the "Initial Development Area" to warrant this decrease.
- *Section 4.2.1:* The global distribution of traffic volumes is based on the 2011 ABS Census data for 'Journey to work'. However, as the VPA and Councils are seeking to establish employment clusters within the growth corridor (and within the Minta Farm PSP and the adjacent Officer South area), there is likely to be some 'east' movements in future which are not captured by the 2011 Census data.
- *Section 5.1 - Traffic Impacts to Soldiers Road:*

The Traffic Modelling shows that daily traffic volumes on Soldiers Road (Chase Blvd to Viewgrand Drive) under all three scenarios are not compliant, as they would exceed the 3000 to 7000 target volumes specified for a Collector Road (at 8,084, 8,892 and 9,701 vehicles respectively).

A Collector Road is described on page 14 (Table 5) as: "... *important local roads whose function is to distribute traffic between the arterial roads and local road system and to provide access to the abutting property. A reasonable level of local amenity is maintained by restricting traffic volumes and vehicle speeds*". Page 16 adds that 3,000 to 7,000 vehicles is a target capacity threshold, referring to the "*level of traffic that maintains an acceptable level of amenity for residents living along the road*", as opposed to actual traffic capacity.

Of relevance to the section 96A planning application, page 17 of the Traffic Modelling assumes the following: "...*it is expected that the east side of Soldiers Road will not be developed prior to the construction of the key north-south arterial road through the Minta Farm PSP area... Soldiers Road currently forms the key north-south link within the road network that belies its formal classification*". However, contrary to these assumptions, the planning application would facilitate lots on the eastern side of Soldiers Road, creating additional crossovers and impacting the ability of Soldiers Road to perform above its classification as a Local Connector Road. Therefore, it is considered that the traffic modelling does not support the proposed planning application.

- *Section 5.1 - Traffic Impacts to Chase Boulevard:*

The Traffic Modelling suggests that Council has “*misclassified*” Chase Boulevard as a Local Road, suggesting that its conditions warrant a Collector Road designation that could accommodate collector road volumes (i.e. 3,000 to 7,000 vehicles per day).

Council does not support this argument and confirms that Chase Boulevard is correctly classified as a Local Road (i.e. 1,000 to 3,000 vehicles per day) in the Council Road Register.

Furthermore, we would like to clearly establish that the Traffic Modelling shows that Scenario 1 only just falls within the target volume for Collector Roads (generating 2,990 vehicles per day), while Scenario 2 and 3 are not compliant, exceeding the acceptable level of 1,000 to 3,000 vehicles at 3,408 and 3,826 vehicles respectively. As such, Council does not accept the early development proposal based on projected traffic impacts.

- *Section 5.2:* The Traffic Modelling suggests that the intersections meet capacity of SIDRA analysis for Degree of Saturation under a 1000-lot development scenario. However, as stated above, Council has concerns regarding the quality of the data used in this modelling. SIDRA analysis will also provide information for average delay and 95th percentile queue lengths – all of which are not included in the Traffic Modelling report.

The stated purpose of the Traffic Modelling is to provide guidance on the feasibility of development prior to the delivery of the North-South Primary Arterial Road. As this assessment is modelling the traffic impacts of development in the immediate-short term, the modelling should be based on the current road network and intersection layouts. Yet the modelling assumes the proposed duplicated layout for O’Shea Road (including traffic signals at Clyde Road, Skyline Way, Bridgewater Boulevard and Soldiers Road). At this stage, the State Government has not committed funding towards this project, so this assumption should be revised as it is unlikely that the duplication and intersection works will be delivered within the 1,000-lot timeframe.

- The Traffic Modelling fails to properly consider the sequencing of development in a growth area. The Traffic Modelling indicates that traffic will be distributed via O’Shea Road and Grices Road. Council can envisage a scenario whereby both routes are subject to intensive road works during the 1,000- to 1,500-lot timeframe. Council is currently collecting funds through the Clyde North DCP for the duplication of Grices Road and the Grices Road / Clyde Road intersection. The Traffic Modelling should consider the implications of this construction period (as well as the construction period associated with the State Government’s delivery of O’Shea Road) during the 1,000- to 1,500-lot timeframe.
- The Traffic Modelling does not have any regard to sustainable transport principles. Typically, Council’s transport network and road planning also considers bus, cycling and walking infrastructure.

Further Analysis

On the basis that the existing analysis is considered flawed, Council is concerned that the amendment does not satisfactorily respond to traffic matters.

Of most significance, Council is not convinced that a 1,000-lot cap is appropriate prior to the delivery of the north-south arterial.

The City of Casey has therefore commissioned its own traffic assessment to inform its position on infrastructure within the precinct. A final version of this assessment will be provided to the VPA when available.

This assessment will consider the following:

- Existing traffic movements in the Clyde North and Berwick area, including O'Shea, Grices and Soldiers Roads.
- Anticipated traffic movements at various intervals (delivery of 250, 500, 750, 1000 lots and ultimate development) based on the following scenarios:
 - No improvements to the current road network.
 - Delivery of O'Shea Road and Beaconsfield interchange.
 - Closure of Soldiers Road without full delivery of north-south arterial.
 - Closure of Soldiers Road with full delivery of north-south arterial.
 - Closure of Soldiers Road with full delivery of north-south arterial and delivery of O'Shea Road and Beaconsfield interchange.
- Estimated construction costings of road and intersection projects, as identified for the Minta Farm Infrastructure Contributions Plan.

To complete this assessment, Council requires functional designs (including land take requirements, dimensions, interim layouts and ultimate layouts) for the transport project outlined in Appendix 4.1 – Precinct Infrastructure Plan. These functional designs must consider the topography, as this has been identified as a key feature of the precinct and is likely to impact the design, cost and delivery of these items.

As previously communicated to the VPA (see letter from Council dated 18 October 2017), the Intersection Concept Plans located at Appendix 4.9 of the PSP are inadequate as they do not illustrate the land take requirements, dimensions or interim layouts (see Section 7.3 and Section 7.4 of the Clyde DCP for an example). These plans are vital to complete the above traffic assessment and for the following matters:

- To calculate the Land Use Budget and Net Developable Area (which in turn is required to equalise Open Space and confirm the total ICP collection envisaged for a precinct).
- To increase certainty during the implementation phase of the PSP.
- To inform the allocation of ICP funds and credits as Councils, authorities and landowners require an understanding of all projects costs within a PSP area before funds can be allocated for individual projects.
- To ensure the ultimate and interim design can be accommodated during the planning permit application process.
- To enable Councils, authorities and landowners to undertake a holistic assessment of intersection and road projects.

IN-01 North South Arterial / O'Shea Road

The delivery of IN-01 is largely dependent on the construction of the O'Shea Road extension and the upgrade to the Beaconsfield interchange (which is not yet funded for construction). Council supports the two options set out for IN-01 in principle.

However, Council is concerned that Option 2 may not be feasible, as a functional design (including works to the interchange) has not yet been prepared to confirm the scope or cost of that project. This design is critical to confirm that this option will ultimately be approved by VicRoads.

VicRoads approval is required upfront to confirm the viability of both IN-01 options. This design and approval process should not be left for Council to manage once the PSP has been gazetted, as it may have implications for the ICP and the delivery of the north-south arterial. Ultimately, this intersection is a critical piece of infrastructure required to support development in the precinct. Accordingly, the PSP should not be approved until the functional design and delivery requirements of this intersection have been resolved.

3 Employment Land

The Minta Farm precinct has long been identified by both the City of Casey and the State Government as a key location for employment. The precinct was first designated as an area for employment in *Casey C21: A vision for our future* (2002), and this vision has been incorporated into subsequent local and State planning policy including the *South East Growth Corridor Plan* (August 2012), the *Casey Cardinia Region Economic Development Strategy 2016-2017*, Council's *Municipal Strategic Statement and Plan Melbourne 2017*.

It should be noted that whilst the *South East Growth Corridor Plan* designated the Minta Farm precinct as "Business with Residential", less than one third of developable land has been designated as employment land within the exhibited PSP. Consequently, the draft PSP relies upon high job densities to achieve its target of delivering 11,258 jobs (see Table 1). In particular, the job density for the allocated office and commercial land is considerably high, relative to other suburban office development. Additionally, the allocation of 26.15ha to office and commercial development represents a significant amount of land relative to the current (and likely) future market for office and commercial development within the Minta Farm precinct.

Table 1: Anticipated employment creation according to exhibited Minta Farm PSP

Sub-precinct	Jobs (per ha)	Proposed area (ha)	Jobs (total)
Innovation and Technology	56	39.26	2,199
Commercial and Office	280	26.15	7,322
Sub Total (Dedicated Employment Precincts)		65.41	9,521
Local town centre	87	3.62	314
Local convenience centre	87	1	87
Small Local Enterprise	158	3.4	536
Mixed Use	56	10.4	582
Sub Total (Town Centres, Mixed Use, SLEP)		18.42	1,519
Other Jobs (Kindergarten, Community Centre, Primary School, Private Child Care Facility and Home-Based Business)	Various	Various	218
TOTAL			11,258

With the population of Casey projected to grow by 8,000 new residents per year through to 2041¹, it is vital that meaningful local employment opportunities are provided. Council supports the VPA's assertions that the Minta Farm PSP must be underpinned by the following principles:

- Planning at the sub-regional level must aim for an employment target of one job per dwelling.
- Planning for Minta Farm should be based on a target of 10,000 jobs within the dedicated employment precinct (i.e. excluding incidental jobs delivered within town centres and residential areas).
- Employment land should be located in the northern and north-eastern portion of the precinct, fronting Princes Freeway and the future O'Shea road extension. The *South East Growth Corridor Plan* nominates the Minta Farm PSP area as "Business with Residential". This designation excludes heavier industrial uses, which are better suited for industrial land further south and east of the Minta Farm precinct.

Council is supportive of the draft PSP insofar as it proposes to facilitate an additional 11,258 jobs for the municipality. Council's focus is whether the exhibited planning framework can realistically achieve this stated goal (at the stated job density and land allocation).

Unfortunately, the *Minta Farm PSP – Employment Land Review* (October 2017, VPA) fails to consider market drivers in its analysis of the future potential employment capability of Minta Farm, nor any timing for the future development to eventuate. While the planning designation and zoning provides a structure of what type of development can be built, it will be private sector development (driven by a return on investment, risk and numerous other market dynamics) that will determine what is delivered in the employment precinct and when.

Council has engaged Lucid Economics to address this gap. Their preliminary analysis finds that the exhibited PSP represents an aggressive aspiration for a mixed use employment precinct, particularly with the land allocated for commercial and office uses and the job densities used.

Job Densities and Timeline for Development

The *Minta Farm PSP – Employment Land Review* (October 2017, VPA) does not provide a timeline for the development of the Minta Farm precinct. The absence of a timeframe for future development (e.g. over the next 20 or 30 years) makes it difficult to understand the market drivers to deliver the built outcomes highlighted for the employment precinct.

Two thirds of anticipated job creation are expected to come from the Commercial and Office sub-precinct. It is essential that the proposed job density within this sub-precinct is ultimately realised (in a realistic time frame) for the precinct to meet the vision and objectives of the PSP.

¹ Population and household forecasts, 2016 to 2041, prepared by .id (September 2017)

Lucid Economics have compared various similar employment precincts elsewhere in Melbourne, as well as Sydney and Brisbane (see Table 2).

Table 2 - Employment densities at business parks (Melbourne, Sydney, Brisbane)

Precinct	Size (ha)	2016 Employment (no. jobs)	Distance from Melbourne CBD (km)	% Developed*	Implied Employment Density (jobs/ha)
Dandenong LOGIS	154	1,516	29.2	100%	10
Chifely Business Park	40	2,514	21.2	80%	79
Caribbean Business Park	188	6,405	24.4	80%	43
Tally Ho	26	3,090	17.9	100%	119
Narre Warren	50	2,016	37.8	70%	57
Nor West	157	12,076	27.0	80%	97
Macquarie Park**	161	46,612	12.5	91%	318
Sydney Olympic Park	79	12,373	12.7	98%	160
Penrith	39	10,562	49.0	80%	342
Brisbane Technology Park	33	4,696	14.1	90%	158
Springfield	183	1,141	26.7	40%	16
Average	101	9,364	24.8	83%	127
Minta Farm (includes all employment areas)	83	10,953	44.8	0%	127

* % developed estimated based on 2016/2017 aerial imagery when official government estimates not available. Source: Lucid Economics; ABS (2017); VPA (2017a)

** If the university is excluded from this analysis, the employment density is reduced to 252.

This comparative analysis yields interesting findings in relation to Minta Farm:

- **Distance from CBD:** Precincts closer to the CBD tend to have higher densities and a higher proportion of professional business services (i.e. white-collar employment). Given the distance of Minta Farm from the CBD, the job density quoted for Minta Farm would seem high, relative to other precincts examined.
- **Recommended Industry Mix:** There is a great diversity of industries within the precincts studied. Many have a specific focus including industrial activities (e.g. Dandenong Logis, Chifely, Caribbean) or professional business services (e.g. Tally Ho, Macquarie Park, Sydney Olympic Park), but all have a mix of activities. The proportion of land dedicated to commercial office uses in Minta Farm would seem high, relative to the other precincts and their distance from the CBD.
- **Variety of Job Densities:** There is a range of employment densities across the precincts, ranging from 10 to 342 jobs per hectare. The job densities achieved relate directly to the mix of industries and proximity to the CBD. Precincts closer to the CBD can attract a higher proportion of commercial office development, which creates the opportunity for higher densities. By contrast, industrial precincts have much lower densities². The job density projected for Minta Farm

² Penrith is an outlier in the analysis, given its size and distance from the CBD as well as the fact that it's a well-established regional centre. Macquarie Park is the largest (in terms of employment) and has the highest density. It is also the closest to the CBD and includes a university.

happens to equate to the average for all the precincts analysed. However, the job density for the commercial office component of Minta Farm would seem high relative to the case study areas, particularly given the distance from the CBD.

- **Land Sizes:** The precincts vary in their size, ranging from 26ha to 188ha. The size of the precinct has less of an impact on the employment capacity of the land than the distance from the CBD and the industry mix. The Minta Farm employment precinct is slightly smaller than the average across the case study areas.

Demand for Light Industry

The preliminary analysis from Lucid Economics confirms that there would be considerable interest in light industrial development in Minta Farm currently. The current level of industrial consumption (estimated at 6.7ha per annum) suggests that land within the Innovation, Technology and Business sub-precinct may be exhausted within 6 years. Light industrial land sales in the City of Casey would equate to this high level of consumption, suggesting that it is likely to continue in the short-term.

Demand for Commercial Office

The analysis emphasises the long-term nature of job creation in Minta Farm Commercial Office sub-precinct. Based on the exhibited PSP, job densities and current levels of demand for commercial office space, the following observations are made:

- It would be a minimum of 12 years before any commercial office development were to take place in Minta Farm.
- The PSP area is likely to only consume 7.5ha of land in the Commercial and Office sub-precinct within a 40-year development timeframe (not even 30% of land allocated).
- Even under an aggressive demand profile (double current level of demand), over 40 years, office and commercial development would only consume 17.6 ha of land (roughly two-thirds of land allocated).

Given the distance of Minta Farm from the Melbourne CBD, it is assumed that much of the demand for office space will be from small to medium, generally local businesses, as is currently the case at Fountain Gate-Narre Warren Business Park. Such development in Minta Farm is considered unlikely to occur until Fountain Gate-Narre Warren/ is near completion (estimated to be approximately 12 years at current take up rates).

This intensifies the need to ensure land designated for office and commercial, which is expected to supply two thirds of anticipated jobs in Minta Farm, be reserved until such a time as the delivery of an appropriately dense office product is feasible. Council is not convinced that this is currently the case. The PSP and associated controls should be reviewed to ensure interim development does not prejudice the ability for the Office and Commercial sub-precinct to deliver the necessary high-density product in the long term.

Further Analysis and Recommendations

Council remains committed to achieving a target of 10,000 jobs within the Innovation and Technology sub-precinct and the Commercial and Office sub-precinct to cater for future population growth and the likely scenario that future residents will wish to work close to where they live.

The exhibited PSP relies on high job densities to achieve the target of 10,000 jobs because less than one third of developable land has been designated as employment land. The proposed allocation of employment land represents a significant departure from the original vision for the precinct, in which the land was to be used primarily as a business park.

Preliminary research from Lucid Economics found that there is currently considerable interest in light industrial development at Minta Farm, and limited market appetite for high density commercial office development in the precinct. Council therefore submits that a review and redistribution of employment land allocations is warranted. This redistribution should place a greater emphasis on the Innovation and Technology Business sub-precinct and revise / reduce the job densities within the Commercial and Office sub-precinct.

If 10,000 jobs cannot be achieved within the area currently allocated for employment, an expanded employment area with lower job densities should be considered. Council appreciates that this would involve a significant revision to the PSP and ICP and recommends that this revision occurs prior to the Amendment C228 Planning Panel so that all parties may consider the implications of these changes prior to the hearing.

Any redistribution of employment land must consider and include implementable mechanisms to manage the interface between the employment and residential areas to prevent adverse amenity off-site impacts and maintain the overall viability of the employment precinct.

Before this review can commence, Council submits that the VPA identify the timeframe for development within the employment area. If the VPA seeks to generate local employment outcomes in a shorter period of time, the light industrial land within Minta Farm should be expanded. If the VPA consider that development of the employment precinct is a long-term proposition, the planning controls should be amended to reflect this. That is, the planning provisions should actively prevent inappropriate 'interim' development in the short-term.

If the VPA does not revise the PSP, land allocation and job densities to facilitate the delivery of a viable employment precinct of 10,000 jobs, Council requests that the VPA detail how these 'lost' jobs will be delivered or redistributed within the Casey-Cardinia region.

Council also recommends that the VPA, together with Council, DEDJTR and the landowners, jointly consider how the timeframe for development within the employment precinct can be accelerated. For instance, estate presentation, town centre amenity, as well as the design and early delivery of the north-south arterial may make the precinct more attractive for investors.

Lucid Economics are continuing with the next stage of work, which will inform a revised planning framework for the VPA's consideration. Council will continue to consult with the VPA and Lucid Economics as the analysis is prepared.

Council also recommends that the VPA undertake a more detailed analysis of market dynamics and demand for commercial office and light industrial uses. Such analysis should consider current and future supply of land in Minta Farm and other precincts, such as Narre Warren and the Berwick Health and Education Precinct and beyond, as well as the time required for designated land uses to eventuate. This assessment should also consider the economic value of employment in addition to the total quantum of future potential jobs.

4 Open Space Network

The Minta Farm precinct will provide for high density employment and a higher density residential community, well beyond the average 15 dwellings per net developable hectare envisaged under the VPA's own PSP Guidelines. It is necessary to ensure that an appropriate open space network is provided to ensure a high level of amenity for residents and employees.

Council submits that the open space contribution in the residential area must be increased from 9.83% to at least 10% to meet the standard set out in the PSP Guidelines.

The size, shape and/or location of several proposed parks are not accepted by Council and are required to be amended. A detailed list of proposed changes to parks is included within Part C – List of Requested Changes.

Linear Park and Industrial Boulevard Connector (Employment Area)

In its submission to VPA as part of the agency consultation, dated 17 January 2017, Council submitted that a linear park should be provided through the employment area (particularly the Innovation and Technology Business Sub-Precinct) to enhance amenity for employees and to improve the pedestrian and cycle path network. A park with a minimum width of 25 metres was requested.

It is noted that the exhibited Minta Farm PSP provides for a linear park, known as LP-05. Whilst this linear park appears to be generously dimensioned, it is poorly located to achieve the desired outcomes in regard to employee amenity and an improved path network. A linear connection through the centre of the Innovation and Technology Business Sub-Precinct is preferred.

As such, Council proposes the following solution:

- The linear park known as LP-05 be removed and replaced with employment land. A local access road be provided as the border between the Mixed Use and Innovation and Technology Business Sub-Precincts.
- To the east of the north-south arterial, the Boulevard Connector and Industrial Connector roads be replaced with an 'Industrial Boulevard Connector' cross-section.

- The Industrial Boulevard Connector cross-section be as per the Boulevard Connector cross-section with the following changes (refer to Figure 1):
 - The central median be reduced from 6 metres to 3 metres.
 - The nature strip on the northern side be increased from 3 metres to 6 metres.
 - Public Open Space Contributions contribute an additional 10 metres alongside the 6-metre nature strip.
- The combination of a 10-metre public open space, 6-metre nature strip, 3-metre bike path and 1.8-metre roadside nature strip will provide for a 20.8 metre linear corridor.



Figure 1 - Industrial Boulevard Connector Concept Cross-Section

For the above to be most effective, it is considered that the road design can be rationalised as a curved road through the centre of the sub-precinct and to adjoin LP-03.

The above solution will provide the opportunity for a meandering path and regular breakout spaces for employees. Additionally, to achieve a round path connection and improve accessibility for employees to the conservation area, it is considered that a shared path should be provided along the north of the local access street.

5 Infrastructure Contributions

Local infrastructure for the Minta Farm precinct will be facilitated through an Infrastructure Contributions Plan (ICP). It is understood that an ICP will be approved concurrently with the Minta Farm PSP.

Council has considered the anticipated contributions of the residential and employment areas and estimated costings for the delivery of listed infrastructure, and is concerned that the ICP will provide insufficient funding.

It is understood that the transport infrastructure project costings are based on a 'standard rate' derived from DCPs in the Clyde area. However, transport projects within the Minta Farm PSP area are not of a standard design, as most intersections are at irregular angles, and must respond to the local topography that is identified as a key feature in the precinct. This alone will add significant costs to all projects. Additionally, the scope and design of IN-01 has not been confirmed by VicRoads. Therefore, Council submits that it is unreasonable to simply apply generic costings to transport projects in the Minta Farm PSP area and the Council cannot accept them without further investigation.

It is considered necessary for the VPA and Council to jointly conduct further analysis of infrastructure costings to determine whether a supplementary levy may be required. Alternatively, some projects (IN-06 and IN-04) could potentially be removed from the ICP, provided that the PSP / UGZ14 includes a requirement or permit condition to require the relevant developer/ landowner to deliver these intersections.

Council submits that the proposed Amendment C228 Planning Panel hearing should not occur until Council is satisfied that a supplementary levy is not required.

As outlined in Section 2 above, Council has commissioned a traffic assessment that will also include an analysis of estimated transport project costings. To complete this activity, Council requires the functional designs (with dimensions, land take requirements, interim and ultimate layouts, and topographical information) for all road and intersection projects, as well as all project information for proposed bridge / culvert and pedestrian crossing projects.

Finally, Council is concerned with the ability for it to properly manage an ICP in advance of approval of the *Planning and Environment Amendment (Public Land Contributions) Bill 2017*. It is submitted that approval of the PSP and ICP should be delayed until this important legislation is implemented.

PART B

Section 96A Planning Permit Application Assessment

6 Planning Permit Application Assessment

Council has previously provided comments and recommended draft conditions to the VPA for the exhibited planning application, as follows:

- Comments and recommended draft conditions on the original application and plans via correspondence dated 7 July 2017.
- Comments and recommended draft conditions on the amended application and plans via correspondence dated 5 October 2017.

The exhibited planning application plans generally accord with the plans Council previously provided comments on via correspondence dated 5 October 2017.

Exhibited plans

With reference to the exhibited plans, it is submitted that:

- The exhibited *Section 96A Masterplan* prepared by Charlton Degg dated 18 September 2017 (Ref: 1149 CP-A Rev: 10) (Sheet 1 of 1) (**the exhibited subdivision layout plan**) should be amended to identify the pedestrian crossing opportunities identified in Figure 9 – Internal Road Network Layout of the Transport Impact Assessment prepared by onemilegrid dated 4 October 2017 (File Name: 170310TIA001I-F).
- The applicant must submit a Cultural Heritage Management Plan approved by Aboriginal Victoria in support of the application prior to the panel hearing.

Exhibited planning permit conditions

Council has reviewed the exhibited planning permit conditions against Council's recommended draft conditions submitted to the VPA via correspondence dated 5 October 2017 and advise as follows:

The VPA has **not** adopted recommended conditions 4 and 5 of Council's correspondence dated 5 October 2017. Council reaffirms its position that these conditions must be included on the planning permit. **If these conditions are not included on the planning permit, Council objects to this planning application.**

Recommended Condition 4 is Council's standard Section 173 agreement condition which has been amended to include clause (a), which provides additional requirements for the north-south primary arterial road. The VPA has assumed that recommended condition 4 was solely related to Council's requirements for the north-south primary arterial road, which is **incorrect** and **presents a serious risk to Council**. At a minimum, recommended condition 4, excluding clause (a), must be included in the adopted planning permit conditions.

4. *Unless otherwise agreed by the Responsible Authority, prior to the certification of the first plan of subdivision, the owner must enter into an agreement or agreements under Section 173 of the Planning and Environment Act 1987 (the Act) with the Responsible Authority which provide/s for:*

- (a) *The transfer to or vesting in Council of all land required for ultimate treatment of the north-south primary arterial road (Minta Boulevard) (including intersections) within the precinct identified as Projects RD-01, RD-02, RD-03, RD-04, IN-01, IN-02, IN-03 and IN-04 on Plan 4 – Public Land and in Table 5 – Public Land Projects of the Minta Farm Infrastructure Contributions Plan.*
- (b) *The transfer to or vesting in Council of any land required for road widening or public open space or any other infrastructure project funded under the Minta Farm Infrastructure Contributions Plan at a time which is agreed with Council and the Development Agency under the Minta Farm Infrastructure Contributions Plan.*
- (c) *The requirement that, unless Council agrees, land which is required for an infrastructure project funded under the relevant Infrastructure Contributions Plan must not be created as a separate lot or as a reserve in advance of the issue of a Statement of Compliance in respect of the residential subdivision stage which that lot or reserve would normally naturally form a part of. Where Council agrees to the creation of the lot or reserve in respect of the land required for an infrastructure project, then:*
 - (i) *No payment or credit to the owner in respect of that lot or reserve will be allowed unless the amount of the payment or credit and the timing of the provision of the payment or credit is authorised by the Collecting Agency under the Minta Farm Infrastructure Contributions Plan; and*
 - (ii) *The lot or reserve as appropriate must be embellished and provided with access by a trafficable road and serviced; and*
 - (iii) *The lot or reserve must be maintained by the owner in a safe manner in regards to fire protection and free of weeds and noxious plants until the lot or reserve is required by the relevant Development Agency under the Minta Farm Infrastructure Contributions Plan; and*
 - (iv) *If applicable, the prohibition of the sale of lots or vesting of reserves created prior to their embellishment/servicing having regard to the endorsed public infrastructure plan until such time as they are embellished/serviced with respect to the applicable conditions of the permit and a statement of compliance has been issued for the relevant stage in which they will be embellished/serviced, unless with the written consent of the Responsible Authority.*

Where such lots/reserve are created and if relevant, the production of a certificate issued by the State Revenue Office stating that there will be no Growth Areas Infrastructure Contribution liability in respect of any land to be vested in Council or alternatively evidence of payment of that Contribution to the satisfaction of the Responsible Authority prior to the

issue of a Statement of Compliance for the relevant stage in which the land will be embellished/serviced in accordance with the endorsed public infrastructure plan.

- (d) *The timing of any credit or payments to be made to a person in respect of any infrastructure project having regard to the availability of funds in the Minta Farm Infrastructure Contributions Plan.*

The owner/applicant must pay the Responsible Authority's reasonable costs for the preparation, execution and registration of the Section 173 Agreement.

5. *Unless otherwise agreed by the Responsible Authority, prior to the certification of the first plan of subdivision:*
- (a) *All land required for the ultimate treatment of the north-south primary arterial road (Minta Boulevard) (including intersections) within the precinct identified as Projects RD-01, RD-02, RD-03, RD-04, IN-01, IN-02, IN-03 and IN-04 on Plan 4 – Public Land and in Table 5 – Public Land Projects of the Minta Farm Infrastructure Contributions Plan must be vested in the relevant authority; and*
- (b) *The following transport projects must be completed to the satisfaction of the Responsible Authority and VicRoads:*
- (i) *the interim treatment (i.e. two lane carriageway) of the north-south primary arterial road (Minta Boulevard) between the Beaconsfield interchange (north) and Grices Road (south) identified as Projects RD-01, RD-02, RD-03 and RD-04 on Plan 2 – Transport Projects and in Table 3 – Transport Projects of the Minta Farm Infrastructure Contributions Plan; and*
- (ii) *Project IN-04 on Plan 2 – Transport Projects and Table 3 – Transport Projects of the Minta Farm Infrastructure Contributions Plan, which provides for the modification of the existing Grices Road / Soldiers Road intersection, truncation of Soldiers Road and addition of a new northern leg (interim) to connect to the north-south primary arterial road (Minta Boulevard).*

The exhibited planning permit conditions do **not** incorporate recommended condition 23 of Council's correspondence dated 5 October 2017. Recommended condition 23 must be included in the permit:

23. *Prior to and during works, the recommendations of the Cultural Heritage Management Plan Number ... prepared by Tardis dated ... approved by the ... of Aboriginal Victoria on ..., or any subsequent approved plan, must be undertaken.*

Once the Cultural Heritage Management Plan approved by Aboriginal Victoria has been received, a condition of the planning permit should require the implementation of the recommendations of the approved CHMP.

The relevant conditions of the exhibited planning permit should be amended to reflect the current wording of the corresponding conditions detailed in Clause 4 of Schedule 14 to Clause 37.07 of the Casey Planning Scheme, exhibited with the Section 96A application:

- (i) Condition – Public transport.
- (ii) Conditions – Subdivision or buildings and works permits where land is required for community facilities, public open space or road widening.
- (iii) Condition – Road network.
- (iv) Requirement – Management of bushfire risk during subdivisional works.

The exhibited planning permit conditions do not incorporate conditions from referral authorities APT, AusNet Electricity Services, Country Fire Authority, Public Transport Victoria and South East Water under Clause 66 of the Casey Planning Scheme. Conditions from referral authorities must be included on the permit, as appropriate.

PART C

List of Requested Changes

No.	Requested Change	Why is this change required?	Document/s that must be changed
Vision and Objectives			
1	<p>Section 2.1 (Vision) should be amended to:</p> <p><i>The Minta Farm precinct will be home to a vibrant and integrated residential and employment community. The precinct's character will be established through incorporation of the existing and unique natural and built features, including the heritage Myer House and Workers' Quarters. Most notable will be the creation of a high amenity and integrated park network designed with the landscape and the remarkable constructed and natural waterway network along Cardinia Creek that is rich in biodiversity. The residential areas and regionally significant employment hub will be integrated by the town centre, will draw upon the natural topography, the landscape amenity of the Cardinia Creek corridor and be connected by convenient transport links and a cohesive network of public spaces.</i></p>	<p>The unique cultural heritage and visual landscape elements provide amenity and an important sense of place for Minta Farm, and should be directly acknowledged as such in the Vision.</p>	<p>Minta Farm PSP</p>
2	<p>Objective O6 should be revised to:</p> <p><i>Promote housing choice through a range of lot sizes <u>and built form</u> capable of accommodating a variety of dwelling types.</i></p>	<p>Given the amenity of the precinct and proximity to jobs, it is appropriate to promote a wide range of housing types including apartments.</p>	<p>Minta Farm PSP</p>
3	<p>Objective O10 should be revised to:</p> <p><i>Deliver a regionally-significant employment precinct with the capacity to provide <u>a minimum of 10,000 job opportunities</u> through a mix of office, light industry, local services and commercial uses, in addition to the opportunities provided by the local town centre and mixed use areas.</i></p>	<p>As a regionally significant employment precinct, it is important that controls are in place to ensure an appropriate amount of jobs are realised. It should be the objective that a <u>minimum</u> of 10,000 jobs are delivered.</p>	<p>Minta Farm PSP</p>

No.	Requested Change	Why is this change required?	Document/s that must be changed
4	Objective O11 should be revised to: <i>Deliver an integrated and linked network of local parks, sports reserves, <u>linear corridors</u>, waterways, conservation areas and community infrastructure that meets the needs of the new community, including residents and employees.</i>	Given the significant job numbers anticipated in Minta Farm, it is essential that the open space network be designed to provide amenity for employees as much as residents.	Minta Farm PSP
5	Objective O19 should be revised to: <i>Create a comprehensive pedestrian and cycling network that allows residents <u>and employees</u> to be active and travel safely and directly through the precinct between key destinations, local parks and Cardinia Creek.</i>	Given the significant job numbers anticipated in Minta Farm, it is essential that the open space network be designed to provide amenity for employees as much as residents.	Minta Farm PSP
6	New objective under 'Biodiversity, Threatened Species & Bushfire Management': <i>Ensure that existing vegetation of high aesthetic value is protected and retained.</i>	Vegetation is an important element of visual amenity and contributes to a sense of place.	Minta Farm PSP
Employment Areas			
7	The PSP includes several requirements relating to future use or development within the Innovation and Technology Business, Small Local Enterprise, Mixed Use and Commercial and Office Sub-Precincts that effectively act as mandatory provisions. The following provisions should be changed from Requirements to Guidelines to allow flexibility and discretion into the planning process. <u>Innovation and Technology Business Sub-Precinct</u> <ul style="list-style-type: none"> • minimum 4 metre front setbacks (Requirements R22-R23); 	Section 1.1 addressing the requirements of the draft PSP reads as follows: <u>Requirements must be adhered to in developing the land.</u> <i>Where they are not demonstrated in a permit application, requirements will usually be included as a condition on a planning permit whether or not they take the same wording as in this PSP. A requirement may reference a plan, table or figure in this PSP. (Our emphasis)</i> Several requirements of the draft PSP incorporate prescriptive design requirements for future use/development located in the Innovation and Technology	Minta Farm PSP

No.	Requested Change	Why is this change required?	Document/s that must be changed
	<p><u>Small Local Enterprise Sub-Precinct</u></p> <ul style="list-style-type: none"> • maximum 8 metre street wall height (Requirement R26); • 0 to 3 metre front setbacks (Requirement R26); • minimum 3m upper level setbacks above a second storey (Requirement R26); <p><u>Mixed Use Sub-Precinct</u></p> <ul style="list-style-type: none"> • maximum 8m street wall heights (Requirement R27); • 0m ground floor front setbacks (Requirement R27); • minimum 3m upper level setbacks above a first storey (Requirement R27); • minimum 70% of the ground floor façade clear glazing that is unobstructed (Requirement R27); • Change the wording of Requirement R27 to “<i>Buildings with commercial uses at ground floor must provide clear unobstructed glazing to 70% of the width of the street frontage of each individual occupancy used for a shop, commercial use or food and drink use.</i>” • maximum 8m wide ground level façades (Requirement R29); • minimum 4 metre front setbacks (Requirement R30); <p><u>Commercial and Office Sub-Precinct</u></p> <ul style="list-style-type: none"> • minimum 12m street walls (Requirement R32); • 6m front setbacks (Requirement R32); • minimum 8m street walls (Requirement R33); • 6m front setbacks (Requirement R33); • minimum 8m street walls (Requirement R34); and • 8m front setbacks (Requirement R34). 	<p>Business, Small Local Enterprise, Mixed Use and Commercial and Office sub-precincts.</p> <p>When considering the purpose of a requirement of the PSP, and, the incorporation of the words must have in the drafting of these requirements together, these requirements effectively provide mandatory provisions for the future use/development located in these sub-precincts.</p> <p>With reference to section 1.1 of the draft PSP, the Responsible Authority will implement the outcomes of the PSP through the assessment of permit applications against the PSP and subsequent issue of permits.</p> <p>If the Responsible Authority is to faithfully implement the outcomes of the PSP in the assessment of permit applications, the Responsible Authority will have no discretion in permitting a development outcome that does not comply with the above prescribed design outcomes.</p> <p>The Responsible Authority supports the desired outcomes sought by these requirements in principle, but submits that a prescriptive design approach is problematic for the following reasons:</p> <ol style="list-style-type: none"> 1. Such prescription in a PSP is unprecedented and the Responsible Authority is not aware of any similar controls in other PSPs applying to development in the municipality; 2. This level of prescription has not been justified; 	

No.	Requested Change	Why is this change required?	Document/s that must be changed
	<p><u>General Comments on Front Setbacks</u></p> <p>In addition, front setback Guidelines should specify a preferred range to accommodate some flexibility and guide discretion. For example, the Guidelines could specify “up to 3m for front landscaping to soften building edges and provide a treed landscape character” or to “avoid excessive front setback as this may be encourage front setback being used for carparking areas which will be an unattractive outcome” etc.</p> <p><u>General Comments on Street Wall Heights</u></p> <p>Further clarity required on the use of street wall heights as these can vary depending on the nature of construction methods and building design. Generally, building heights are measured based on:</p> <ul style="list-style-type: none"> • Retail/ Commercial - 4.5m floor to ceiling • Residential - 3m floor to ceiling <p>Therefore, these guidelines could be accompanied by performance based standards such as:</p> <ul style="list-style-type: none"> • "Street Wall Heights should establish pedestrian scaled public spaces and respond to its street width. • Limit maximum street wall to street width ratio to 2:1 to ensure that taller buildings do not dominate the street, compromising pedestrian experience. 	<ol style="list-style-type: none"> 3. These prescribed design outcomes undermine Victoria’s predominantly performance based planning system, which accommodate variation, innovation, unforeseen uses and development or circumstances peculiar to a particular application to produce results beneficial to the community³, and it has not been clearly demonstrated that discretionary provisions are insufficient to achieve the desired outcomes sought; 4. A requirement/guideline supporting Principle 1 of the Innovation and Technology Business sub-precinct (Appendix 4.3; page 71) is to support innovation and technology businesses uses including business incubators, light manufacturing technology as well as research and development and the prescribed design outcomes are unlikely to support future employment trends associated these innovation and technology uses which cannot be foreseen at the time of the drafting of the PSP; 5. Multiple requirements/guidelines supporting Principle 2 of the Small Local Enterprise sub-precinct (Appendix 4.3; page 72) require flexible design and prescribed design outcomes will not assist in the achievement of this flexibility; 6. Noting that there is comparatively less demand for employment land than residential land in the municipality, there is a need to review and remove unnecessary regulatory hurdles to facilitate the early development of these employment areas, which 	

³ The State of Victoria Department of Environment, Land, Water and Planning, 2015. *Planning Practice Note 59 The Role of Mandatory Provisions in Planning Schemes.*

No.	Requested Change	Why is this change required?	Document/s that must be changed
		<p>should extend to a critical review of the prescribed design outcomes detailed above; and</p> <p>7. In making these submissions, Council is mindful that the VPA is currently reviewing the Officer Precinct Structure Plan relating to the development of the town centre on the understanding that little private investment and development has occurred in the town centre since the PSP was approved in 2011, and, the key aims of this review are to, amongst other things, facilitate timely development of commercial businesses and build in flexibility to respond to changing retail and commercial trends, thus reinforcing our position expressed in item 6 above.</p> <p>In addition, Council is not clear on the intent of many of these “requirements” and why these are being imposed. Further information and performance standards are required to clarify the intent of these design requirements.</p>	
8	<p>Plan 6 (Town Centres and Employment) should be amended to:</p> <ul style="list-style-type: none"> • Change the ‘Commercial and Office Sub-Precinct’ from 2 to 6 storeys to 4 or more storeys. Higher built form would be prioritised along the north-south arterial and scaled back where appropriate (such as development adjacent to residential). • Active ground floor planes should be encouraged (particularly on the frontage to major roads, open space, town centres and community facilities) within the SLEP area and Commercial and Office sub-precinct. • Change the ‘Commercial and Office Sub-Precinct’ to remove 	<p>As is noted at Section 3 of Part A of this submission, the Commercial and Office Sub-Precinct is expected to deliver two thirds of anticipated jobs within Minta Farm. The Lucid Economics review identifies that the anticipated job delivery of this sub-precinct is ambitious. It is unlikely that such a high density of jobs can be delivered if built form is restricted to 2 to 6 storeys in height. It is noted that at the Narre Warren/Fountain Gate business precinct, Council has received an application for a 9-storey office building.</p> <p>The requests to remove some identified uses from Plan 6 is to provide clearer direction on the preferred uses within</p>	Minta Farm PSP

No.	Requested Change	Why is this change required?	Document/s that must be changed
	<p>retail from the list of appropriate land uses.</p> <ul style="list-style-type: none"> • Change the 'Mixed Use Sub-Precinct' to note that residential is only encouraged on upper levels. • Change the 'Local Town Centre' from 1 to 3 storeys to 2 to 6 storeys. • Clarify if the storeys identified on Plan 6 refers to building heights or street wall heights and ensure consistency with the Requirements and Guidelines on pages 25-27 of the PSP. 	each precinct.	
9	<p>Requirement R14 should be changed to a Guideline, and reworded as follows:</p> <p><i>Uses within each employment sub-precinct <u>should</u> be generally consistent with the uses listed in Plan 6.</i></p>	Having this as a requirement limits Council's discretion and does not provide flexibility to respond to future employment generating uses.	Minta Farm PSP
10	<p>The exhibited UGZ Schedule does not include application requirements for subdivision of employment land in the Commercial and Office or Innovation and Technology Business sub-precincts.</p> <p>Application requirements for employment development should be listed. This should include, but is not limited to, the following:</p> <ul style="list-style-type: none"> • Setting out the land allocation for proposed uses and the expected job creation yield. • A demonstration of how the property will contribute to the achievement of the employment/job creation yields in the Minta Farm PSP applying to the land. • A written statement that sets out how the proposal implements the objectives and planning and design requirements and guidelines in accordance with the incorporated Minta Farm PSP. • A mobility plan. 	This information is necessary to properly assess an application for subdivision in the employment precincts.	Clause 37.07-14

No.	Requested Change	Why is this change required?	Document/s that must be changed
	Provide further guidance within the PSP on the land use objectives and activities that are supported within the Mixed Use, Commercial and Office, and the Innovation and Technology sub-precincts.	The Employment Precinct Land Review (October 2017, VPA) provides guidance on the preferred activities and types of employment generating uses that should be encouraged in these precincts, consistent with the directions of <i>Plan Melbourne 2017</i> . Yet, limited guidance has been provided within the PSP on the purpose of these precincts, whilst further uses have now been moved to Section 2 (permit required) at Clause 2.2 of Clause 37.07-14. Council requires guidance on how to manage this discretion beyond the purpose and decision guidelines contained in the applied zones	Minta Farm PSP
11	Clarification is sought as to the purpose and intent of Guideline G11.	Clarification.	Minta Farm PSP
12	Guidelines G29 and G30 both relate to fine grain development and should be merged.	Correction.	Minta Farm PSP
13	Guideline G33 should be corrected to: <i>Subdivision and development should <u>be</u> fine grain to accommodate a mix of uses.</i>	Correction.	Minta Farm PSP
14	Requirements R63 and R69 are inconsistent. R63 should be deleted.	Correction.	Minta Farm PSP
15	Amend Table 4 – Town Centre Retail Hierarchy: <ul style="list-style-type: none"> The heading to the third column in Table 4 (Town Centre Hierarchy) should be amended to <i>“<u>Minimum</u> Commercial Floor Space”</i>. Encourage apartments above retail and commercial in the Local Town Centre. 	No guidance has been provided regarding whether this table refers to a minimum or maximum floor space. Council submits that table refers to a minimum commercial area that must be provided within the town centres. Housing on upper levels in activity centres can increase activation, patronage and passive surveillance.	Minta Farm PSP

No.	Requested Change	Why is this change required?	Document/s that must be changed
	<ul style="list-style-type: none"> Encourage shop-top housing in the Local Convenience. 		
Environment, Biodiversity and Landscape			
16	<p>Plan 2 (Precinct Location & Features) identifies a number of scattered trees with high aesthetic value. Many are located within future parks. However, Plan 8 (Native Vegetation Retention and Removal) does not identify any scattered trees to be retained.</p> <p>Plan 8 should be amended to identify scattered trees for retention and protection. A requirement should be included in the PSP stating:</p> <p><i>Native vegetation shown for retention must be retained unless a permit has been granted for the removal of the vegetation.</i></p>	<p>Under Clauses 12.01-1 and 21.04 of the Casey Planning Scheme, the protection of biodiversity and vegetation is a clear priority. The PSP currently does not make it clear that the trees intended to be retained need to be protected.</p> <p>Currently the objectives, requirements and guidelines do not talk directly to tree retention or protection in the PSP. Plan 8 (Native Vegetation Retention and Removal) simply identifies on the map vegetation to be retained. However, there is no detail as to how the trees are to be retained or if they need to be protected which, as identified above, is a clear priority. Simply stating that the trees are to be retained doesn't provide enough detail to encourage active protection of those trees, particularly when planning permit applications will be received.</p>	Minta Farm PSP
17	<p>The following were included in Notes at Figure 7 (Conservation Area Concept Plan) in previous versions of the PSP and should again be included either at Figure 7 or as a separate Requirement.</p> <ul style="list-style-type: none"> The conservation objectives of the conservation area: <ul style="list-style-type: none"> Maintain and improve the current site quality and extent of native vegetation in the conservation area. Growling Grass Frog persists in the conservation area. The balance of the conservation area provides for the creation, enhancement and management of habitat for the Growling Grass Frog and protects strategically important 	<p>These notes were originally included in the previous drafts of the conservation area concept and have now been removed.</p> <p>These notes are important for ensuring the conservation areas is appropriately protected and conserved and enhanced.</p>	Minta Farm PSP

No.	Requested Change	Why is this change required?	Document/s that must be changed
	<p>areas for the Growling Grass Frog from incompatible land uses and infrastructure. It also provides for the protection of native vegetation.</p> <ul style="list-style-type: none"> • The conservation area is to be designed and managed as a 'dog off lead' area where it is publicly accessible. • Any planting and revegetation must be to the satisfaction of the Department of Environment, Land, Water & Planning. 		
18	<p>A note should be added to Figure 7 (Conservation Area Concept Plan) of the PSP considering the management of vegetation within the conservation area – specifically the need for weed control, the potential removal of the cypress trees that are impacting the integrity of water body walls, and designating responsibility for this management and maintenance.</p>	<p>There is no mention in the PSP of weed management and removal of existing unsuitable trees within the conservation area. Weed management will be important to ensure the ongoing protection, conservation and enhancement of the conservation area and habitat. The Cypress trees along the banks of the water bodies are quite old and starting to fail, this could possibly impact of the integrity of the walls of the water bodies.</p>	Minta Farm PSP
19	<p>Requirement R1 should be amended to read: <i>Street trees must be provided on both sides of all roads and streets (excluding laneways) in accordance with the cross sections at Appendix 4.8, and at regular intervals appropriate to tree size at maturity to the satisfaction of the responsible authority.</i></p>	<p>The average intervals and tree sizes listed in the PSP are inconsistent with Council's Street Tree Policy. The Requirement already notes "unless otherwise agreed by the responsible authority", and so listing intervals and sizes that are inconsistent with Council policy only serves to confuse landowners and developers.</p>	Minta Farm PSP
20	<p>Guideline G16, which states that variation in street tree species should be used, should be deleted.</p>	<p>This guideline is inconsistent with Council policy. According to Council's Tree Guide design principle guidelines, Council does not support variation in street trees along a single street. Any visual cues must be provided by landscaping on private property, not within street tree planting.</p>	Minta Farm PSP

No.	Requested Change	Why is this change required?	Document/s that must be changed
21	All cross-sections within the PSP must be amended to replace the notes regarding minimum street tree heights with a note stating: <i>Street tree planting of a medium to large size appropriate for the width and function of the street.</i>	Street tree heights listed in the draft Minta Farm PSP are not consistent with Council street tree planting guidelines. This change is consistent with the McPherson PSP (Panel Version).	Minta Farm PSP
22	At Appendix 4.4 (Grices Road Local Convenience Centre – Design Principles, Requirements and Guidelines), under Principle 4, replace “Car parking areas should provide for appropriate landscaping...” with “Car parking areas <u>must</u> provide for appropriate landscaping...”.	Landscaping is an important element of visual amenity within a town centre and appropriate controls are required to ensure this is delivered.	Minta Farm PSP
Open Space and Trails			
23	LP-01 must be increased from 0.2 hectares to 0.8 hectares.	A 0.2 hectare reserve cannot be accepted as it does not meet Council's <i>Open Space Strategy Core Service Level Standards</i> . The additional land is available through a combination of a reduced size for LP-05 and a minor increase in open space provision.	Minta Farm PSP
24	LP-03 must be located adjacent to the linear open space proposed by Council at Part 1, Section 4 of this Submission.	Will improve open space outcomes and enhance the amenity of this reserve.	Minta Farm PSP
25	LP-05 (Linear Park) is not accepted by Council in this form, as discussed by Council at Part 1, Section 4 of this Submission. Council submits that this linear park be reduced from 1.3 hectares to 0.88 hectares and relocated to the north, to run adjacent to the connector street which links from the arterial road to Cardinia Creek (in line with Recommendation to realign the connector street- industrial).	Location and size of this park has significant impact on the provision of Local Parks within the PSP. Council's recommended linear park will provide the following benefits: – linear connection from the Town Centre, Employment Precinct to Cardinia Creek Recreational Trail – open space to use during work day with infrastructure	Minta Farm PSP

No.	Requested Change	Why is this change required?	Document/s that must be changed
	<p>A revised cross section should be included in the PSP, generally according with Figure 1 of this Submission.</p> <p>The Linear Open Space is required to be a minimum of 10 metres width and run adjacent to the revised Road Reserve.</p>	<p>such as seating, picnic tables, that will service the employees in the precincts</p>	
26	<p>LP-06 must be increased from 0.49 hectares to 1.0 hectares.</p>	<p>A 0.49 hectare reserve cannot be accepted as it does not meet Council's <i>Open Space Strategy Core Service Level Standards</i>.</p> <p>The additional land is available through a combination of a reduced size for LP-05 and a minor increase in open space provision.</p>	Minta Farm PSP
27	<p>The City of Casey submits that a further reduction of LP-07 should be considered, if possible whilst retaining trees, should it be necessary to ensure other parks are of an appropriate size.</p>	<p>A reduced LP-07 could increase the size of other parks within the precinct (specifically, LP-01, LP-03 and LP-06) or support a new park. This would improve the distribution of local open space across the Minta Farm Area and increase undersized parks.</p>	Minta Farm PSP
28	<p>Amend the Open Space "Type" identified in Table 6 – Credited Open Space Delivery Guide of LP-01, LP02, LP-03 and LP-06 from "Neighbourhood" to "Local".</p>	<p>Changes are required to ensure consistency with Council's <i>Open Space Strategy Core Service Level Standards</i>.</p>	Minta Farm PSP
29	<p>Remove the word "extensive" from Requirement R38.</p>	<p>Planting will vary depending on the function of the park and the facilities that it will contain.</p>	Minta Farm PSP
30	<p>Figure 7 (Conservation Area Concept Plan) identifies a shared path along the western border of the conservation area. This path should loop around water bodies. It is noted that the legend to Figure 7 specifically states that shared path locations are</p>	<p>This change would provide greater connection and access into and around the conservation area.</p>	Minta Farm PSP

No.	Requested Change	Why is this change required?	Document/s that must be changed
	indicative only and such paths are subject to final approval by DELWP. It is considered that the desired outcome of a looped shared path should be shown from the outset for future investigation.		
31	<p>Figure 7 (Conservation Area Concept Plan) must align with the Clyde North PSP Cardinia Creek Master Plan.</p> <p>The Equestrian Trail illustrated on Plan 9 (Public Transport and Path Network), must be illustrated on Figure 7 (Conservation Area Concept Plan) with the following requirements:</p> <ul style="list-style-type: none"> • 4m Equestrian Trail. • Located outside of all Habitat Zones, Cultural Heritage Zones and Buffer Zones required for the Growling Grass Frog. • Shared path and equestrian trail aim to achieve a buffer of a minimum of two metres. • All paths and trails to be outside the 1 in 100 ARI flood level. • Reference wayfinding/directional signage and orientation/interpretive signage along the length of the Equestrian Trail. 	Figure 7 does not currently show the required Equestrian Trail (illustrated on Plan 9 – Public transport and Path Network). This trail continues to the south through the Clyde North and McPherson PSP areas and will become a key equestrian trail through the municipality that is planned to connect to the southern boundary of Casey’s equestrian community in Tooradin.	Minta Farm PSP
32	<p>Requirement R92 must be amended from:</p> <p><i>Above ground utilities must be identified in subdivision plans and integrated with the surrounding neighbourhood and designed to minimise amenity impacts to the satisfaction of the relevant authority. Where above ground utilities are intended to be located in public open space, the associated land will not be counted as contributing to open space requirements within the Minta Farm ICP.</i></p>	This change is consistent with the Brompton Lodge PSP (see R56).	Minta Farm PSP

No.	Requested Change	Why is this change required?	Document/s that must be changed
	<p>To:</p> <p><i>Above ground utilities must be identified in subdivision plans and integrated with the surrounding neighbourhood and designed to minimise amenity impacts to the satisfaction of the relevant authority. Above ground utilities must not be in public space or conservation land unless otherwise agreed by the responsible authority.</i></p>		
33	<p>Requirement R100 requires the construction of a 1.5 metre perimeter path around public open space. Council's Open Space Strategy requires 2.5 metre perimeter paths in many instances. This dot point should be reworded to:</p> <p><i>Construction of pedestrian paths around the perimeter of the reserve to the satisfaction of the responsible authority, and connecting and linking into any other surrounding paths or points of interest.</i></p>	<p>The current requirement is inconsistent with requirements of Council's Open Space Strategy. The proposed rewording allows for widths to be managed according to Council policy.</p>	Minta Farm PSP
34	<p>Amend the two Tables in Appendix 4.7.3 (Passive Recreation Park and Linear Park):</p> <ul style="list-style-type: none"> • Change "Neighbourhood" to "Local". • Merge "District" and "Municipal" to "District", as Casey does not have a Municipal level category for Passive Open Space. <ul style="list-style-type: none"> ○ With reference to Car Spaces and Bus Spaces these should be noted as Optional. • Further assessment will be made to ensure Municipal elements fit in District or Regional. 	<p>Both tables in 4.7.3 – Passive Open Space and Linear Park must be amended to align with <i>Council's Open Space Strategy</i> classifications.</p>	Minta Farm PSP

No.	Requested Change	Why is this change required?	Document/s that must be changed
Urban Design			
35	<p>Requirement R11 states that an Urban Design Framework must be approved by the responsible authority for the local town centre area identified in Plan 3 (Future Urban Structure Plan).</p> <p>There is a wide array of urban design matters that need to be managed in not only the town centre, but its immediate surrounds. It is considered that the requirement for a UDF should be expanded to include all land west of the north-south arterial and to include the community facilities (school, kindergarten, active open space), medium density residential, and heritage site.</p> <p>The preferred site boundaries are essentially that which is covered by Figure 2 (Local Town Centre Concept Plan).</p> <p>The Requirement R11 should then include appropriate wording regarding the UDF addressing:</p> <ul style="list-style-type: none"> • The interface between residential and the heritage place; • The interface between residential and community facilities; and, • Provision for pedestrian connectivity between the main street and community facilities. <p>Council also requests that the provision permitting the Urban Design Framework to be prepared in stages also be removed.</p>	<p>The combination of employment and residential land uses raises interface issues that need to be addressed with a high level of urban design. It is appropriate for the UDF to consider the connections and interfaces between retail, employment, drainage, education, community, open space and residential land uses. Therefore, a single UDF should be prepared for the area.</p>	<p>Minta Farm PSP</p> <p>Clause 37.07-14</p>
36	<p>Requirement R11 should include a requirement for the UDF to include a landscape masterplan.</p>	<p>Landscape is an essential element of urban design. Location of trees is included within high level town centre concept plans within PSPs, and the more detailed design of a UDF should also include this element.</p>	<p>Minta Farm PSP</p>

No.	Requested Change	Why is this change required?	Document/s that must be changed
37	<p>Requirement R11 should be revised to require the UDF to consider the following:</p> <ul style="list-style-type: none"> • Street edges should be defined with low rise buildings or appropriately scaled podiums to create a pedestrian scale at street level. Sleeve larger buildings with finer grain active frontages to the street and public domain. • Emphasise building corners on key streets to signify key intersections and enhance public domain legibility. • Consider possible future development on adjoining sites. • Provide appropriate transitions to heritage site and sensitive uses (such as through reduced heights or increased setbacks). • Articulate building facades in plan and elevation to reduce the appearance of building bulk and to express the elements of the building's architecture. • Buildings on corners should address both streets. • A minimum 70 percent of the ground floor façade as clear glazing and unobstructed by advertising, obstructive internal shelving, false walls offset from the glazing, and white washed glazing or the like. • Locate Active Frontages and Commercial Frontage on streets and fronting open space, urban plaza and public domain. • Achieve a fine grain of entries along streets to reinforce activation, movement in and out of buildings and support passive surveillance. 	<p>These changes would provide for a superior urban design outcome for the local town centre.</p>	<p>Minta Farm PSP</p>

No.	Requested Change	Why is this change required?	Document/s that must be changed
	<ul style="list-style-type: none"> • Avoid car parking entries and loading docks on main streets. The location and widths of any services, infrastructure and car park entries on Active Frontages must be minimised. • Where possible, use low level, transparent or partially open fencing. • Front fencing should respect existing character or contribute to the future desired character. • Provide an urban plaza that creates an urbane, well designed and inclusive open space for the community. 		
38	<p>Appendices 4.3, 4.4 and 4.5 provide design principles and requirements and guidelines for the local town centre, local convenience centre and employment precincts. Clarification is sought regarding the use and intent of the terms “Requirements and Guidelines” as to whether items under this heading are mandatory or discretionary matters.</p>	Clarification.	Minta Farm PSP
39	<p>Revise Figure 2 – Local Town Centre Concept Plan:</p> <ul style="list-style-type: none"> • Key corners and gateways should be identified on the concept. • Block design, built form and landscape elements should frame views to the heritage site (Myer House) where possible. • The building envelopes should be removed from the medium density residential area. • Remove the roundabouts to the south of the Town Centre. • Consider adding a further pedestrian crossing to improve connectivity between the community facility and Town Centre. 	<p>These changes would provide for a superior urban design outcome for the local town centre.</p> <p>Council requests the opportunity to workshop a revised concept plan with the VPA.</p>	Minta Farm PSP


No.	Requested Change	Why is this change required?	Document/s that must be changed
	<ul style="list-style-type: none"> • Encourage multi-storey development (particularly at key corners and nodes in the centre). • Strategically locate the urban plaza at key nodes or active transport nodes in the town centre to ensure the space enjoys a critical mass of activity (it currently spills out to the back of house of the retail area). • Ensure that the school provides reasonable activation and appropriate built form edge to the town centre interface. 		
40	<p>Revise Figure 3 – Local Convenience Centre Concept Plan.</p> <p>The concept plan provides for a poor urban design outcome with very limited active frontage to either the arterial road or connector street.</p> <p>Active retail frontages should be directed towards Grices Road and the north-south connector street.</p> <p>There are opportunities to adjust the shape of the convenience centre to take advantage of the amenity provided by nearby waterway corridor. At present, there is a triangle wedge of residential land with which there will be limited development potential.</p> <p>The concept plan should also identify the location of vegetation, including trees throughout the car park.</p>	<p>These changes would provide for a superior urban design outcome for the local convenience centre.</p>	<p>Minta Farm PSP</p>


No.	Requested Change	Why is this change required?	Document/s that must be changed
42	<p>Requirements R26, R27 and R35 require that buildings fronting residential land must have an articulated and visually interesting façade. This part of the requirement should be changed to a guideline.</p> <p>Further guidelines are required to:</p> <ul style="list-style-type: none"> • encourage a finer grain style of commercial and industrial buildings at the interface with residential; and • suggest appropriate land uses at these transition points. 	<p>A 'visually interesting façade' is by its nature a subjective matter and is difficult to mandate. It should be a guideline that is assessed by Council on a case by case basis. The Requirements/Guidelines do not currently provide for adequate treatment between employment land and residential land.</p>	Minta Farm PSP
43	<p>Insert a new Guideline under Section 3.1.1 – Image and Character that: <i>“Scale and design of buildings including roof form should provide a good response to the natural topography and long distances view lines”</i></p>	<p>This Guideline would support the achievement of Objective 1 of the PSP and will avoid exposure of roof mechanical plants, lift rooms etc.</p>	Minta Farm PSP
44	<p>“Gateway” locations and “Key Intersection Sites” should be illustrated on Plan 5 – Image, Character, Heritage and Housing.</p>	<p>This PSP includes various requirements, guidelines and cross sections for Gateway Sites and Key Intersections Sites. These sites should be illustrated on the plan to avoid confusion and clarify where these provisions apply.</p>	Minta Farm PSP
Housing			
45	<p>Table 3 in the PSP should be amended to increase the household size from 2.8 persons per dwelling to 3.1 persons per dwelling. Subsequent revisions are required throughout the PSP to reflect this revised population forecast.</p>	<p>According to the latest ABS data (2016 Census), the average household size in the Clyde North area is 3.1 persons per dwelling. Future service delivery, community infrastructure planning, open space facility planning, and school planning are all directly informed by the population forecast for the area, as contained in the PSP. 2.8 persons per dwelling will underestimate the future population of this precinct by approximately 1000 residents. This will impact the capacity of Council, State Government and other organisations to meet the needs of this community in future.</p>	Minta Farm PSP

No.	Requested Change	Why is this change required?	Document/s that must be changed
46	The transitional housing area must be reconsidered in the context of the McPherson PSP Panel Report, which recommended various changes. It is considered that there should be consistency in planning controls along the Cardinia Creek corridor and that the Minta Farm PSP should include the revised controls as at McPherson PSP.	The transitional housing area was considered in detail at the McPherson PSP Panel hearing and the Panel recommended various changes to the relevant planning controls. It is considered that a consistent treatment should be applied along the Cardinia Creek corridor.	Minta Farm PSP
47	Section 3 (Application Requirements) of the UGZ Schedule, under 'Subdivision – Residential development' should include a requirement for: <i>A demonstration of how the subdivision will respond to existing topography.</i>		Clause 37.07-14
48	A new guideline should be inserted in Section 3.1.2 of the PSP to encourage residential development to meet the Dwelling / NDHA rate specified at Table 3.	Planning permit applicants are not currently required to meet the dwelling/NDHA rates specified in the PSP. It is noted that this PSP contains residential densities above those set out in the PSP guidelines. Council's experience is that higher residential densities are more difficult to achieve in growth areas. The inclusion of a Guideline will enable Council to request revisions to a subdivision application.	Minta Farm PSP.
Water			
49	Table 7 (Stormwater Drainage and Water Quality Treatment Infrastructure) should identify the existing constructed waterway corridor identified on Plan 11 (Integrated Water Management) and allocate management responsibility accordingly.	The PSP must clearly identify responsibility for the ongoing management of existing waterway assets.	Minta Farm PSP

No.	Requested Change	Why is this change required?	Document/s that must be changed
50	<p>Stormwater harvesting infrastructure should be designed and constructed for the active sports grounds (SR-01) adjacent to wetland (WL2).</p> <p>Irrigation infrastructure to support this should be provided with the construction of the sports grounds.</p> <p>A requirement should be included at Section 3.6.1 and it should also be referenced at Requirement R101.</p>	<p>To meet the objectives of the Council adopted Integrated Water Management Strategy of reducing potable water use for Council infrastructure.</p>	<p>Minta Farm PSP</p>
51	<p>R82 should refer to SEPP (F8) guidelines. Suggested wording below:</p> <p>Stormwater runoff from development must meet or exceed the performance objectives of the Stormwater Environmental Protection Policy (Waters for Victoria) including suspended solid load reduction of 85% prior to discharge to Cardinia Creek, unless otherwise approved by Melbourne Water and the responsible authority.</p>	<p>SEPP (F8) is where the 85% suspended solids requirement that was already listed in the PSP comes from.</p>	<p>Minta Farm PSP</p>
52	<p>Guideline G62 should be changed to a Requirement to diversify water supply. Change wording to: <i>Development <u>must</u> include integrated water management initiatives to diversify water supply, reduce reliance on potable water and increase the utilisation of storm, rain and waste water.</i></p>	<p>This aligns with the Water for Victoria Plan Actions: Action 5.1 - diverse water for public spaces 5.2 - better water planning 5.3 - reduction in potable water - target 155</p>	<p>Minta Farm PSP</p>
53	<p>At Guideline G61, include the following wording: <i>All boulevard roads should have road runoff directed to the centre median to passively water boulevard trees with appropriate provision for overland flows.</i></p>	<p>To improve street amenity, reduce maintenance costs associated with watering, reduce reliance on potable water, and reduce stormwater runoff and keep water on site.</p>	<p>Minta Farm PSP</p>

No.	Requested Change	Why is this change required?	Document/s that must be changed
54	<p>At Requirement R95, include the following wording:</p> <p><i>...unless the building incorporates dual plumbing for the use of recycled water in toilet flushing, laundry use and garden watering...</i></p>	<p>This aligns with Action 5.3 of the Water for Victoria plan.</p> <p>The laundry uses almost 20% of a typical household total water use (compared with toilets which is closer to 10%). If we are serious about reducing our reliance on potable water then the laundry using alternate sources of water is an obvious, easy to implement solution.</p>	Minta Farm PSP
Heritage			
55	<p>Apply the Heritage Overlay (HO210) to the Workers' Quarters, Minta Farm, 2-106 Soldiers Road, Berwick.</p> <p>The City of Casey is unclear on the location of the Workers' Quarters heritage curtilage relative to the nearby open space (LP-07). This should be clearly shown on the plan. The Heritage Overlay (HO210) should logically be adjacent to LP-07.</p> <p>The proposed curtilage for HO210 is shown below:</p>	<p>A heritage assessment conducted by Context Pty Ltd has identified the Workers' Quarters as having significance for the following reasons:</p> <p>Architecturally, the workers' quarters building at Minta Farm, which date from c.1947-48, are a highly intact and relatively sophisticated example of farm workers' accommodation, which is a rare building type in the City of Casey. Although once a common building type on the large grazing properties in the district, there are now few known examples of workers' quarters remaining in the City of Casey. There are no other known comparable examples of workers' quarters built in the post-war period that survive in the municipality. (Criterion B)</p> <p>Historically, the workers' quarters at Minta Farm, Berwick, is evidence of the prosperous period of the wool industry in Victoria in the post-war era, when farm workers were in demand, and the general prosperity of graziers in the district during that period.</p>	<p>Minta Farm PSP</p> <p>Casey C228 004hoMap12</p> <p>Schedule to Clause 43.01</p> <p>Explanatory Report</p>

No.	Requested Change	Why is this change required?	Document/s that must be changed
		<p>Historically, the workers' quarters at Minta Farm, Berwick, is associated with the various successful enterprises, including grazing, pursued by members of the Baillieu family, who were one of the wealthiest and most prominent families in Victoria. (Criterion H)</p> <p>Please refer to the attached citation for the Workers Quarters for further details.</p>	
56	<p>Add reference to Workers Quarters as 'post contact heritage site' on Plan 2 (Precinct Location & Features), Plan 3 (Future Urban Structure) and Plan 5 (Image, Character, Heritage & Housing).</p>	As above.	Minta Farm PSP
57	<p>Under Section 3 (Application Requirements) of the UGZ Schedule, under 'Subdivision – Residential development', the dot point relating to heritage should be amended as follows:</p> <p><i>Where relevant, demonstration of how the subdivision will respond sensitively to the heritage significance of the Myer House (Heritage Overlay – HO209) and the Workers' Quarters (Heritage Overlay – HO210) and their respective surrounding areas.</i></p>	As above.	Clause 37.07-14

No.	Requested Change	Why is this change required?	Document/s that must be changed
58	<p>Requirement R9 should be amended to:</p> <p><i>Subdivision and development must ensure that the main elevation of the Myer House (post-contact heritage site) is fronting a street, and that the Myer House and Workers' Quarters are key and visible components within the urban structure.</i></p>	As above.	Minta Farm PSP
59	<p>Extend the proposed Heritage Overlay curtilage for the Myer House as per the following:</p>  <p><small>by www.land.vic.gov.au.</small></p>	<p>Context concludes that while the GJM Report is comprehensive with respect to its historical research, it does not adequately address how important the Myer house at Minta Farm is as a rare surviving example of a highly intact building of this type, and how it demonstrates Australia's response to the post war housing shortage and the brief interest in pre-fabricated residences.</p> <p>In response to the VPA exhibited HO, Context recommends a revised HO to incorporate a larger area than the exhibited HO curtilage for Amendment C228.</p> <p>The enlarged HO is required to provide a generous setting to the form, materials and all elevations to fully appreciate the significant fabric and values of the place.</p> <p>This curtilage would approximate the existing fencing around the house lot at present, with some extension to include the whole of the canopy of the Oak Tree and the Hawthorn hedge to the south of the residence.</p> <p>The total area of land would be approximately 3837 square metres.</p> <p>Please refer to the attached citation for the Myer House for further details.</p>	Casey C228 004hoMap12 Minta Farm PSP

No.	Requested Change	Why is this change required?	Document/s that must be changed
60	Figure 2 (Local Town Centre Concept Plan) is inconsistent with other plans within the PSP with regards to the location of the Myer House. Either Figure 2 or all other plans within the PSP need to be revised to consistently identify the correct location of the heritage property.	Correction.	Minta Farm PSP
61	<p>The UGZ Schedule should include a condition for permits relating to heritage places requiring that prior to the issue of Statement of Compliance for the first stage of subdivision, the owner must enter into an agreement with the responsible authority made pursuant to Section 173 of the <i>Planning and Environment Act 1987</i> which provides for:</p> <ul style="list-style-type: none"> • Works to the heritage place(s) for the purposes of restoration and repair in accordance with the timeframes and requirements of the Conservation Management Plan. • The ongoing management and works to the heritage place(s) as identified in the Conservation Management Plan. 	This change is consistent with Council's Growth Area Heritage Places Policy to ensure that heritage places are not neglected to the point of disrepair through the lengthy process of growth area development.	Clause 37.07-14
62	The UGZ Schedule includes application requirements for heritage assessment. The heading of this section should be changed from "Heritage Assessment – Myer House" to "Heritage Places".	This is to represent the fact that there will be more than one heritage place within Minta Farm.	Clause 37.07-14
Other			
63	Requirement R44 should be changed to a Guideline.	<p>Community infrastructure is delivered by different agencies or governments and often serve different purposes. There may be instances where complementary uses (such as parking) cannot be appropriately shared. Sharing of uses should be encouraged but cannot be required.</p> <p>Further, government schools are exempted from the need to apply for planning approval.</p>	Minta Farm PSP

No.	Requested Change	Why is this change required?	Document/s that must be changed
64	The final adopted map associated with Clause 22.01 will need to be amended by the City of Casey.	<p>The VPA has provided previous undertakings to Council that amendments to maps within Planning Scheme clauses, such as Clause 22.01, will be sought from Council. Third party amendments often result in a degradation in quality and readability of such mapping. It also increases the chance for inconsistencies between mapping when multiple amendments are underway.</p> <p>Prior to lodging the amendment for adoption, the VPA should seek from Council amended mapping based on the final form of the amendment.</p>	Clause 22.01
65	<p>A special provision should be included in the UGZ Schedule to trigger a permit for earthworks prior to subdivision for land in an applied residential zone. Recommended wording to insert into the UGZ14:</p> <p><i>Specific provision – subdivision works in applied residential and road zones</i></p> <p><i>A permit is required to construct or carry out works on land where a residential or road zone is applied in Table 1. This includes:</i></p> <ul style="list-style-type: none"> ▪ <i>Earthworks which change the rate of flow or the discharge point of water across a property boundary.</i> ▪ <i>Earthworks which increase the discharge of saline water.</i> 	<p>There is no permit trigger for earthworks where the applied zone under the UGZ is residential. Contrastingly, a permit is triggered for earthworks where the applied zone is commercial or industrial (e.g. see Clause 34.01-4). The residential zones do not include a broad 'works' trigger, instead only requiring a permit to construct a building or construct or carry out works for a Section 2 use.</p> <p>Given residential zones are applied mostly to land intended for dwellings, and dwellings are a Section 1 use in these zones, that provision is of no relevance.</p> <p>This poses risks to Council and the broader community including, but not limited to, the inability for the responsible authority to manage topography, the protection of vegetation or the flow of water.</p>	Clause 37.07-14

No.	Requested Change	Why is this change required?	Document/s that must be changed
66	<p>The UGZ Schedule includes a specific provision for the use of land for a primary school. The provision exempts the requirement for a permit for a primary school on land designated as a future government school site. This provision should be deleted.</p>	<p>The Department of Education is already exempt from the planning scheme and this provision is therefore unnecessary. It may also have unintended consequences whereby a non-government primary school has as of right use of a site intended for a government school.</p>	<p>Clause 37.07-14</p>
67	<p>Clause 21.10 must be amended as part of C228.</p> <p>Specifically, Clause 21.10-4 must be amended as follows:</p> <ul style="list-style-type: none"> • The second bullet point under “Use of Policy and the Exercise of Discretion” should be amended to: <i>“Ensuring that the future use and development of land is generally in accordance with the Clyde North Precinct Structure Plan, the Berwick Waterways Precinct Structure Plan and the Minta Farm Precinct Structure Plan”</i> • The Final bullet point in the “Application of Zones and Overlays” should also refer to the Infrastructure Contributions Plan Overlay. • Delete the final two bullet points under Further Strategic Work. <p>The map under Clause 21.10-5 – Berwick Southern Area Local Map must be updated to reflect the features of the Minta Farm PSP (such as Town Centres, Arterial and Collector Roads, the distribution of employment and residential land etc.).</p>	<p>Consequential changes are required to Clause 21.10 – Berwick Southern Area.</p>	<p>Clause 21.10</p>

No.	Requested Change	Why is this change required?	Document/s that must be changed
68	Revise the applied zoning of open space within the employment area.	According to draft Clause 2.2 of 37.07 the applied zoning of "all other land" is the General Residential Zone. Pursuant to the C2Z and Clause 52.10, certain industries and warehouse uses may be prohibited within an identified "threshold distance" to a residential zone. The applied zoning of parkland within the employment sub-precincts must be revised as residential zoning may restrict commercial or industrial uses and undermine the surrounding employment area.	Clause 37.07-14
	Revise the applied zoning of the North-Arterial Road. If this applied zoning is removed, an alternative provision must be made to ensure applications are referred to VicRoads.	According to draft Clause 2.2 of 37.07 the applied zoning of the North-South Arterial Road is a Road Zone Category 1. This road has not yet been declared by VicRoads, so it cannot have an applied zoning of RZ1.	Clause 37.07-14
69	Provide advice to Council, landowners and other parties on how the exhibition documents may be amended in response to Item No. 11 of the <i>Reforming the Victoria Planning Provisions: A Discussion Paper</i> (October 2017, DELWP). Council, landowners and other parties should have an opportunity to inform this process.	Council understands that if Item No. 11 is adopted by the Government it would involve a major review of the Urban Growth Zone and remove applied zoning provisions upon gazettal of a PSP. It is unclear how this item would be applied to the Minta Farm PSP area.	Unknown (TBA by the VPA).



16 January 2018
ITEM 6.10
ATTACHMENT C

Myer House Heritage Citation

MINTA FARM HERITAGE ASSESSMENT

Myer House, Minta Farm, 2-106 Soldiers Road, Berwick



Figure 1. Myer House, Minta Farm, 2-106 Soldiers Road, Berwick (Source: Context 2017).

History

HISTORY OF MINTA FARM

The pastoral development of the City of Casey commenced in the late 1830s when this area formed part of the Westernport District of the Port Phillip District of New South Wales. Early pastoralists selected large areas of land that had a frontage to the Cardinia Creek. In the 1850s these were broken up into smaller farms and the area that later became 'Minta' was taken up by J. Murray and R. Dowling (Berwick parish plan).

The areas of Berwick and Beaconsfield were part of the former City of Berwick, which was initially established as a road district in 1862 and elevated to the Shire of Berwick in 1868. Settlement was scattered until the construction of the Gippsland Road in the mid-1860s and the arrival of the railway in the 1870s, which encouraged the development of the area. As well as pastoral properties, there were smaller mixed farms, dairying and fruit-growing.

Located within easy reach of Melbourne, the Berwick district provided attractive pastoral country for Melbourne's establishment. The area had links with the Melbourne Hunt Club, established in 1840, which would meet at the Berwick Inn. A number of notable settlers established properties in the Berwick area, including pastoralist and horse stud owner Richard Grice, who acquired 'Eyrecourt', Berwick, in the early 1900s and Andrew Chirnside who had 'Edrington'. In the late 1940s prominent members of Melbourne 'Society', Richard and Maie Casey, known as Lord and Lady Casey, acquired 'Edrington', Berwick. Lord Casey was appointed Governor-General of Australia in 1965, sealing Berwick's standing as a favoured district for the Establishment. M.L. Baillieu would have been connected with these families through social and business networks in Melbourne.

The property known as 'Minta', occupying 616 acres (249 hectares) on portions 31B and 32 in the Parish of Berwick, was purchased by Francis Officer in 1910. The property was bounded

on the east by the Cardinia Creek, providing a reliable water supply for stock. The address for property at that time was generally given as Beaconsfield rather than Berwick. Francis Officer had married Lillian Anstey in 1908 and their daughter was born at Berwick in 1913. In addition to the 10-roomed weatherboard homestead built on the property in c.1913, there was also a 'Man's weatherboard Cottage containing 4 rooms', which may have been earlier. This building was noted in the Inventory of Assets prepared for Probate on the death of Francis Officer in 1924 (Officer, F. Allan, Gentleman, Probate Papers, 1924-25, VPRS 28/P3 unit 1520, item 200/654, PROV). Following Francis Officer's death the property was acquired by James Boag (in the name of his wife Florence Emma Boag), who was connected to the Melbourne Hunt Club and is believed to have acquired the property for the specific needs of the Hunt Club, which had recently moved from their base in Oakleigh. In the mid-1920s and through the 1930s the Melbourne Hunt Club met at the 'Minta gate' and incorporated Minta as part of the course (Tardis Enterprises 2011).

The origin of the name 'Minta' is unclear. The name was also used in the mid-1920s by the Minta Sand Company, which was a short-lived and seemingly unsuccessful enterprise that sought to extract sand from a sand-pit at the north-east corner of lot 31B, close to the Cardinia Creek (Tardis Enterprises 2011).

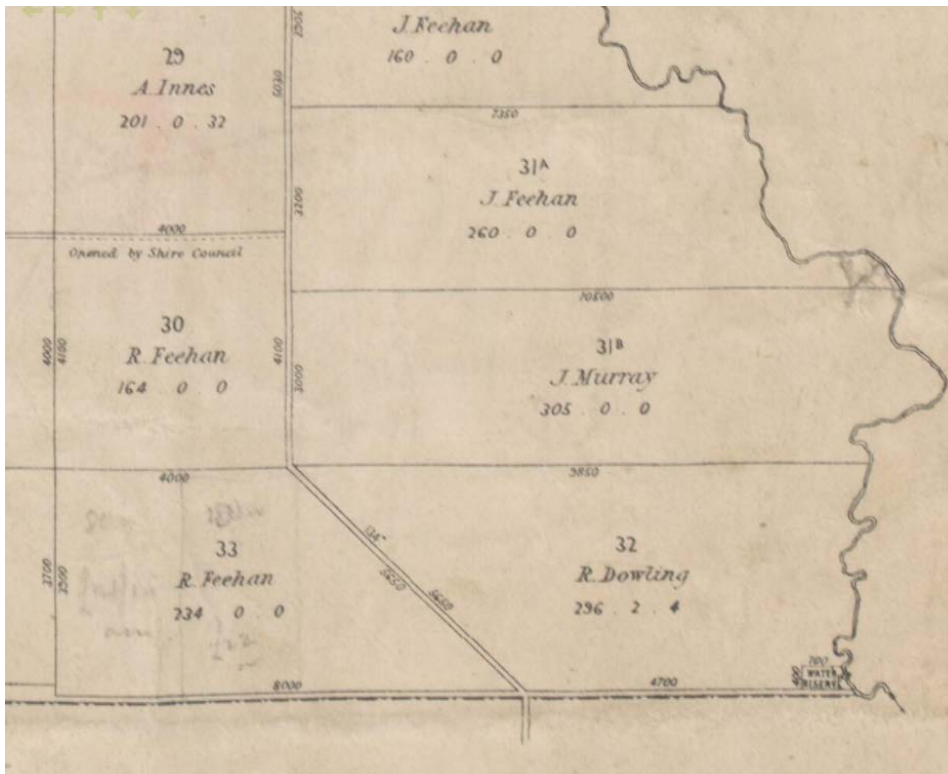


Figure 2. Extract from Parish plan of Berwick, showing lots 31B and 32 which became 'Minta'. Note the small water reserve in the extreme south-east corner of lot 32 (source: National Library of Australia).

The property was acquired by prominent Melbourne businessman Marshall Lawrence Baillieu (d.1985) in 1931, a year after his marriage to Nancy Wills-Allen. M.L. Baillieu, born in 1902, was the son of sharebroker Richard Percy Clive ('Joe') Baillieu. Members of the Baillieu family, one of Melbourne's most wealthy and well-established families, were at the centre of Melbourne Society. M.L. Baillieu's purchase of 'Minta', located in what was then Beaconsfield, was made at the peak of the Depression when farm properties could be obtained at undervalued prices. In the late 1930s, and into the 1940s and 1950s, Marshall and Nancy Baillieu and their children continued to reside in Toorak and South Yarra. They would have employed a resident farm manager at Minta, and presumably also would have employed seasonal labour.

Both the Myer House and the L-shaped workers' quarters at 'Minta' date to the late 1940s. No shortage of private wealth enabled M.L. Baillieu to make necessary improvements to the property in the years of unprecedented growth and prosperity after World War II. Australian producers across a number of primary industries were doing well in overseas markets; there was full employment and local manufacturing was booming. In the 1960s, M.L. Baillieu, whose business address was the prestigious Collins House, was a director of one of Australia's most successful companies, the Broken Hill Proprietary Company Ltd (based in Melbourne), which prospered greatly during the long boom (1946-1973). Primarily a Melbourne businessman, Baillieu aptly fitted the type of the 'Collins Street farmer'. Minta was his alternative residence and his retreat from the city, but here he also worked hard to improve the property and to develop the stock quality. He registered the 'Minta' flock, a British breed of sheep, in 1954. He also bred race horses at Minta (*Pastoral Review* 1970). The Baillieu family also improved the property with tree-planting. The family planted a number of English Oaks (*Quercus robur*) that were brought from England, and several Pin Oaks (*Quercus palustris*) that were planted as seed from America (J. Baillieu, 2010. personal communication, 9 June 2010, cited in Tardis Enterprises 2011).

M.L. Baillieu's aunt Marjorie Merlyn Baillieu had married the prominent Melbourne retailer and philanthropist Sir Sidney Myer, who was the founder and owner of the Myer Emporium. It was the Baillieu family's links to Sidney Myer, and hence to his son Norman Myer who succeeded his father as the head of the Myer Emporium, that presumably led to the erection of a 'Myer House', a single-storey timber residence, at Minta Farm in c.1947 (GJM 2017).

Other family members had also moved to the Berwick district.



Figure 3. Aerial photo of 'Minta', Berwick, taken in 1945 (left) compared with a more recent aerial image (right), showing that the Myer House was not extant in 1945 (Source: Planning Maps Online & RAAF 1939, 'Aerial Survey of Victoria: Cranbourne B3'.)

The Myer House was most likely erected at Minta Farm as permanent accommodation for a farm manager. In addition to the general period of prosperity of the late 1940s, this period may have been a time that Marshall Baillieu took on a larger and more permanent workforce at Minta. It seems likely that this was a period that he expanded farming operations and the need for permanent labour at Minta. He also invested, with his brother J.M. Baillieu, in additional grazing land at 'Eynesbury' (VHR H0362) in Melton, which he purchased in 1947. Here they erected three Myer Houses, two of which survive.

The L-shaped timber workers' quarters, which appear to date to the same period (c.1946-48), were most likely erected around the same time as the Myer House as the choice of design was in sympathy with the Myer House design.



Figure 4 *Australian Women's Weekly*, 29 March 1947, p. 36

Whilst Melbourne grew considerably through the 1950s and 1960s, the area that is now the City of Casey continued to be an important agricultural and pastoral district. Minta continued to operate as a working farm into the 1970s and 1980s. On the death of Marshall Lawrence Baillieu in 1985, the property passed to his son Ian Marshall Baillieu, who continued to run the property.

MYER PREFABRICATED HOUSES

The prefabricated Myer House was introduced in 1945 as an initiative of Norman Myer of the Myer Emporium, in conjunction with the Commonwealth Aircraft Corporation Pty Ltd (CAC) based in Fishermans Bend, which was actively seeking new manufacturing enterprises following the end of World War II and the slowdown in aircraft building. Norman Myer had succeeded his father Sir Sidney Myer as the head of the Myer Emporium.

It is not certain how many Myer Houses were built across Victoria, but some known examples were built for various Norman Myer and Baillieu relatives for their rural properties, and have HO listings – see appendices. Other examples of the Myer House may exist in the Melbourne metropolitan area that have not yet been identified. It has not been established how intact any of these examples are compared with the example at Minta.

The Myer House at Minta Farm has a conservative design with modernised neo-Georgian influences, designed to suit a more aspirational and conservative clientele than the prefabricated Beaufort house, and was to be supplied furnished by the Myer Emporium. The Conite walls with rough cast render provided the appearance of rendered brickwork, and may have been used as a means of overcoming local government 'brick area' restrictions.

Aspects of the design may have been influenced by the domestic architecture of Yuncken, Freeman, Freeman and Griffith. They were architects for various residential projects for the Myer family, including the redesign of 'Cranlana', the family home in Toorak.

The Myer House was designed to conform to the postwar housing restrictions. These required a maximum 11–12.5 squares until about 1952. This often restricted houses to two-bed bedrooms, but in this case three bedrooms were supplied by restricting room sizes and the area and width of passages. Three bedrooms were often required so that children of different genders did not have to share rooms.

The rival Beaufort House, which was developed by the Chifley Labor government and the Housing Commission of Victoria as an affordable postwar housing option, used external aluminium cladding and was also based on aircraft production methodologies. The Beaufort House was first built as a display home in the Fitzroy Gardens and had a simpler external design. In 1947 the change of State government in Victoria led to the 'socialist' pre-fabrication housing program being abandoned by the Victorian government.

These houses reflect an interesting aspect of modern approaches to housing construction and foreshadowed many current practices for prefabrication that are widely adopted today. The small size reflects the postwar housing shortage and restriction on house sizes. The establishment of the Age Small Homes Service, directed by Robin Boyd and Neil Clerehan, was another manifestation of this.

Extract from report by Tardis Enterprises, 2011:

In particular, Myer Houses (also labelled 'lifetime homes') were created as a response to a housing shortage following World War II. In 1945, Norman Myer, of the famous Myer retail store family, first introduced the prefabricated steel homes to 60 Melbourne businessmen and politicians on Friday 7 September, 1945 at the Ansett Airways factory, Essendon as an answer to 'the housing problem' (*Argus*, 8 September 1945: 9 & 16 January 1947: 12).

The houses were available 'in six designs, each capable of carrying an additional room if required. All the normal fittings are built-in, and the home, because of its design, will require much less furnishings and furniture than normal'. Their design, while in an American Colonial style, consisted of an entrance hall, lounge, dining room, two bedrooms (with built-in cupboards & bunks in the second bedroom), kitchen (streamlined & cherry red & white), bathroom, and laundry (with hot-water service) and wall to wall carpeting in green. The Myer House used only one-third of the normal manpower, timber, and cement in its construction, and was one-third lighter to allow for transportation (*Argus*, 16 January 1947: 12 & *Argus*, 13 February 1947: 13).

The Myer Homes went into commercial production off an assembly line at Commonwealth Aircraft Corporation's works at Fishermen's Bend on Wednesday 17 January 1947 under the supervision of Wing-commander L.J. Wackett. "J.C. Taylor and Sons P/L, who had built many of the city's main buildings, would erect the houses at a cost of around £1,500 fully furnished, including delivery. It was claimed that the houses were 'capable of erection and occupancy within 15 days of leaving the line' (*Argus*, 16 January 1947: 12).

The *Argus* reported that Norman Myer claimed the homes were:

'the cheapest home of its type ever built. Minimum use had been made of materials which would deteriorate. There was no exposed woodwork, and very little wood was used in the interior. The house had an all-cement foundation, an iron frame, thick cement and plaster walls, and zinc anneal tiles, which would neither move nor break' (*Argus*, 16 January 1947: 12).

The first Myer House was constructed in Treasury Gardens, Melbourne, and was open for public inspection, for which tickets were required, on Wednesday 12 February, 1947 by then Victorian Premier Mr Cain. A large crowd attended the opening (*Argus*, 13 February 1947: 13).

Description and analysis

EXTERIOR

The Myer House at Minta Farm, Berwick, has a simple building form with a rectangular plan. It is sited east-west to provide sunlight to the living room, dining and kitchen. It has a relatively high-pitched roof for the post war era, with main gable and secondary gables for the small projections at the east end for the main bedroom, and at the west for the second bedroom. A galvanised corrugated iron roof was fixed many years ago over the original red pressed metal tiles, apparently due to corrosion and leaking. The gable ends have pressed metal shingle pattern cladding, with the original light green colour showing though peeling white over-painting.

The concrete walls have a base applied over a backing board with woven galvanised wire mesh reinforcing equivalent to rabbit / chicken wire, with a rough cast rendered finish. This provided the appearance of rendered brickwork, and may have been used as a means of

overcoming conservative brick areas. A tapered smooth rendered brick chimney contrasts with the rough cast conite walls.

A concrete strip footing is visible with two courses of red brick above providing a plinth or a base wall. For some reason the kitchen section had an exposed timber base with stumps and timber studs. It is assumed that the wall frames were all timber framed despite newspaper references to them being 'iron'. The kitchen had a slightly lower ceiling as well. External vertical movement joints appear to show that the walls were prefabricated panels factory constructed off site. The roof framing is entirely fabricated with steel trusses however.

The timber windows are matching double hung pairs for the dining room and all bedrooms, with two single and one triple for the living room. Individually designed windows were provided for the kitchen and bathroom. The windows have a unique opening system with metal ratchets and pins to select opening width.

The house is basically intact externally, other than for the galvanised iron roof fitted over the original tiles, painted walls and gable ends, and the laundry addition off the kitchen. This was added or altered to provide a protected entrance to the kitchen.

INTERIOR

Internally the house has a very simple and functional plan. The living room, dining room and kitchen are on one side with a passage behind serving the bedrooms and bathroom at the rear. The surviving details, lounge room fire place, doors and the plaster ceiling cornices also reflect the conservative architectural expression of the exterior. Internally, the only changes are the new kitchen and opening to the dining room, and built-in wardrobes

SETTING

The house is located in a fenced parcel of land with hedgerows and heavy planting. This provides a contained curtilage that allows clear views of sides.



Figure 5. Looking south to the façade of the residence (Source: Context 2017).



Figure 6. East elevation with small projection (Source: Context 2017)



Figure 7. Concrete strip with two courses of red brick for providing base wall (Source: Context 2017)



Figure 8. Fire place in lounge room (Source: Context 2017)



Figure 9. Chimney with smooth finish contrasted with the rough cast Conite walls (Source: Context 2017)



Figure 10. South view with original timber windows (Source: Context 2017)

Comparative analysis

This is a rare building type across Victoria and there are no other known surviving examples of a Myer House within the City of Casey.

Known examples of surviving Myer Houses in Victoria that are outside the City of Casey include the following: one example in the grounds of 'Norman Lodge', Mt Eliza (Mornington Peninsula, HO321); two examples at 'Eynesbury', Melton (VHR H362); where two identical prefabricated Myer houses were erected by M.L. and J.M. Baillieu after their purchase of the property in 1947; and one (now demolished) example at the Royal Victorian Institute for the Blind (VHR H1002) at St Kilda Road, Melbourne.

The development of the prefabricated house in Victoria arose in response to critical housing shortages in the immediate post World War Two period, made evident by the lack of suitable housing for returning soldiers.

The first two types of pre-fabricated housing, which could be constructed and erected quickly and cheaply were the Beaufort and Myer houses. The Beaufort Houses were developed by the Victorian Housing Commission. The Myer House was an initiative of Norman Myer, who succeeded Sidney Myer, in conjunction with the Commonwealth Aircraft corporation. It is not certain how many were built, but known examples were built for Norman Myer and Baillieu relatives for their rural properties, and at least two are included on the Victorian Heritage Register at the State level, at Eynesbury Homestead, Eynesbury Road (VHR H0362). The Myer house which was formerly included in the State listing for the Institute of the Blind (VHR H1002) has since been demolished. One Myer house (a relatively rare surviving suburban example) otherwise unrelated to Baillieu or Myer is included on the Schedule to the Heritage Overlay of the Moreland Planning Scheme (HO120) at 659 Moreland Rd, Pascoe Vale South.

The Myer house at Minta has a conservative design with modernised neo-Georgian influences, designed to suit a more aspirational and conservative clientele than the Beaufort house, and was to be supplied furnished by the Myer Emporium. The concrete walls with rough cast render provided the appearance of rendered brickwork, and may have been used as a means of overcoming local government brick area restrictions.

Aspects of the design may have been influenced by the domestic architecture of Yuncken, Freeman, Freeman and Griffith. They were architects for various residential projects for the Myer family, including the redesign of 'Cranlana', the family home in Toorak.

The Myer house was designed to conform to the post war housing restrictions. These required a maximum 11 – 12.5 squares until about 1952. This often restricted houses to two bed bedrooms, but in this case three were supplied by restricting room sizes and the area and width of passages. Three bedrooms were often required so that children of different genders did not have to share rooms.

The rival Beaufort House developed by the Chifley government with external aluminium cladding was also based on aircraft production methodologies. This was built as a display home in the Fitzroy Gardens and had a simpler external design. In 1947 the change of state government led to the pre-fabrication housing programme abandoned by the state government.

These houses reflect an interesting aspect of modern approaches to housing construction and foreshadowed many current practices for prefabrication that are widely adopted today. The small size reflects the post war housing shortage and restriction on house sizes. The establishment of the Age Small Homes Service directed by Robin Boyd and Neil Clerehan was another manifestation of this.

The example at Minta Farm, Berwick, is a highly intact example of this rare building type.

Statement of Significance

What is significant?

The Myer House at Minta Farm, Berwick, to the extent of the exterior fabric, the adjacent Oak Tree and Hawthorn Hedge is significant. The single-storey prefabricated dwelling was built in c.1947-48 by owner Marshall Lawrence Baillieu, grazier and businessman, probably as permanent accommodation for a farm manager at Minta Farm.

How is it significant?

The Myer House at Minta Farm, Berwick, is of architectural and historical significance to the State of Victoria.

Why is it significant?

Architecturally, the Myer House building at Minta Farm, Berwick, which dates to c.1947-48, is a highly intact and rare surviving example of its type in the City of Casey. There are only a few known comparable examples which survive with a high degree of integrity of the prefabricated Myer House, which were constructed by the CAC and marketed by the Myer Emporium, that survive in Victoria. **(Criterion B)**

Historically, the Myer House at Minta Farm, Berwick, is an example of the measures taken to alleviate the housing shortage in Victoria immediately following World War II. The Myer House was an affordable and easily constructed dwelling that was designed in response to this need. The mature Oak Tree at the front of the residence, and Hawthorn hedge at the rear contribute to the setting and demonstrate the residential nature of this buildings intent. **(Criterion A)**

Historically, the Myer House at Minta Farm, Berwick, through its use as a farm manager's house, is evidence of the prosperous period of the wool industry in Victoria in the postwar era and the general prosperity of graziers in the district during that period.

Historically, the Myer House at Minta Farm, Berwick, is associated with the various successful enterprises, including grazing, pursued by members of the Baillieu family, who were one of the wealthiest and most prominent families in Victoria. **(Criterion H)**

Planning Control Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Casey Planning Scheme as an individually Significant place *and* on the Victorian Heritage Register.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Casey Planning Scheme:

External Paint Colours Is a permit required to paint an already painted surface?	No
Internal Alteration Controls Is a permit required for internal alterations?	No
Tree Controls Is a permit required to remove a tree?	Yes – English Oak and Hawthorn Hedge
Victorian Heritage Register Is the place included on the Victorian Heritage Register?	No

<p>Incorporated Plan</p> <p>Does an Incorporated Plan apply to the site?</p>	No
<p>Outbuildings and fences exemptions</p> <p>Are there outbuildings and fences which are not exempt from notice and review?</p>	No
<p>Prohibited uses may be permitted</p> <p>Can a permit be granted to use the place for a use which would otherwise be prohibited?</p>	Yes
<p>Aboriginal Heritage Place</p> <p>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</p>	No

Recommended HO curtilage



Recommended curtilage for the Myer House at Minta Farm shown in purple line. Distance from the structure to the proposed curtilage shown in text boxes.

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16 January 2018
ITEM 6.10
ATTACHMENT D

Workers Quarters Heritage Citation

MINTA FARM HERITAGE ASSESSMENT

Workers' Quarters, Minta Farm, 2-106 Soldiers Road, Berwick



Figure 1. Workers' Quarter, Minta Farm, 2-106 Soldiers Road, Berwick (Source: Context 2017).

History

The pastoral development of the City of Casey commenced in the late 1830s when this area formed part of the Westernport District of the Port Phillip District of New South Wales. Early pastoralists selected large areas of land that had a frontage to the Cardinia Creek. In the 1850s these were broken up into smaller farms and the area that later became 'Minta' was taken up by J. Murray and R. Dowling (Berwick parish plan).

The areas of Berwick and Beaconsfield were part of the former City of Berwick, which was initially established as a road district in 1862 and elevated to the Shire of Berwick in 1868. Settlement was scattered until the construction of the Gippsland Road in the mid-1860s and the arrival of the railway in the 1870s, which encouraged the development of the area. As well as pastoral properties, there were smaller mixed farms, dairying and fruit-growing.

Located within easy reach of Melbourne, the Berwick district provided attractive pastoral country for Melbourne's establishment. The area had links with the Melbourne Hunt Club, established in 1840, which would meet at the Berwick Inn. A number of notable settlers established properties in the Berwick area, including pastoralist and horse stud owner Richard Grice, who acquired 'Eyrecourt', Berwick, in the early 1900s and Andrew Chirnside who had 'Edrington'. In the late 1940s prominent members of Melbourne 'Society', Richard and Maie Casey, known as Lord and Lady Casey, acquired 'Edrington', Berwick. Lord Casey was appointed Governor-General of Australia in 1965, sealing Berwick's standing as a favoured district for the Establishment. M.L. Baillieu would have been connected with these families through social and business networks in Melbourne.

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The origin of the name 'Minta' is unclear. The name was also used in the mid-1920s by the Minta Sand Company, which was a short-lived and seemingly unsuccessful enterprise that sought to extract sand from a sand-pit at the north-east corner of lot 31B, close to the Cardinia Creek (Tardis Enterprises 2011).

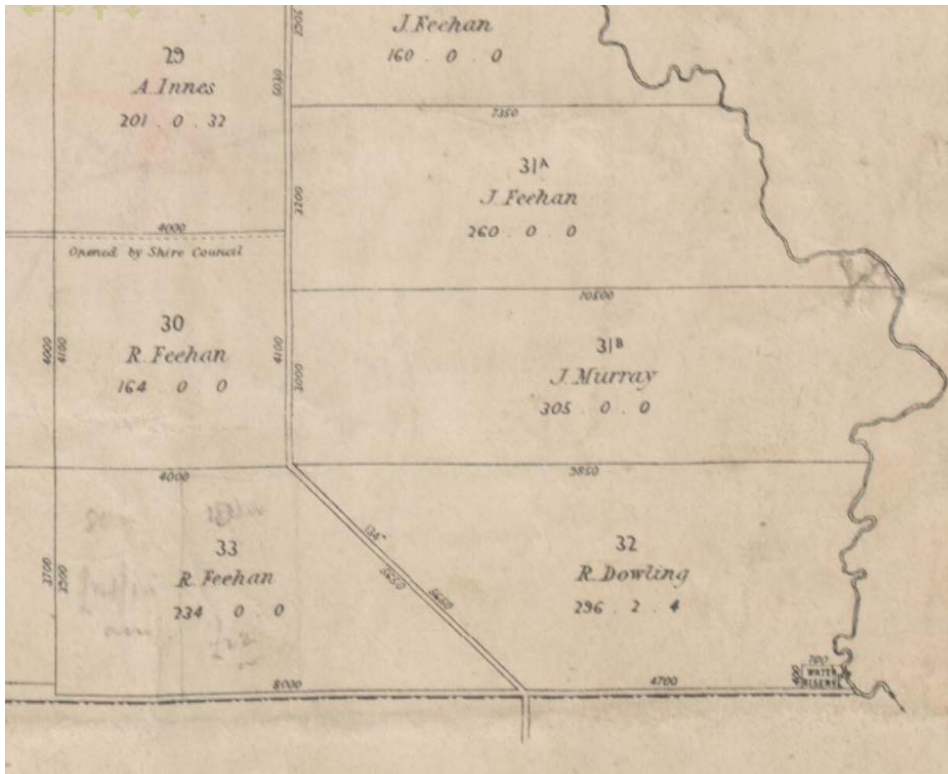


Figure 2. Extract from Parish plan of Berwick, showing lots 31B and 32 which became 'Minta'. Note the small water reserve in the extreme south-east corner of lot 32 (source: National Library of Australia).

The property was acquired by prominent Melbourne businessman Marshall Lawrence Baillieu (d.1985) in 1931, a year after his marriage to Nancy Wills-Allen. M.L. Baillieu, born in 1902, was the son of sharebroker Richard Percy Clive ('Joe') Baillieu. Members of the Baillieu family, one of Melbourne's most wealthy and well-established families, were at the centre of Melbourne Society. M.L. Baillieu's purchase of 'Minta', located in what was then Beaconsfield, was made at the peak of the Depression when farm properties could be obtained at undervalued prices. In the late 1930s, and into the 1940s and 1950s, Marshall and Nancy Baillieu and their children continued to reside in Toorak and South Yarra. They would have

employed a resident farm manager at Minta, and presumably also would have employed seasonal labour.

Both the Myer House and the workers' quarters at 'Minta' date to the late 1940s. No shortage of private wealth enabled M.L. Baillieu to make necessary improvements to the property in the years of unprecedented growth and prosperity after World War II. Australian producers across a number of primary industries were doing well in overseas markets; there was full employment and local manufacturing was booming. In the 1960s, M.L. Baillieu, whose business address was the prestigious Collins House, was a director of one of Australia's most successful companies, the Broken Hill Proprietary Company Ltd (based in Melbourne), which prospered greatly during the long boom (1946-1973). Primarily a Melbourne businessman, Baillieu aptly fitted the type of the 'Collins Street farmer'. Minta was his alternative residence and his retreat from the city, but here he also worked hard to improve the property and to develop the stock quality. He registered the 'Minta' flock, a British breed of sheep, in 1954. He also bred race horses at Minta (*Pastoral Review* 1970). The Baillieu family also improved the property with tree-planting. The family planted a number of English Oaks that were brought from England, and several Pin Oak trees that were planted as seed from America (J. Baillieu, 2010. personal communication, 9 June 2010, cited in Tardis Enterprises 2011).

M.L. Baillieu's aunt Marjorie Merlyn Baillieu had married the prominent Melbourne retailer and philanthropist Sir Sidney Myer, who was the founder and owner of the Myer Emporium. It was the Baillieu family's links to Sidney Myer that presumably led to the erection of a 'Myer House', a single-storey timber residence, at Minta Farm in c.1947 (GJM 2017). The timber workers' quarters, which appear to date to the same period (c.1946-48), were most likely erected around the same time as the Myer House as the choice of design was in sympathy with the Myer House design. The workers' quarters do not appear in an aerial photograph dated 1945, indicating that it had not been erected by that time (see Figure 2). Other family members had also moved to the Berwick district. Of note is the fact that a relative, John Baillieu, had acquired the property 'Eynesbury' (VHR H0362) in Melton in 1947, where he erected three Myer Houses.

The timber workers' quarters erected c.1947-48 was probably designed to replace, and significantly improve, the earlier workers quarters at Minta, which were extant in 1924 and presumably survived until at least the late 1940s. In addition to the general period of prosperity in the late 1940s, this may have been a time that Marshall Baillieu took on a larger and more permanent workforce at Minta. It seems likely that this was a period that he expanded farming operations and the need for permanent labour at Minta.

Single men's quarters on pastoral properties had traditionally been, up to the late nineteenth century, fairly primitive habitations – simple, rudimentary buildings with little by way of comforts, and sometimes without flooring, plumbing or toilet facilities. Some early examples were simply an open plan room with a fireplace for cooking and heating. The extent of comforts depended on the values and priorities of the property owner, and also to some extent on changing standards of hygiene. The workers' quarters at Minta are certainly a more refined example of what was, traditionally, a more basic building form. Internally, the layout of the quarters at Minta provided bedrooms with lined internal walls and fitted en suite bathrooms, which added a more sophisticated level of comfort than was typically found in farm workers' quarters. The inclusion of the enclosed verandah, or breeze-way, and the steel-framed windows are refinements that suggest an architect was involved in the design. For a family with the social standing of the Baillieu family, the employment of an architect in the construction of new buildings would have been standard practice.



Figure 3. Aerial photo of 'Minta', Berwick, taken in 1945 (left) compared with a more recent aerial image (right), showing that the workers' quarters were not extant in 1945 (Source: Nearmap & RAAF 1939, 'Aerial Survey of Victoria: Cranbourne B3'.)

Whilst Melbourne grew considerably through the 1950s and 1960s, the area that is now the City of Casey continued to be an important agricultural and pastoral district. Minta continued to operate as a working property into the 1970s and 1980s. On the death of Marshall Lawrence Baillieu in 1985, the property passed to his son Ian Marshall Baillieu, who continued to farm the property.

Description and analysis

Accommodation for seasonal and permanent workers

Barracks-style accommodation for farm workers are found on most large farming properties across Australia, dating from the nineteenth century to the mid-twentieth century. They are built by the farm owners and are usually located away from the main homestead, near other outbuildings built for equipment storage, shearing and packing sheds.

The configuration and design will vary depending on the type of workers housed, and in particular the duration of occupancy. Shearers' quarters are usually occupied for the shortest periods and are usually the most basic. Seasonal workers often move across Australia. For example, fruit pickers on the Goulburn Valley often work in northern NSW and Queensland as cane cutters. The quarters for fruit pickers and cane cutters are not usually much more elaborate than those for shearers. The main difference is that shearers usually have a cook, whereas other seasonal workers prepare food in communal kitchens adjoining dining areas. Recreation rooms are often provided, and wash houses and clothes lines.

Vegetable growing and pastoral activities necessitate longer periods of occupation by farm workers, who were often permanent. Then accommodation for families was also required. Today many farm workers do not normally live on site, and drive to farms from nearby towns or cities.

The design of such rural accommodation has a number of common features. Individual quarters are usually joined by a verandah, and this is often linked to the kitchen and dining rooms. The design and materials are often similar to nearby sheds. Vernacular forms are common.

The Minta Farm workers' quarters is a good late example of the typology, albeit with a more considered architectural design. It has an unusually high standard of amenity with en-suite bathrooms. It appears to have been designed for permanent occupation.

Description

The Minta Farm workers' housing appears to have been built in the immediate postwar era, at a similar time that the Myer House was erected on the property.

It is an L- shaped building. It has two gabled roofs which extend in a continuous plane over the verandah. The verandah is semi-enclosed with a solid base with fly-screened openings at waist height.

The verandah serves as the principal circulation passage to individual bedrooms in the east-west bedroom wing and the north-south kitchen and dining room wing. There are three self-contained bedrooms with bathrooms.

It has a corrugated iron roof, and is clad with bullnose weatherboards. The steel-framed casement windows are similar to those used at Caringal Flats, Toorak, in 1948. On the south elevation of the bedroom wing are three highlight bathroom windows.

The timber louvres on the gable ends reflects residential design for middle-class housing of the era. This gives the building a sense of style that is compatible with the design of the Myer House, and provides an unusual architectural refinement for a farm building. The use of fly screen for large enclosures was common in well-designed housing in earlier periods and employed by architects in the postwar period.

The building has well considered design and may be the work of an architect. The use of a considered architectural expression for residential farm buildings was more common in the nineteenth century when the idea of a picturesque feudal farm village was found at such locations at Warrock homestead in the Western District of Victoria. The house is basically intact externally, but is in a neglected state.



Figure 4. North-east view (Source: Context 2017).



Figure 5. Detail of verandah showing fly screen enclosure (Source: Context 2017).



Figure 6. East view of bedroom wing, showing gable end of dining - kitchen wing (Source: Context 2017)



Figure 7. East view of bedroom wing (Source: Context 2017)



Figure 8. View of verandah leading to bedrooms (Source: Context 2017)



Figure 9. Detail of steel casement window (Source: Context 2017)

Comparative analysis

Within the City of Casey, there are few surviving examples of farm workers' accommodation, or workers' quarters, that is of a comparable type and style to that at Minta. Some examples of workers' accommodation survive on farming properties in the municipality, but these examples tend to be either small detached houses or cottages rather than 'quarters' (invariably built as shearers' quarters) for single men; examples are at 'Tulliallan', Cranbourne North, c.1860s (City of Casey, HO152), and 'Roads End', Berwick (City of Casey, HO1). In almost all cases the surviving examples of workers' accommodation in Casey are nineteenth-century or early twentieth-century structures rather than postwar examples. At 'Piney Ridge', Endeavour Hills (City of Casey, HO42), however, there is an extant post-1942 farm manager's brick cottage.

Most of the shearers' quarters that were erected on the large pastoral properties in the City of Casey date to the late nineteenth or early-twentieth century when the properties were established or consolidated. Whilst there was a period of prosperity for Victorian wool-growers in the postwar period, most property owners would have used or retained the pre-existing workers' accommodation on their properties rather than to rebuild. The example at Minta is rare because it represents a relatively significant outlay in the 1940s and was a more refined type of workers' accommodation than was typical in the area.

Outside of the City of Casey, comparable examples of workers' (specifically shearers') accommodation exist elsewhere in country Victoria, particularly on large well-appointed properties in prime sheep-farming country, such as the Western District and the Mansfield district. Comparable workers' quarters are more common where properties were large and prosperous. Examples in western Victoria include those at 'Cherrymount', Glenthompson (c.1920s-40s) and 'Correa', Dunkeld (c.1920s).

Statement of Significance

What is significant?

The workers' quarters at Minta Farm, Berwick, are significant. The single-storey, L-shaped timber quarters were built in c.1947-48 by owner Marshall Lawrence Baillieu, grazier and businessman, probably as permanent accommodation for farm workers at Minta Farm.

How is it significant?

The workers' quarters at Minta, Berwick, are of local architectural and historical significance to the City of Casey.

Why is it significant?

Architecturally, the workers' quarters building at Minta Farm, which date to c.1947-48, are a highly intact and relatively sophisticated example of farm workers' accommodation, which is a rare building type in the City of Casey. Although once a common building type on the large grazing properties in the district, there are now few known examples of workers' quarters remaining in the City of Casey. There are no other known comparable examples of workers' quarters built in the postwar period that survive in the municipality. **(Criterion B)**

Historically, the workers' quarters at Minta Farm, Berwick, is evidence of the prosperous period of the wool industry in Victoria in the postwar era, when farm workers were in demand, and the general prosperity of graziers in the district during that period.

Historically, the workers' quarters at Minta Farm, Berwick, is associated with the various successful enterprises, including grazing, pursued by members of the Baillieu family, who were one of the wealthiest and most prominent families in Victoria. **(Criterion H)**

Planning Control Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Casey Planning Scheme as an individually Significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Casey Planning Scheme:

External Paint Colours Is a permit required to paint an already painted surface?	No
Internal Alteration Controls Is a permit required for internal alterations?	No
Tree Controls	No

Is a permit required to remove a tree?	
Victorian Heritage Register Is the place included on the Victorian Heritage Register?	No
Incorporated Plan Does an Incorporated Plan apply to the site?	No
Outbuildings and fences exemptions Are there outbuildings and fences which are not exempt from notice and review?	No
Prohibited uses may be permitted Can a permit be granted to use the place for a use which would otherwise be prohibited?	Yes
Aboriginal Heritage Place Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

Recommended HO curtilage



Recommended curtilage for the Workers Quarters at Minta Farm shown in purple line. Distance from the structure to the proposed curtilage shown in text boxes.

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16 January 2018

**AMENDMENT C232 TO THE CASEY PLANNING SCHEME – REZONING OF
LAND IN POUND/SHRIVES ROADS, HAMPTON PARK FROM URBAN
FLOODWAY ZONE TO GENERAL RESIDENTIAL ZONE**

ITEM 6.11

Nicola Ward

River Gum
Council Plan Reference: 5.1

Purpose of Report: To consider the Panel Report for Amendment C232

Executive Summary

- Council resolved to exhibit Amendment C232 to the Casey Planning Scheme at its meeting on 20 June 2017.
- Amendment C232 seeks to rezone land situated at 100, 102, 104 & 106 Shrives Road, 175, 177, 1/179, 2/179, 181, 183 & 185 Pound Road and 3 & 4 Wethersdane Drive, Hampton Park from an Urban Floodway Zone to a General Residential Zone – Schedule 1, and to revise the Land Subject to Inundation Overlay.
- Amendment C232 was placed on public exhibition from 21 August to 25 September 2017, with notification being sent to relevant landowners, referral authorities and prescribed Ministers.
- Two submissions were received, with one objecting to the amendment based on drainage concerns arising from the future development of the land.
- The submissions were referred to an independent planning panel appointed by the Minister for Planning, which recommended the amendment be adopted as exhibited.
- After consultation with Melbourne Water and consideration of updated flood modelling, it is recommended Council adopt Amendment C232 as exhibited.

Background

Council, at its meeting on 20 June 2017, resolved to place Amendment C232 to the Casey Planning Scheme on public exhibition.

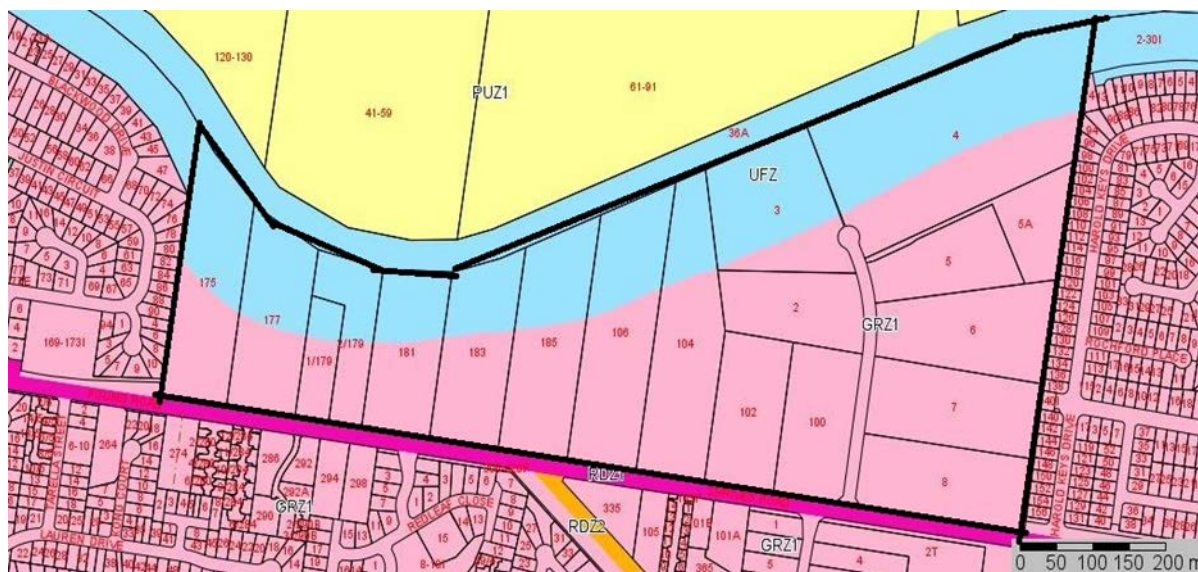
The amendment seeks to rezone land situated at 100, 102, 104 & 106 Shrives Road, 175, 177, 1/179, 2/179, 181, 183 & 185 Pound Road and 3 & 4 Wethersdane Drive, Hampton Park from an Urban Floodway Zone (UFZ) to a General Residential Zone – Schedule 1 (GRZ1), and to revise the Land Subject to Inundation Overlay (LSIO) (refer Locality Plan below).

The proposed rezoning is intended to increase the extent of land available to be used for residential purposes by 6.44 hectares. The amendment will also amend the LSIO to directly accord with the extent of land on the site that would be affected by floodwaters in a 1-in-100-year flood event.

Amendment C232 was exhibited from 21 August to 25 September 2017. Council received two submissions, one from a local resident objecting to the amendment based on drainage concerns arising from future development of the land, and the other from South East Water, which had no objection to the amendment.

Council considered the submissions at its meeting on 21 November 2017 and resolved to request the Minister for Planning to appoint an independent Planning Panel under Section 153 of the *Planning and Environment Act 1987* to consider the submissions to Amendment C232.

Locality plan



Panel

The Panel hearing, chaired by Trevor McCullough, was held at Bunjil Place on 5 December 2017. The Panel heard submissions from Council, the submitter and from KLM Spatial acting for the proponent.

On the day of the Panel, Council received a letter from Melbourne Water (dated 3 December 2017) that supported Amendment C232. The letter refers to written advice previously provided to Council on 10 October 2016 in support of the amendment.

After considering all submissions, the Panel concluded as follows:

- The proposed changes to the Urban Floodway Zone boundary are appropriate.
- The proposed changes to the Land Subject to Inundation Overlay boundary are appropriate.
- Engineering solutions can be employed to address any potential flooding on the subject land.
- The planning controls, including the existing Development Plan Overlay – Schedule 18 that applies to the land, provide appropriate mechanisms to address flooding issues.



The Panel, in its report received on 6 December 2017, therefore recommended that Amendment C232 to the Casey Planning Scheme be adopted by Council as exhibited. A copy of the Panel Report is included at Attachment A. The Planning Scheme Amendment documentation as exhibited is included in Attachment B.

Relevant Flood Mapping

Following the receipt of the Panel Report, Council officers became aware of new flood modelling being undertaken by Melbourne Water for the Hallam Valley Floodplain and Troups Creek East and West Branches that may impact on the amendment, specifically the extent of the UFZ and the setback of the 'development line' from the floodplain.

Considering this, Council officers wrote to Melbourne Water to seek clarity on the status of this modelling and its likely impact on Amendment C232. Subsequently, after reviewing the modelling and its implications, and in consultation with Council officers, Melbourne Water have formally advised that the new modelling would not adversely impact on Amendment C232. The letter of advice from Melbourne Water has been included at Attachment C.

Officer Direct or Indirect Interest

No Council officers involved in the preparation of this report have a direct or indirect interest in matters for consideration.

Conclusion

Amendment C232 has been thoroughly considered by Council Officers, Melbourne Water and the independent Planning Panel. The amendment is now ready to be adopted by Council and forwarded to the Minister for Planning for approval.

Recommendation

- 1. That Council note the Panel Report for Amendment C232 to the Casey Planning Scheme, included at Attachment A.**
- 2. That under Section 29 of the *Planning and Environment Act 1987*, Council adopts Amendment C232 to the Casey Planning Scheme, generally in accordance with Attachment B.**
- 3. That, under Section 31(1) of the *Planning and Environment Act 1987*, Council submits the adopted Amendment C232 to the Minister for Planning for approval.**
- 4. That the proponent and submitters to the amendment be notified of Council's decision.**



16 January 2018
ITEM 6.11
ATTACHMENT A

Panel Report

Planning and Environment Act 1987

Panel Report

Casey Planning Scheme Amendment C232

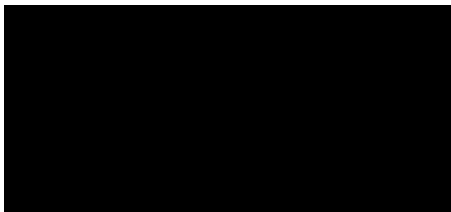
6 December 2017

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the Act

Casey Planning Scheme Amendment C232

6 December 2017



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List of Abbreviations

1% AEP	One percent annual exceedance probability
DPO	Development Plan Overlay
DPO18	Development Plan Overlay Schedule 18
GRZ1	General Residential Zone Schedule 1
LSIO	Land Subject to Inundation Overlay
UFZ	Urban Floodway Zone

Overview

Amendment summary

The Amendment	Casey Planning Scheme Amendment C232
Brief description	The Amendment seeks to rezone 6.44 hectares of land currently in the Urban Floodway Zone to the General Residential Zone Schedule 1, and amend the Land Subject to Inundation Overlay on the subject land.
Subject land	The Amendment applies to 15.347 hectares of land located across 11 sites on the northern side of Pound and Shrives Roads in Hampton Park.
The Proponent	KLM Spatial on behalf of Abiwood PSR Pty Ltd
Planning Authority	Casey City Council
Authorisation	A03601 authorised on 14 July 2017
Exhibition	21 August to 25 September 2017
Submissions	Submissions were received from: <ul style="list-style-type: none"> • South East Water – no objection • Ms Karen Young – objecting submission

Panel process

The Panel	Trevor McCullough, Chair
Directions Hearing	Not required
Panel Hearing	5 December 2017 at Casey Council offices
Site inspections	Unaccompanied, 5 December 2017
Appearances	Mr Alex Godina for Casey City Council Ms Genevieve Blunden for KLM Spatial on behalf of Abiwood PSR Ms Karen Young
Date of this Report	6 December 2017

Executive summary

(i) Summary

Casey Planning Scheme Amendment C232 (the Amendment) seeks to rezone 6.44 hectares of land currently in the Urban Floodway Zone (UFZ) to the General Residential Zone Schedule 1 (GRZ1), and amend the Land Subject to Inundation Overlay (LSIO) on the subject land.

The Amendment applies to 15.347 hectares of land located across 11 sites on the northern side of Pound and Shrives Roads in Hampton Park.

The proposed rezoning is intended to increase the extent of land available to be used for residential purposes by 6.44 hectares, and will amend the Land Subject to Inundation Overlay to directly accord with the extent of land on the site that would be affected by floodwaters in a 1-in-100-year flood event.

The one unresolved submission from Ms Karen Young raised the following issues:

- Development of the land will result in water spilling over into the surrounding residential area, and require the developer and surrounding landowners to assume the responsibility for managing any flooding.
- The incidence of flooding has not been accurately represented.

Council responded that engineering solutions are available to address any flooding issues that may arise from subdivision, and the Development Plan Overlay (DPO) applying to the site provides an appropriate mechanism to apply controls.

Council reiterated that Melbourne Water had raised no objection to the Amendment.

The Panel has considered the submissions and agrees with the submissions of Council.

The Panel concludes:

- The proposed changes to the UFZ boundary are appropriate
- The proposed changes to the LSIO boundary are appropriate
- Engineering solutions can be employed to address any potential flooding on the subject land
- The planning controls, including the DPO18 provide appropriate mechanisms to address flooding issues.

(ii) Recommendation

The Panel recommends that Amendment C232 to the Casey Planning Scheme be adopted as exhibited.

1 Introduction

1.1 The Amendment

(i) Amendment description

The Amendment proposes to:

- Realign the common boundary of the Urban Floodway Zone (UFZ) and the General Residential Zone – Schedule 1 (GRZ1) to a 65-metre set back from the northern boundary of 100, 102, 104 & 106 Shrives Road; 175, 177, 1/179, 2/179, 181, 183 & 185 Pound Road and 3 & 4 Wethersdane Drive, Hampton Park. This realignment would increase the extent of land available to be used for residential purposes by 6.44 hectares.
- Amend the land included in the Land Subject to Inundation Overlay (LSIO) to directly accord with the extent of land that would be affected by floodwaters in a 1-in-100-year flood event.

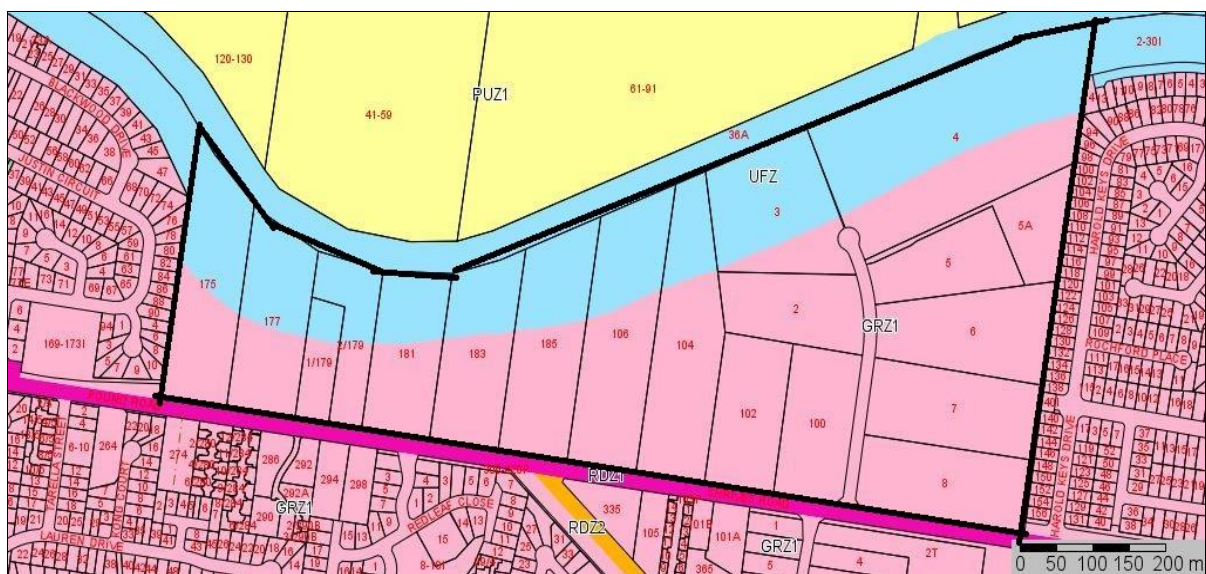
(ii) Purpose of the Amendment

The proposed rezoning is intended to increase the extent of land available to be used for residential purposes by 6.44 hectares and will amend the Land Subject to Inundation Overlay to directly accord with the extent of land on the site that would be affected by floodwaters in a 1-in-100-year flood event.

(iii) The subject land

The Amendment applies to land shown in Figure 1. The Figure shows the existing Zones applying to the property.

Figure 1 Subject site



1.2 Summary of issues raised in submissions

Two submissions were received.

The submission from South East Water raised no objection.

The submission from Ms Karen Young raised the following issues:

- Development of the land will result in water spilling over into the surrounding residential area, and require the developer and surrounding landowners to assume the responsibility for managing any flooding.
- The incidence of flooding has not been accurately represented.

Council advised that it had consulted with Melbourne Water as the relevant floodplain manager. Melbourne Water advised that it has no in-principle objection to the reduction of the Urban Floodway Zone to a minimum setback of 65 metres from the Melbourne Water property boundary.

1.3 Planning context

Council provided a response to the Strategic Assessment Guidelines as part of the Explanatory Report.

The Panel notes that the outstanding submission has raised no issues that relate directly to the planning context of the Amendment. The Panel has nevertheless reviewed Council's response and the policy context of the Amendment and has made a brief appraisal of the relevant zone and overlay controls and other relevant planning strategies.

The Panel supports the strategic analysis provided in the Explanatory Report, and does not repeat the detail in this report.

The Panel concludes that the Amendment is supported by, and implements, the relevant sections of the State and Local Planning Policy Framework, and is consistent with the relevant Ministerial Directions and Practice Notes. The Amendment is well founded and strategically justified, and the Amendment should proceed subject to addressing the more specific issues raised in the outstanding submission.

2 General issues

2.1 The issues

The submission from Ms Karen Young raised the following issues:

- Development of the land will result in water spilling over into the surrounding residential area, and would require the developer and surrounding landowners to assume the responsibility for managing any flooding.
- The incidence of flooding has not been accurately represented.

2.2 Submissions

Ms Young elaborated on her submission at the Hearing, submitting:

- No one benefits from the proposed rezoning and re-definition of the LSIO
- Development of the land will likely result in increased runoff and increase risk to nearby properties
- There has been mis-information about what a 1 in 100 year flood means. Council information says that there have been 16 recorded flood events in the Casey area in the past 83 years.

Council advised that the subject land is subject to a Development Plan Overlay (DPO18). The DPO18 includes the following objectives and requirements:

- The subdivision shall not create any lot that backs on to the Hallam Valley Floodplain.
- The subdivision shall not cause any land outside of the application area to be liable to flooding.
- The subdivision shall not result in any loss of flood storage volume in the Hallam Valley Floodplain, to the satisfaction of Melbourne Water.
- The subdivision shall provide for a 6-metre-wide tree reserve for lots that front Pound Road and Shrives Road, Hampton Park.
- Any land required for drainage purposes must be transferred to the drainage authority or municipal council at no cost and will not be credited as public open space.
- A suitable buffer, to the satisfaction of the responsible authority, must be provided between the subdivision and the Hallam Main Drain.
- Development should not encroach on the Hallam Valley Floodplain, and the edge of development must be set back at least 60 metres from the boundary of the Hallam Main Drain.

Council submitted that engineering solutions are available to address any flooding issues that may arise from subdivision, and the DPO applying to the site provides an appropriate mechanism to apply controls.

Council reiterated that Melbourne Water had raised no objection to the Amendment, and that any applications for permits will be referred to Melbourne Water.

Council and KLM officers provided a more detailed explanation of the meaning of the 1% AEP rainfall events.

Ms Blunden, appearing on behalf of the proponent, explained that overlays do not prevent development, but rather trigger the need for a permit. Any work proposed must comply with the DPO to the satisfaction of Council and Melbourne Water. Actions to manage potential flooding include on-site detention and offsetting any filling of the site with replacement flood storage. She also noted the 65 metre setback required from the main drain, designed to lessen potential flood impacts on development.

2.3 Discussion

The Panel acknowledges the issues raised by Ms Young, and notes, in particular, her concerns about the likely increased frequency of flood events in the future.

Ms Young did not, however, provide any compelling arguments or evidence why the Amendment should not proceed.

The Panel views the Amendment as essentially a 'correction' of the boundaries of the flood controls to better match more up to date flood mapping and apply more appropriate controls to the subject land.

The Panel agrees with Council that engineering solutions can be employed to address any potential flooding on the subject land. The existing DPO18 provides appropriate mechanisms for Council to require that any developer properly address flooding issues. The Panel particularly notes the requirement that *"The subdivision shall not cause any land outside of the application area to be liable to flooding"*.

2.4 Conclusion

The Panel concludes:

- The proposed changes to the UFZ boundary are appropriate
- The proposed changes to the LSIO boundary are appropriate
- Engineering solutions can be employed to address any potential flooding on the subject land
- The planning controls, including the DPO18 provide appropriate mechanisms to address flooding issues.

2.5 Recommendation

The Panel recommends that Amendment C232 to the Casey Planning Scheme be adopted as exhibited.



16 January 2018
ITEM 6.11
ATTACHMENT B

Amendment C232- Planning Scheme Amendment Documentation

CASEY PLANNING SCHEME

AMENDMENT C232

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Casey City Council, which is the planning authority for this amendment.

The Amendment has been made at the request of KLM Spatial on behalf of Abiwood PSR Pty Ltd.

Land affected by the Amendment

The Amendment applies to 15.347 hectares of land located across 11 sites on the northern side of Pound and Shrives Roads in Hampton Park. The sites are currently known as:

- 175, 177, 1/179, 2/179, 181, 183 and 185 Pound Road;
- 104 and 106 Shrives Road, and;
- 3 and 4 Wethersdane Road.

These sites form part of the 'Pound/Shrives Road, Hampton Park Residential Area' under Schedule 18 to the Development Plan Overlay (DPO18) (the 'Subject Site').

The 15.347 hectares represents an area located within the Urban Floodway Zone and affected by the Land Subject to Inundation Overlay, and a small area of land currently within the General Residential Zone that is also affected by the Land Subject to Inundation Overlay.

What the amendment does

The Amendment seeks to:

- Rezone 6.44 hectares of the land currently zoned Urban Floodway Zone (UFZ) to General Residential Zone – Schedule 1 (GRZ1).
- Amend the Land Subject to Inundation Overlay (LSIO) as it affects the land to reflect current data in relation to the probability of flooding in a 1-in-100-year ARI event. This increases the LSIO area on six sites and reduces the LSIO area on five sites. Overall, there would be a net reduction of 1 hectare affected by the LSIO as a result of the amendment.

Strategic assessment of the Amendment

Why is the Amendment required?

The rezoning is required to allow approximately 6.44 hectares of additional land to be developed for residential purposes. Drainage and earthworks undertaken as part of the urbanisation of the affected land will reduce the existing land provision required for flood mitigation purposes to 65 metres from the northern site boundaries, thus rendering the land proposed for rezoning surplus to Melbourne Water's requirements. Melbourne Water supports the rezoning of land from UFZ to GRZ in principle.

The extent of the LSIO at the subject site is currently mapped incorrectly. By applying an amended LSIO, land currently affected by a one percent probability of flooding at the subject site will be mapped correctly. Melbourne Water supports the amendment to the LSIO in principle.

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

The amendment implements the objectives of the *Planning and Environment Act 1987*, Sections 4(1) and 12(1)(a). In particular, the amendment facilitates the orderly development of land by retaining land within the UFZ, which is required for drainage and as a flood path, in addition to identifying land available for urban development with an extension of the GRZ1, currently found to the south, east and west of the land proposed.

The following points demonstrate objectives to be implemented through the amendment:

- Providing for the fair, orderly, economic and sustainable use and development of land;
- Providing for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;
- Securing a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;
- Conserving and enhancing the Hallam Valley floodplain and contour drain, which are important scientific, ecological and aesthetic attributes of the Dandenong Creek Catchment of significant cultural value;
- Protecting public utilities and other assets and enabling the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;
- Balancing the present and future interests of all Victorians by providing for urban growth in a fashion designed to protect important natural assets;
- Facilitating development that will result in a good planning outcome by implementing the objectives for planning in Victoria.

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

Environmental

Outcomes of the proposed amendment have been adequately addressed to mitigate potential risk to the environment, or in which the environment may have on the future residential development envisaged by the amendment. This was done through flood hazard modelling by Water Technology and ecological assessments by Ecology and Heritage Partners. Water Technology was commissioned to model hazard information attributable to future conditions resultant from the proposed amendment to assess safety risk to the surrounding areas. The flood hazard for the proposed 65 metre setback developed conditions showed that apart from the edges of the floodplain, there is a negligible difference between the existing and developed flood hazard on and off site.

Ecology and Heritage Partners were commissioned to conduct an Ecological Assessment at the subject site. This assessment was undertaken to identify and characterise the vegetation at the subject site, determine the presence of any significant flora or fauna species and/or ecological communities, and address any implications under Commonwealth and State environmental legislation. The assessment concluded: based on review of historical photography, landscape context and the proximity of previous records, significant flora species are unlikely to occur within the subject site. Based on the modified nature of the study area, lack of suitable habitat, and landscape context, significant fauna species are considered unlikely to use the subject site as a limiting, or permanent, resource.

Social and Economic

The Amendment will result in positive social and economic effects by providing appropriate housing opportunities in an area earmarked for residential development.

The proposal will generate positive social and economic effects within the immediate and broader community by fully utilising remnant farming land which is currently underutilised within an identified growth area of Melbourne's South East Growth Corridor. This will contribute toward limiting further urban sprawl by facilitating the establishment of a new residential community at an infill site within an already developed urban area, provided with an efficient movement network and established infrastructure, close to services and jobs.

Economic benefits to the local economy will be delivered through an increase to the local consumer market, to support both existing and future commercial endeavours. It will further provide short to medium term local employment opportunities as a result of the development of the land.

Does the Amendment address relevant bushfire risk?

The subject site is located within a designated Bushfire Prone Area. The Building Regulations 2006, through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas. It is submitted that this is due to the undeveloped nature of the Pound/Shrives Road, Hampton Park Residential Area, with the future development of the subject site for residential purposes reducing this risk.

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

The proposed amendment complies with the Minister's Direction on the Form and Content of Planning Schemes by as it is prepared and presented in accordance with the style guide set out in Annexure 1 of the direction and written in plain English. The amendment also complies with Ministerial Direction 9 – Metropolitan Strategy, Ministerial Direction 11 – Strategic Assessment of Amendments, and Ministerial Direction 12 – Urban Growth Areas.

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

The proposed rezoning supports Casey Council's ability to implement strategic planning objectives, as contained in the State Planning Policy Framework, for the following reasons:

SPPF Relevance		
Sub-Clause		Strategy
11.02-1	Supply of Urban Land	The amendment aims to contribute toward the ongoing provision of residential land in a location already provided with supporting infrastructure to support sustainable development.
		Contributes toward providing sufficient urban land to meet forecast demand.
		Provides for higher density development on currently underutilised land.
11.04-2	Housing Choice and Affordability	Aid toward reducing the cost of living by providing for increased housing supply near services and public transport.
		Facilitates the supply of affordable housing.
11.04-5	Environment and Water	Uses the existing city structure to drive a sustainable outcome in managing growth.
		Will protect an urban, natural habitat, being the Hallam Valley Contour Drain (HVCD) and associated wetland to the

		north.
		Will help protect a significant water asset.
12.05-1	River Corridors	Will ensure the protection of the environmental, cultural and landscape values of the HVCD and wetland to the north.
		Respects the significant environmental, conservation, cultural, aesthetic, open space, recreation and tourism assets of the HVCD and wetland to the north.
		Has been thoroughly assessed to ensure future development at the subject site will not compromise the HVCD's natural capacity to manage flood flow.
13.02-1	Floodplain Management	Will correctly identify land affected by flooding, including floodway areas, as verified by the relevant floodplain management authority, in planning scheme maps. Land affected by flooding is land inundated by the 1 in 100 year flood event or as determined by the floodplain management authority.
		Will avoid intensifying the impacts of flooding by appropriately minimising the UFZ to a position identified as suitable.
14.02-1	Catchment Planning and Management	Will retain the vegetated buffer zone along the HVCD to maintain natural drainage function, stream habitat and wildlife corridors and landscape values, to minimise erosion of stream banks and verges and to reduce polluted surface runoff from adjacent land uses.
		Will allow future works in the vicinity of the HVCD, which will provide for the protection and enhancement of the environmental qualities of waterways and their instream uses.
		Has ensured that the proposal is in line with the activities of the catchment management authorities by satisfying the requirements of Melbourne Water.
15.01-1	Urban Design	Facilitates a residential development which will contribute to community and cultural life by providing a quality living environment located near accessible open space and the Hallam Valley Trail.
		Facilitates urban sustainability through providing appropriately located urban land for residential development.
		Will ensure that the sensitive landscape of the wetlands to the north is protected.
15.03-1	Heritage Conservation	Will provide for the protection of the HVCD as well as the wetland natural heritage site to the north, ensuring the maintenance of ecological processes and biological diversity.
		Will provide for the conservation and enhancement of the HVCD, the associated wetland and floodplain.
		The proposal is considered appropriate and respectful of the HVCD, the associated wetland and floodplain, and will aid in creating a worthy legacy for future generations.

		Will retain those elements of the site, the HVCD and floodplain that contribute to the importance of heritage and place.
16.01-1	Integrated Housing	Will facilitate an increase in housing supply in an existing urban area, in an appropriate location which is currently underutilised.
		Will provide for a housing development well integrated with infrastructure and services.
16.01-2	Location of Residential Development	Aid in increasing the proportion of housing in Metropolitan Melbourne to be developed within the established urban area, close to the Fountain Gate Metropolitan Activity Centre and Hampton Park Major Activity Centre, associated employment opportunities and accessible public transport.
		Will contribute toward reducing the share of new dwellings in greenfield and dispersed locations.
		Will facilitate residential development that is cost-effective in infrastructure provision and use.
		Will promote and aid urban consolidation.
16.01-3	Strategic Redevelopment Sites	The subject site is considered a strategic redevelopment site, as it is: <ul style="list-style-type: none"> o Within walking distance of the Hampton Park Shopping Centre Major Activity Centre; o Well served by public transport; o Abutting a bus route; o Able to provide more than ten dwellings.
16.01-4	Housing Diversity	Will facilitate the provision of housing stock to improve housing choice and make better use of existing infrastructure.
16.01-5	Housing Affordability	Will aid in improving housing affordability by: <ul style="list-style-type: none"> o Assisting to ensure land supply continues to be sufficient to meet demand; o Encouraging new residential development at a strategic redevelopment site near activity centres.
18.02-1	Sustainable Personal Transport	Will encourage the use of walking and cycling as personal transport by facilitating residential development abutting the Hallam Valley Trail and within walking distance of Activity Centres.
		The subject site abuts bus routes and is within walking distance of both the Narre Warren and Hallam train stations.

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

The proposed rezoning supports Casey Council's ability to implement strategic planning objectives, as contained within the Local Planning Policy Framework, for the following reasons:

The proposed amendment will ensure the full extent of land capable of supporting residential growth at the subject site is utilised.

The proposed amendment will create additional land capable of accommodating well-designed medium density housing in the growing community of Hampton Park.

The amendment will accord with Casey's Stormwater Policy by ensuring that all works on-site are completed to maintain the current function of the floodplain and HVCD. In addition, it

is a requirement of Melbourne Water that the development demonstrate treatment of stormwater to best practice.

Specifically, the amendment will support Casey City Council's Municipal Strategic Statement by:

- The amendment will release currently underutilised land located within an established residential area, providing for housing development and urban consolidation.
- The amendment will aid in relieving development pressures on established residential land.
- The amendment will help to manage the needs of a rapidly growing and diverse community by creating additional land for residential development including a range of lot sizes and dwelling types.
- The subject site is strategically located between Fountain Gate and Hampton Park Activity Centres, and will help strengthen their role while providing jobs and resources to future residents of the site.
- The amendment will facilitate works planned to maintain the existing function of the Hallam Valley Contour Drain (HVCD) and associated floodplains and wetlands, and protect the existing landscape attributes and recreational potential of the area around the HVCD as well as local habitat and biodiversity.
- The amendment, aimed to release land currently required unnecessarily for floodway, is considered necessary to ensure the orderly subdivision of land within the Pound/Shrives Road, Hampton Park Residential Area. There is precedence for similar work to reduce the UFZ setback from the HVCD at land to the east and west of the subject site. It is practical to complete works to reduce the UFZ before subdivision of the land is undertaken.
- The amendment within the subject site will provide for an aesthetically pleasing and vibrant community, close to public open space, bicycle and walking paths and an urban wetland. This will contribute toward creating a sense of place and ownership upon the neighbourhood, building civic pride.
- An environment such as that at the subject site is deemed appealing to a diverse range of people and a future residential subdivision will attract a wide range of residents.

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

The proposed amendment will make proper use of the Victoria Planning Provisions by applying the GRZ to land previously zoned UFZ, and correctly aligning the LSIO. This will facilitate residential growth in an established residential area, through the use of existing planning provisions.

The application of the GRZ1 is the most appropriate in this instance as the primary purpose for the land released from the UFZ will be residential. The use of the GRZ1 has precedence in the location, with land within the subject site similarly zoned.

The realignment of the LSIO is appropriate, as it is intended to accurately identify the existing land subject to flooding associated with waterways and open drainage systems.

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

The City of Casey and Melbourne Water have been consulted throughout the amendment process to ensure the proposal has been designed in accordance with their requirements.

Melbourne Water has provided in-principle support to the planning scheme amendment as currently proposed. Its advice has identified that the intent will be that no one can develop within the 65 metre setback to the Hallam Valley Contour waterway, however, providing development can maintain flood storage they can develop to the UFZ line. If flood storage cannot be maintained within the setback, development will have to move out from the UFZ

line, but generally still within the LSIO. These requirements can be further considered within any subsequent planning application for the development of the land.

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

The amendment addresses relevant requirements of the *Transport Integration Act 2010*, as it is not considered to have a significant impact upon the transport system.

Resource and administrative costs

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

There is expected to be only minor cost implications for the City of Casey as a result of the proposed amendment.

Where you may inspect this Amendment

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

City of Casey
Customer Service Centre
Municipal Offices
Magid Drive
NARRE WARREN

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at: www.delwp.vic.gov.au/public-inspection.

Planning and Environment Act 1987

CITY OF CASEY PLANNING SCHEME

AMENDMENT C232

INSTRUCTION SHEET

The planning authority for this amendment is the Casey City Council.

The Casey Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 3 attached maps.

Zoning Maps

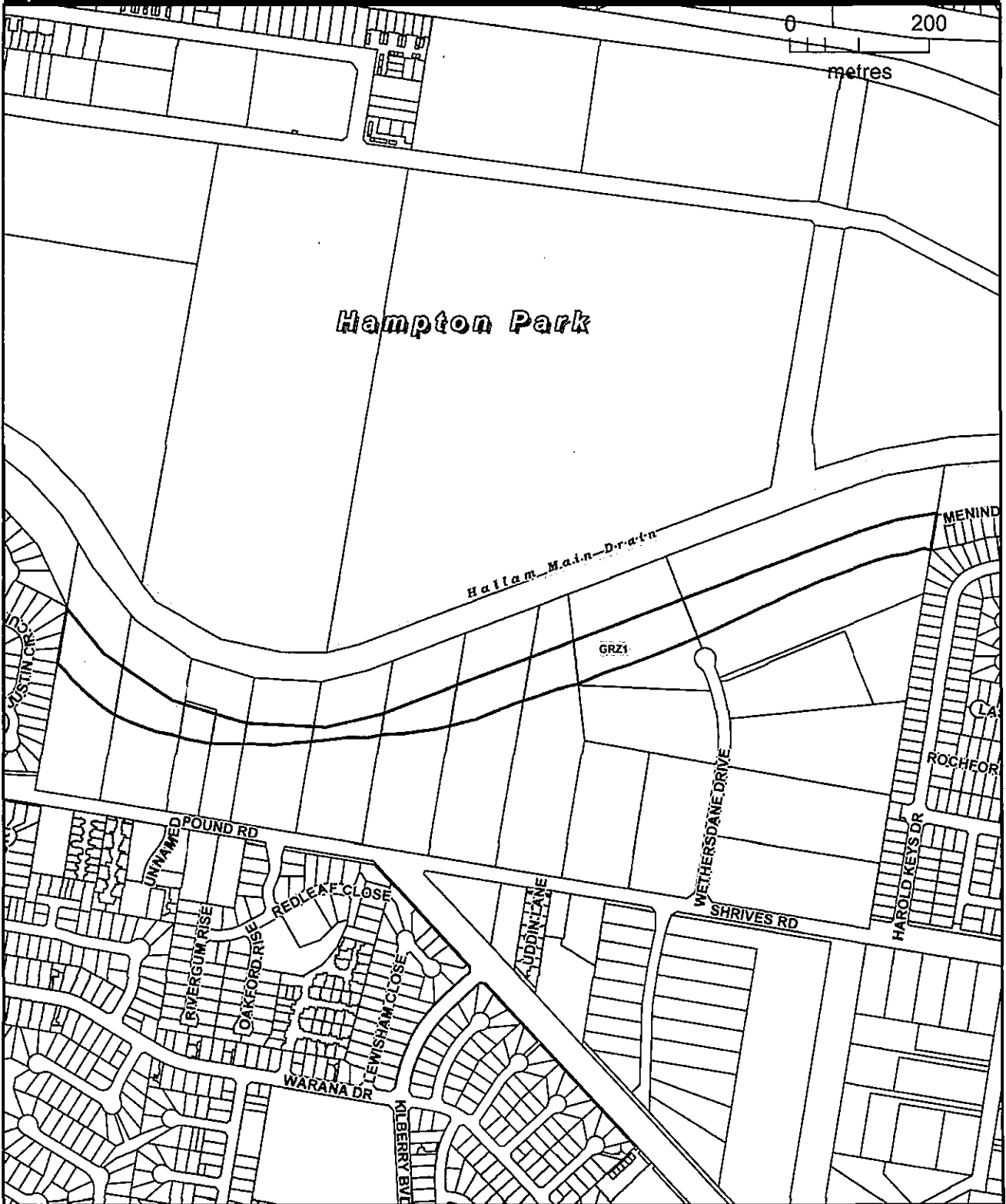
1. Amend Planning Scheme Map No. 7 in the manner shown on the 1 attached map marked "Casey Planning Scheme, Amendment C232".

Overlay Maps

2. Amend Planning Scheme Map No. 7LSIO in the manner shown on the 2 attached maps marked "Casey Planning Scheme, Amendment C232".

End of document

CASEY PLANNING SCHEME



LEGEND

 GENERAL RESIDENTIAL ZONE - SCHEDULE 1

Part of Planning Scheme Map 7

[Planning Mapping Services]
[Planning Information Services]
[Planning]



AMENDMENT C232

VICTORIA
State Government

Environment,
Land, Water
and Planning

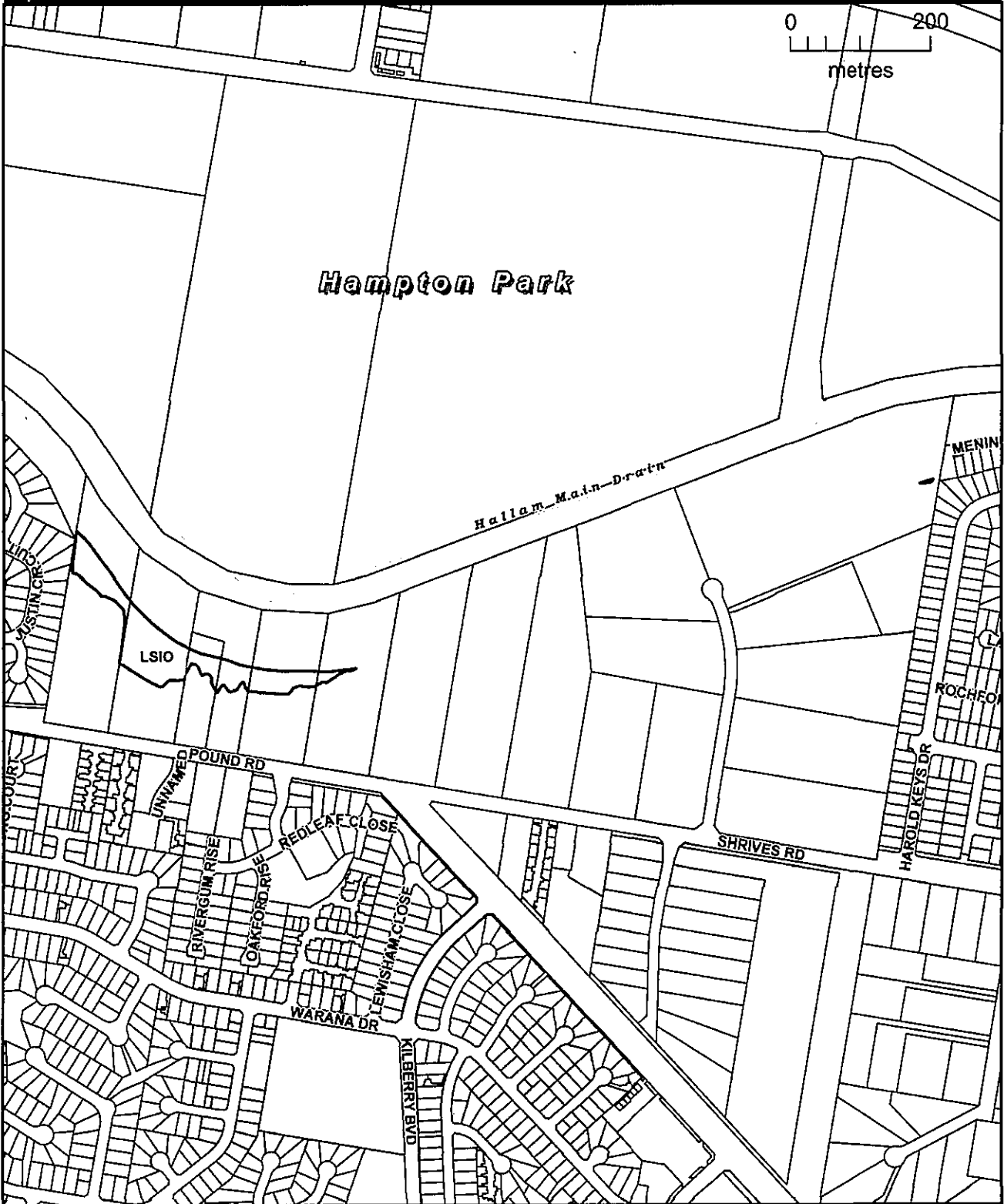
CASEY PLANNING SCHEME



Hampton Park

Hallam Main-Drain

LSIO



LEGEND

LSIO LAND SUBJECT TO INUNDATION OVERLAY

Part of Planning Scheme Map 7LSIO

Planning Mapping Services
Planning Information Services
Planning



AMENDMENT C232

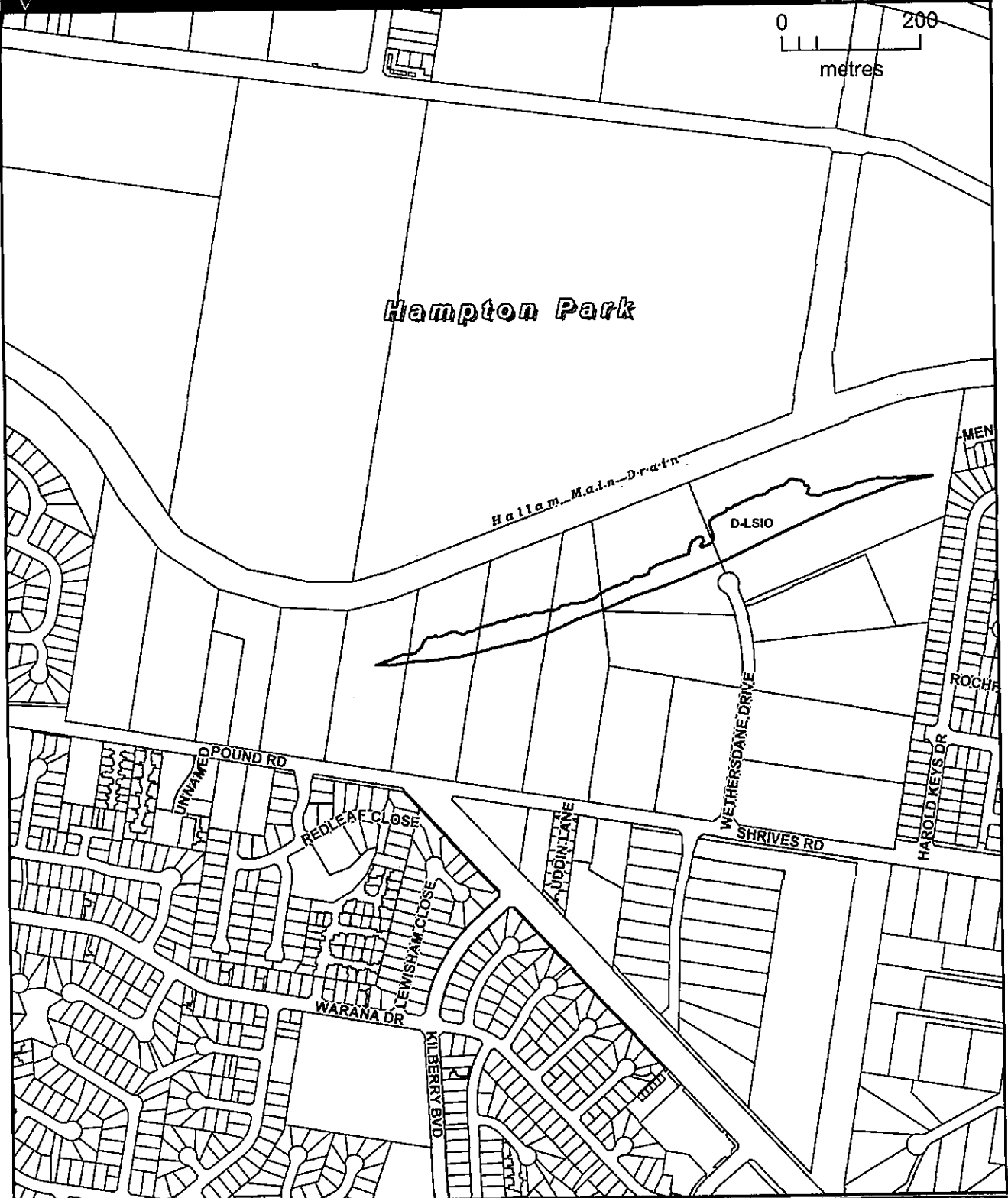


Environment,
Land, Water
and Planning

CASEY PLANNING SCHEME



Hampton Park



LEGEND

D-LSIO AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY

Part of Planning Scheme Map 7LSIO

AMENDMENT C232

| Planning Mapping Services |
| Planning Information Services |
| Planning |



VICTORIA
State Government

Environment,
Land, Water
and Planning



16 January 2018
ITEM 6.11
ATTACHMENT C

Melbourne Water letter dated

Your ref: 12339617

8 January 2018

Mr Michael Pollard
Acting Manager City Planning
City of Casey
PO Box 1000
NARRE WARREN VIC 3805

Dear Mr Pollard,

Re. Amendment 232 to the Casey Planning Scheme

Thank you for your letter to Mr Tim Wood dated the 29th December, 2017. As this issue relates to my area of responsibility, I respond on his behalf.

Melbourne Water's position regarding the proposed rezoning and the amendment to the Land Subject to Inundation Overlay (LSIO) is as per previous written correspondence. Melbourne Water supports the proposed amendment.

Whilst work is underway to update modelling and mapping information and to incorporate updated LIDAR data for the area near the Hallam Valley Contour Drain (HVCD), due to specific circumstances in the area, namely the presence of the levee which will overtop in a near-1-in-100 year storm event, any changes to flood extent are likely to be minimal. As this work may not be completed for 3 to 6 months and the any changes are unlikely to be significant, we continue to support the proposed amendment.

Should you require any further information please don't hesitate to contact Keith Boniface, Technical Lead, on 03 9679 7480 or [REDACTED]

Yours sincerely

[REDACTED]
Rohan Horsley
Manager Development Services





16 January 2018

COMMUNITY TASKFORCE

Gerard Scholten

ITEM 6.12

Council Plan Reference: 3.2

Purpose of Report: To recommend a Community Taskforce model for Council adoption.

Background

Action 3.2.6 of the 2017/18 Council Plan Action Plan is 'Create a community Taskforce to monitor the implementation of the Vision and Council Plan'. This group is to be established by 30 March 2018 and be provided with at least two engagement opportunities before 30 June 2018. This action was directly adopted by Council from the 24 recommendations delivered the People's Panel in May 2017.

To progress work on this action, the People's Panel were reconvened on 25 November 2017 and further clarification was sought into their recommendation. At this workshop, the People's Panel recommended elements that would contribute to a successful Community Taskforce model.

A Councillor workshop was held on 12 December 2017 for Councillors to discuss their ideas on how a Community Taskforce could best add value to our community, including membership, governance and meeting format.

The information collected from both activities has been reviewed by Council Officers and a final model proposed. See Attachment A for the Terms of Reference.

This proposed Community Taskforce model aligns with the draft Local Government Act reforms that outline a set of community engagement principles that should underpin how a Council should interact with its community.

The Community Taskforce model

- 20 people
- Invitation open to both the People's Panel and wider community
- Membership to be demographically representative of age, gender, ethnicity and geographic spread of Casey's population
- Three meetings per year coordinated by Council (March, June, November)
- Access to a dedicated closed digital platform so that members can communicate with each other and Council at any time
- Governed by a Terms of Reference (see Attachment A)
- One-year tenure, reviewed annually for the next three years
- Voluntary participation, with support offered for transport, childcare and translation services

At each meeting, Council officers will present an update on the Council Plan and Vision progress, followed by question and discussion time. There will also be opportunities for the Taskforce to participate in engagement activities that progress implementation of the Council Plan action items that would benefit from targeted community engagement.



The Community Taskforce will have a specific remit to focus on Council Plan action items, and will not replace dedicated engagement activities with stakeholders and specific user groups/committees. The Taskforce will make up one component of the broader engagement that will be conducted annually to review and develop Council Plan action items.

Recruitment

An expression of interest will open in February to both members of the People's Panel and the wider community. From this list, a demographically representative group of people will be invited to join the Community Taskforce.

Officer Direct or Indirect Interest

No Council officers involved in the preparation of this report have a direct or indirect interest in matters for consideration.

Conclusion

The Community Taskforce will be established for the remainder of the Council Plan until June 2021. The role of the Taskforce will be to monitor implementation of the Council Plan and Vision as recommended by Casey People's Panel. The group will also be invited to participate in a range of other engagement activities that help to progress implementation of the Council Plan. Their input to these activities is advisory, with final decisions remaining with Council.

The Taskforce does not replace any of Council's other advisory committees; rather it has a specific remit to monitor Council Plan actions to progress the overall Council Vision and Council Plan 2017-21.

The proposed Community Taskforce model has been co-designed by Council and the Casey People's Panel.

Recruitment of the Community Taskforce will begin in February.

Recommendation

That Council adopt the proposed Community Taskforce model.



16 January 2018
ITEM 6.12
ATTACHMENT A

Terms of Reference - Community Taskforce

Community Taskforce

Terms of Reference 2018

Background

In April 2017, Casey People's Panel delivered 24 recommendations to Council that aimed to address the long term financial challenges facing City of Casey in the current and forecast period of significant growth, paired with State Government Fair Go Rates System.

One of the recommendations adopted as a Year 1 Council Plan Action (2017/18) was to 'Create a community taskforce to monitor the implementation of the Vision and Council Plan. This group would meet every year'.

In November 2017, the People's Panel was reconvened to further discuss the elements that would be needed to create a successful Community Taskforce model.

At the Council meeting in January 2018, the final Community Taskforce model was adopted by Council.

What is the purpose of the Community Taskforce?

The Community Taskforce has been formed to monitor implementation of the Council Plan and Vision. The Community Taskforce provides an advisory role to Council.

This will be accomplished through:

- » Progress updates to be provided by Council at three Community Taskforce meetings
- » Q&A panel at each Community Taskforce meeting focused on Council Plan progress.
- » Taskforce participation in online forums through the dedicated Community Taskforce portal on Casey Conversations website
- » Taskforce participation in activities that shape future implementation of the Council Plan and Vision.

What will the Community Taskforce involve?

- » Attendance at three Community Taskforce meetings, and participation in activities at each:
 - » March 2018 10am-1pm*
 - » June 2018 6pm – 8pm*
 - » November 2018 10am-1pm**dates to be confirmed
- » Participation in online forums and community engagement activities through the dedicated Community Taskforce portal.
- » Discuss and listen to the perspectives and views of other members

In agreeing to be a part of the Community Taskforce you will be required to attend, and participate in all three meetings. You will also be expected to arrive on time, and remain for the duration of each session, or if you are unavoidably delayed, to communicate this to Council.

Throughout the process you will be expected to take advantage of the information provided to learn as much as you can, to treat all people in a respectful and courteous manner, and allow others to express their views.

Do I need to have any expert knowledge to participate?

No. The 'expertise' we are looking for is that you care about, and are interested in the future of Casey, including, but not limited to, the neighbourhood you live, work or invest in.

How will the Community Taskforce be selected?

Appointments will be made by expression of interest and invitation open to both the Casey People's Panel and the wider community. Selection will aim to closely resemble the Casey community profile (ABS Census 2016).

Term of Appointment

The Community Taskforce will be in place for the duration of the current Council Plan until June, 2021.

The initial Taskforce members will be appointed in February 2018 for a duration of one year, at which point membership of the group will be reviewed to ensure that it remains demographically representative.

A member may resign from the Community Taskforce at any time by advising of their resignation in writing to the Chairperson. Council may appoint a community representative to fill the vacancy for the remainder of the term.

A member who is absent for more than two (2) consecutive meetings, without leave or reasonable excuse, may be requested to explain their absence. In the event that absenteeism of a member is ongoing, Council may declare the position vacant.

What influence will my participation have on the City of Casey's future decisions?

The Community Taskforce will be an important part of Council's wider community engagement program to inform development of the actions to implement the Council Plan each year.

Any outcomes from discussions at the Community Taskforce meeting in March 2018 will be considered in drafting the Action Plan for 2018-19. Council will report back to the Community Taskforce to advise whether their feedback has been accepted or declined, and why. Similarly, any outcomes from the Community Taskforce meeting in November 2018 will be considered in drafting the Action Plan for 2019-20.

The meeting in June will provide an update on Council Plan Year 1 Actions, as well as an overview of what's coming up in Year 2 following community engagement.

The Community Taskforce will be invited to participate in a range of other engagement activities throughout the year that will have varying levels of influence on Council's decision making. These will be individually communicated at the time of each activity.

Administrative and support services

The Community Taskforce will be supported by Council in the following ways:

- » Meeting coordination
- » Room bookings
- » Catering provided
- » Information provided to support participation in each workshop
- » Meeting notes taken and circulated
- » Regular updates to the dedicated online portal
- » Translation, child support, transport and carer support provided as needed

Reporting to Council

Following each Community Taskforce meeting, an overview of discussions and outcomes will be presented to the next Council meeting.

Limitations of Authority

All feedback and recommendations presented by the group will be considered, however final decision-making power remains with Council.

Can I talk about what happens in these meetings?

Generally, yes. Talking to your family and friends about the Community Taskforce is encouraged, and you will be able to share and consider new information with them, to help them to understand the dilemmas being faced by Council in relation to planning.

Over the course of the meetings there may be issues which are raised that should remain confidential. If this is the case, we will inform you at the time. Please remember, these groups operate as advisory only to Casey City Council, and no member of the group is authorised to speak to external third parties on behalf of Council. If you are contacted by an external third party, such as the news or media, it is expected you will refer these contacts on to the group facilitator, or to a contact person at Casey City Council.

Photography/Videography

Photos or videos of you may be taken at meetings by professional photographers and/or videographers who have been hired for the event. Unless otherwise stated, you consent for your image to be used for promotional purposes by Council, on Social Media and in any print materials such as the Annual Report.

Privacy Policy

Your privacy is protected and Council and the providers of the Casey Conversations engagement portal (Bang the Table) will only use your email to contact you with updates and to invite you to participate in consultations. Your email address and any other information provided by you will not be distributed to any third party or used for any other purpose. You can review Council's Privacy Policy online at <https://www.casey.vic.gov.au/council/policies-strategies/p-r/privacy-policy>

Review

The Terms of Reference will be reviewed annually, in line with the membership review.

Contact

The Engagement and Advocacy team

Ph: 9705 5200

Email: caseyconversations@casey.vic.gov.au

Contact City of Casey

03 9705 5200

NRS: 133 677 (for the deaf, hearing or speech impaired)

TIS: 131 450 (Translating and Interpreting Service)

caseycc@casey.vic.gov.au

casey.vic.gov.au

 facebook.com/CityOfCasey

 [@CityOfCasey](https://twitter.com/CityOfCasey)

PO Box 1000
Narre Warren VIC 3805

Customer Service Centres

Narre Warren

Bunjil Place,
Patrick Northeast Drive

Cranbourne

Cranbourne Park
Shopping Centre



16 January 2018

ITEM 6.13
CT000037 CONTRACT EXTENSION REPORT – PROVISION OF CLEANING SERVICES FOR MATERNAL CHILD HEALTH AND KINDERGARTEN CENTRES

Gordon Shinnie

Council Plan Reference: 3.1

Purpose of Report: To seek approval for a one (1) year extension of Contract No. CT000037 Provision of Cleaning Services for Maternal Child Health and Kindergarten Centres.

Background

Contract No. CT000037 for the Provision of Cleaning Services for Maternal Child Health and Kindergarten Centres was approved by Council on 18 December 2012 and awarded to Shining Knight Pty Ltd.

The contract period is three years from 18 December 2012 with the option of two extensions of up to two years each at Council's discretion.

The contract is a lump sum contract with provision for Consumer Price Index (CPI) increase based on the All Groups Melbourne (CPI).

Previous variations to this contract has been awarded throughout the duration of the contract.

Variation Number	Council Date	Reason
1	21 April 2015	Increase service for new facilities and application of CPI
2	20 October 2015	Extension of contract for 12 months
3	19 April 2016	Increase service for new facilities and application of CPI
4	15 November 2016	Extension of contract for 12 months
5	30 May 2017	Increase service for new facilities and application of CPI

Extension of Contract

Council Officers have sought feedback from internal stakeholders and audited the service performance of Shining Knight Pty Ltd and are satisfied with the standard of work and professionalism of the contractor.

Consolidation of the full suite of cleaning services for facilities manned by council staff, libraries, public toilets and barbeques, will be put to market in the coming weeks. This will allow our contract to appeal to appropriate-sized cleaning companies who can deliver complex services with good management practices and sufficient resources to meet our needs. It is therefore recommended that a shorter contract extension of one (1) year to 18 December 2018 is granted to ensure continuity of service to council facilities. At the conclusion of this period these cleaning services will be absorbed into the new, larger contract.



Financial Considerations

The Lump Sum amount to be applied to the 12-month extension are consistent with the original contract amount taking into account approved variations to service requirements to those sums and the application of CPI increases inclusive of the June 2017 quarter. Council has allocated funding for the delivery of cleaning services in its 2017/18 operational budget.

Detail on financial commitment is made in the Confidential Attachment.

Officer Direct or Indirect Interest

No Council Officers involved in the preparation of this report have a direct or indirect interest in matters for consideration.

Conclusion

Council Officers have assessed the performance of Shining Knight Pty Ltd and recommend to Council that the one (1) year extension option for contract CT000037 be awarded.

Recommendation

That Council approve an extension of CT000037 Provision of Cleaning services for Maternal Child Health and Kindergarten Centres for a one (1) year period to 18 December 2018 to Shining Knight Pty Ltd as per the conditions of the current contract, inclusive of the relative CPI increase and reimbursement.



16 January 2018
ITEM 6.13
ATTACHMENT A

Confidential Attachment

The information in this attachment has been deemed confidential information by the Chief Executive Officer under Section 89 (2) of the Local Government Act 1989 as it contains contractual matters, the content of which is considered commercial in confidence



16 January 2018

CT000396 – SALE OF 22-40i O'TOOLES ROAD CRANBOURNE 3977	ITEM 6.14
Gordon Shinnie	Edrington
	Council Plan Reference: 8.1

Purpose of Report: To consider a proposal to sell the former depot site at 22-40i O'Tooles Road, Cranbourne

Executive Summary

Council considered a report on 18 April 2017 to investigate a proposal to sell the Council site at 22-40i O'Tooles Rd Cranbourne (Land) for the purposes of supporting the horse racing industry at Cranbourne and resolved to carry out an expression of interest process to offer the Land to the market. The Expression of Interest (EOI) process has been completed and officers recommend that Council carry out the statutory procedures in accordance with section 189 Local Government Act 1989 (LGA) in relation to a proposal to sell the Land to Racing Victoria Limited.

Background

Council considered reports on the 7 June 2016, 19 July and 18 April 2017 and resolved in response to the closed Council Nom 3062:

Recommendation:

That Council, having considered the Stage 2 Analysis of the subject property under its Property Strategy:

1. Proceeds with a public Expression of Interest process to sell 22-40i O'Tooles Rd Cranbourne 3977.
2. Considers a further report at the conclusion of the Expression of Interest process nominating a preferred buyer.
3. Authorises the Chief Executive Officer to act on Council's behalf in this matter.

The Site is known as 22-40i O'Tooles Rd Cranbourne and is more particularly described as CA21A TP348291G on certificate of title volume 4687 folio 355, with a land area of 8.101 hectares. An aerial photo is included as Attachment B.

Expression of Interest process

Knight Frank was appointed to market the property on behalf of Council. An EOI to offer the Land to market commenced on 3 October 2017 and the Land was marketed widely to developers, trainers and racing organisations. In particular, further information was requested and provided to twenty-eight (28) interested parties. The EOI campaign closed on 17 November 2017.

One (1) submission was received. The agents acting for Council felt that this result was to be expected due to the restricted nature of the Land.

The EOI submission was evaluated in accordance with the EOI evaluation criteria outlined in the specifications and in the Evaluation Plan.



The Evaluation Panel considered the following criteria in their review:

- Financial return to Council;
- Proponents capacity to settle the contract of sale;
- Development proposal, including
 - Quality of development plan
 - Understanding of the racing industry
 - Quality proponent and high-quality team
 - Protection of flora and fauna
- Economic Benefit; and
- Acceptance of sale terms and conditions;

The evaluation panel consisted of

- Manager Property and Procurement;
- Principal Property Advisor;
- Team Leader Growth Area and Financing;
- Manager City Economy

All members of the evaluation panel completed a disclosure of interest with no conflicts identified. The objective of the evaluation panel was to critically assess the capability of each proponent to fulfil the obligations of the contract and satisfy the conditions of the section 173 agreement in relation to future development of the Land, whilst ensuring that the financial return was in excess of the market valuation.

The one submission received was from Racing Victoria Limited, which was evaluated against the Evaluation Plan that was prepared in advance of the closing of submissions.

A valuation of the Land was prepared by Ernst and Young and the market value of the Land was assessed as at 24 October 2017 and details are provided as a confidential attachment (refer Attachment A). The offer from Racing Victoria Limited is above market value, based upon the terms and conditions provided by Council, and is included in the confidential attachment. This is on the basis of a 10% deposit upon signing of the contract and settlement within 60 days of signing of the contract or 14 days after the registration of the plan of subdivision.

The proponent's financial reports were reviewed by Council's Chief Financial Officer (CFO) to understand if the proponent could complete the contract. The CFO was satisfied that they had the financial capacity to complete this transaction.

Consultation

Prior to Council making a decision to proceed with the sale of 22-40i O'Tooles Rd Cranbourne it is necessary to give public notice of the intention to sell the Land in accordance with section 189 of the Local Government Act and consider submissions received in relation to the proposal in accordance with section 223 of the Local Government Act.

Proceeds of sale

Council has identified land acquisitions required to the year 2021. The proceeds from the sale will be required to finance these acquisitions, and other land acquisitions that will be required as the growth areas in the southeast of the municipality are developed.



Officer Direct or Indirect Interest

No Council officers involved in the preparation of this report have a direct or indirect interest in matters for consideration.

Conclusion

It is proposed that Council give public notice of a proposal to sell 22-40i O'Tooles Rd Cranbourne and consider submissions received on the basis that the Land is sold to Racing Victoria Limited for the sum outlined in the confidential attachment.

Recommendation

That Council in accordance with the Property Strategy subject to Council receiving a signed contract, directors guarantee and deposit, Council nominates Racing Victoria Limited as preferred proponent and authorises Council officers to:

- 1. Give public notice in accordance with section 189 of the Local Government Act 1989 of the intention to sell 22-40i O'Tooles Road Cranbourne.**
- 2. If no submissions are lodged in response to the public notice:
 - a. The matter will be reported to Council for a decision;****
- 3. If submissions are lodged in response to the public notice:
 - a. officers will be authorised to carry out the administrative procedures to arrange to hear these submissions;**
 - b. submissions will be considered by a special committee established to hear the submissions in accordance with section 223 of the Local Government Act 1989.****
- 4. That the proceeds of any sale are allocated to the Land Acquisition Reserve.**



16 January 2018
ITEM 6.14
ATTACHMENT A

Confidential

The information in this attachment has been deemed confidential information by the Chief Executive Officer under Section 89 (2) of the Local Government Act 1989 as it contains contractual matters, the content of which is considered commercial in confidence

**CONSIDERATION OF
REPORTS OF
COMMITTEES**

Consideration of Reports of Committees



COMMITTEE MEETING

Assembly of Councillors

DATE OF COMMITTEE MEETING

As listed

RECORD OF ASSEMBLIES OF COUNCILLORS

ASSEMBLY DETAILS	COUNCILLOR ATTENDEES	OFFICER ATTENDEES	OTHERS PRESENT	MATTERS CONSIDERED	CONFLICT OF INTEREST DISCLOSURES	Included in Council Meeting date:
12/12/2017 Briefing	Cr Ablett Cr Rowe Cr Crestani Cr Flannery (left 9.08pm) Cr Smith Cr Stapledon	Mike Tyler Sally Curtain Sheena Frost Steve Coldham Gerard Scholten Holly de Kretser Trevor Griffin Andrew Davis Caz McLean	Nil	Corporate Planning	Nil	
19/12/2017 Pre Council	Cr Aziz Cr Crestani Cr Flannery Cr Jackson Cr Serey (from 6.12pm) Cr Stapledon Cr Smith Cr Rosario (from 6.13pm)	Mike Tyler Sheena Frost Steve Coldham Gerard Scholten Holly de Kretser Trevor Griffin Wayne Mack	nil	<ul style="list-style-type: none"> • Officers Reports • Petitions and Joint Letters • Notices of Motion • Urgent Business • Suspension of Local Law 	Nil	
19/12/2017 Briefing	Cr Crestani Cr Flannery Cr Jackson Cr Rosario Cr Stapledon Cr Smith Cr Rowe Cr Gilic	Mike Tyler Sheena Frost Gerard Scholten Holly de Kretser Wayne Mack Nicola Ward Kathryn Seirlis Wayne Mack Paul Hamilton	Nil	Advocacy Campaign	Nil	

PETITIONS

NOTICES OF MOTION



Notice of Motion No 3201

All Abilities Foundation
Cr Ablett

Council Plan Reference: 2.5

I hereby give notice that at the Council Meeting on 16 January 2018 I intend to move a motion as follows:

That Council officers investigate the potential for the establishment of a charitable foundation focussed on supporting people with a disability to be actively involved in sporting and other community activities. The investigation should include:

- ***A review of existing foundations that provide support to people with a disability***
- ***Examples that could provide a model/framework for a new foundation in Casey***
- ***Potential foundation partners/funding support services***
- ***Possible governance structure options, including Councillor involvement***
- ***Resource requirements/timelines for the establishment of a charitable foundation***

That a report be presented back to Council at a meeting in April 2018.

Notice of Motion No 3202

The Casey Aboriginal Gathering Place
Cr Crestani

Council Plan Reference: 2.4

I hereby give notice that at the Council Meeting on 16 January 2018 I intend to move a motion as follows:

That Council Officers arrange a briefing for interested Councillors regarding the vision for, and operation of, the Casey Aboriginal Gathering Place since it opened its doors to the community in 2016. The briefing is to be held at the Aboriginal Gathering Place in Doveton and to include information about the programs that are provided for the community, with a focus on those that are funded to 30 June 2018.



Notice of Motion No 3203

Climbing Everest for Suicide Prevention
Cr Stapledon

Council Plan Reference: 2.1

That Council agree to invite locals residents Ms Jenni Walden and Mr Mitchell Walden to present at the next GP Committee meeting to inform Council on their Trek to Mt Everest Base Camp in memory of a fellow Scout Member and in an attempt to raise further awareness around Suicide Prevention particularly in the Casey area.

That Council also explore ways to assist in helping promote this ambitious trek by:

- ***Promoting on Council's Facebook***
- ***Promoting on Council's electronic Events Board & Events Board and Events Calendar***

Notice of Motion No 3204

Celebration Plans for the 150 Year Anniversary of the formation of the Shire
Cranbourne – 14th February
Cr Stapledon

Council Plan Reference: 2.4

I hereby give notice that at the Council Meeting on 16 January 2018 I intend to move a motion as follows:

That Council agree for Council Officers and Ward and interested Councillors to meet as a matter of urgency to discuss the upcoming 150 Year Anniversary of the Shire of Cranbourne to discuss the current plans to help celebrate this momentous milestone and to consider additional celebration inclusions and/or events.

That a report come back to council by the first Council meeting in February outlining the outcomes of the meeting and progress of the celebration event/s.

REPORTS
BY
COUNCIL
DELEGATES

Name of Organisation	Next meeting	Delegate/s	Alternate Delegate/s
Access and Inclusion Advisory Committee	Monday 12 February 2018 Monday 14 May 2018 Monday 13 August 2018 Monday 12 November 2018	Cr Smith Cr Gilic Cr Crestani	
Arts and Cultural Advisory Committee	Monday 12 February 2018 Monday 16 April 2018 Monday 18 June 2018 Monday 6 August 2018 Monday 1 October 2018 Monday 3 December 2018	Cr Wayne Smith Cr Amanda Stapledon	
Audit & Ethics Committee	Thursday 8 February 2018 Thursday 12 April 2018 Thursday 13 June 2018 Tuesday 28 August 2018 Thursday 11 October 2018 Thursday 13 December 2018	Cr Rex Flannery Cr Tim Jackson	
Casey Cardinia Tourism Advisory Committee	TBA	Cr Amanda Stapledon	Cr Rosalie Crestani
Casey Cardinia Foundation	TBA	Cr Amanda Stapledon	
Casey Football Reference Advisory Committee	Monday 22 January 2018 Monday 26 March 2018 Monday 21 May 2018 Monday 23 July 2018 Monday 24 September 2018 Monday 26 November 2018	Cr Amanda Stapledon Cr Gary Rowe Cr Rosalie Crestani Cr Milla Gilic	nil
Casey-Cardinia Library Corporation	Wednesday 28 February 2018 Wednesday 18 April 2018 Wednesday 27 June 2018 Wednesday 22 August 2018 Wednesday 24 October 2018	Cr Wayne Smith Cr Damien Rosario Cr Rosalie Crestani	
Casey Cardinia Local History Reference Group	TBA	Cr Amanda Stapledon	Cr Wayne Smith
Casey Economic Development Partnership	TBA	Cr Sam Aziz Cr Tim Jackson Cr Susan Serey	nil
Casey Equestrian Reference Committee	TBA	Cr Amanda Stapledon	Cr Wayne Smith
Casey Fields Steering Committee	Tuesday 19 February 2018	Mayor Geoff Ablett	nil

Name of Organisation	Next meeting	Delegate/s	Alternate Delegate/s
	Monday 21 May 2018 Monday 20 August 2018 Monday 19 November 2018	Cr Amanda Stapledon Cr Rosalie Crestani Cr Gary Rowe Cr Rex Flannery	
Casey Multifaith Network	Thursday 15 February 2018 Thursday 15 March 2018 Thursday 19 April 2018 Thursday 17 May 2018 Thursday 21 June 2018 Thursday 16 August 2018 Thursday 20 September 2018 Thursday 18 October 2018 Thursday 15 November 2018	Cr Damien Rosario	
Casey Scorpions Board Meeting	TBA	Cr Amanda Stapledon	
Casey Volunteer Awards Advisory Committee	TBA	Cr Rosalie Crestani	Cr Amanda Stapledon
CEO Annual Performance Review Sub Committee	TBA	Mayor Sam Aziz Cr Damien Rosario Cr Susan Serey Cr Geoff Ablett Cr Gary Rowe	nil
Conservation Advisory Committee	Wednesday 7 February 2018 Wednesday 7 March 2018 Wednesday 4 April 2018 Wednesday 2 May 2018 Wednesday 6 June 2018 Wednesday 4 July 2018	Mayor Geoff Ablett Cr Rosalie Crestani Cr Damien Rosario	
Cranbourne Community Theatre Management Committee	Thursday 8 March 2018 Thursday 14 June 2018 Thursday 23 August 2018 Thursday 8 November 2018	Cr Amanda Stapledon	Cr Wayne Smith
Hampton Park Central Structure Plan Steering Committee	TBA	Cr Damien Rosario Cr Wayne Smith	nil
Inter Council Aboriginal Consultative Committee	Thursday 15 February 2018	Cr Rex Flannery	
John Pandazopoulos Hall Committee of Management	Monday 29 January 2018 Monday 26 February 2018 Monday 16 April 2018	Cr Damien Rosario	Cr Wayne Smith

Name of Organisation	Next meeting	Delegate/s	Alternate Delegate/s
	Monday 28 May 2018 Sunday 26 August 2018 Monday 1 October 2018 Monday 3 December 2018		
Metropolitan Local Governments Waste Forum	TBA	Cr Amanda Stapledon	Cr Rosalie Crestani
Metropolitan Transport Forum	Wednesday 7 February 2018 Wednesday 7 March 2018 Wednesday 4 April 2018 Wednesday 2 May 2018 Wednesday 6 June 2018 Wednesday 4 July 2018 Wednesday 1 August 2018 Wednesday 5 September 2018 Wednesday 3 October 2018 Wednesday 7 November 2018 Wednesday 5 December 2018	Cr Amanda Stapledon	Cr Gary Rowe
Municipal Association of Victoria	TBA	Cr Amanda Stapledon	Cr Tim Jackson
Victorian Local Government Association	TBA	Mayor Sam Aziz	Cr Amanda Stapledon

Any Councillors authorised by Council to attend conferences or meetings.

URGENT BUSINESS