

Council Meeting

Council Chamber
Civic Centre
Boxshall Street Brighton

Tuesday
19 December 2023
at 6.30pm



Agenda

Chair: Cr Fiona Stitfold (Mayor)

Councillors: Cr Sonia Castelli
Cr Alex del Porto (Deputy Mayor)
Cr Hanna El Mouallem
Cr Laurence Evans OAM
Cr Clarke Martin
Cr Jo Samuel-King

Membership and Quorum

Bayside City Council consists of 7 Councillors. The quorum for a Council meeting is a majority of Councillors (4).

Notice

There is a limit of 10 speakers per eligible Agenda items (5 speakers ‘for’ and 5 ‘against’ the recommendation) in accordance with Council's Governance Rules.

Members of the community may also lodge a written statement for consideration (no limits per item).

[Requests to be heard \(Request to Speak / Lodge a Written Statement\)](#)

Council also allocates 15 minutes at the start of each monthly Council Meeting for response to public questions.

[Ask a question at a Council Meeting](#)

**Requests to be Heard and Public Questions must be submitted by 9am on the business day before the meeting.*

Meetings are live-streamed via Council's website:

[Live-stream the Council meeting](#)

For further information, please speak with the Governance office on 9599 4444.

Order of Business

- 1. Prayer
- 2. Acknowledgement of Country
- 3. Apologies
- 4. Disclosure of any Conflict of Interest of any Councillor
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1. Prayer

O God
Bless this City, Bayside
Give us courage, strength and wisdom
So that our deliberations
May be for the good of all
Amen

2. Acknowledgement of Country

- ◆ Bayside City Council proudly acknowledges the Bunurong People of the Kulin Nation as the Traditional Owners and Custodians of this land, and we pay our respects to their Elders, past, present and emerging as well as any Aboriginal or Torres Strait Islander community members with us today.
- ◆ Council acknowledges the Bunurong's continuing relationship to the land and waterways and respects that their connection and spiritual identity is maintained through ancient ceremonies, songlines, dance, art and living culture.
- ◆ Council pays tribute to the invaluable contributions of the Bunurong and other Aboriginal and Torres Strait Island Elders who have guided and continue to guide the work we do.

3. Apologies

4. Disclosure of any Conflict of Interest of any Councillor

5. Adoption and Confirmation of the minutes of previous meeting

- 5.1 Confirmation of the Minutes of the Ordinary meeting of Bayside City Council held on 21 November 2023.

6. Public Question Time

7. Petitions to Council

8. Minutes of Advisory Committees

8.1 RECORDS OF MEETINGS HELD UNDER THE AUSPICES OF COUNCIL

Corporate Services - Governance
File No: PSF/23/167 – Doc No: DOC/23/375704

Executive summary

Purpose and background

The purpose of this report is to formally report to Council on the records of meetings held under the auspices of Council in accordance with Section 131 of the *Local Government Act 2020* and Council's Governance Rules.

Key issues

This report fulfils the requirements of reporting on the records of meetings held under the auspices of Council to the next practical Council meeting in accordance with the *Local Government Act 2020* and Council's Governance Rules.

Recommendation

That Council notes the records of meeting/s held under the auspices of Council as required by the *Local Government Act 2020* and Council's Governance Rules:

- 28 November 2023 Strategic Issue Discussion
- 5 December 2023 Councillor Briefing.

Support Attachments


1. Record of meeting held under the Auspices of Council - 28 November 2023 Strategic Issues Discussion ↓
2. Record of meeting held under the Auspices of Council - 5 December 2023 Councillor Briefing ↓



Record of meeting held under the auspices of Council

Record in accordance with Section 131 of the *Local Government Act 2020* and
Chapter 10 (Section 10.1) of Council's Governance Rules

<i>Meeting Information</i>		
<i>Meeting Name/Type</i>	Strategic Issues Discussion	
<i>Meeting Date</i>	28 November 2023	
<i>Start Time</i>	4.00pm	
<i>Matters discussed</i>	<ul style="list-style-type: none"> • 3.1 Hampton Hub Concept Design & Feasibility • 3.2 Dendy Beach Visitor Management Plan • 3.3 Draft Advocacy Strategy • 3.4 Early Years Reform • 3.5 Advance Waste Project update • 3.6 Aged Care Update 	
<i>Attendees</i>		
<i>Councillors</i>	Cr Fiona Stitfold (Mayor) Cr Sonia Castelli Cr Alex del Porto (Deputy Mayor) Cr Hanna El Mouallem Cr Laurence Evans OAM Cr Clarke Martin Cr Jo Samuel-King	
<i>Staff</i>	Mick Cummins – Chief Executive Officer Tilla Buden – Director Community and Customer Experience Jill Colson – Director Environment, Recreation and Infrastructure Matthew Cripps – Director City Planning and Amenity Kathryn Tozer – A/Director Corporate Services Joan Andrews – Manager Community Care Terry Callant – Manager Governance Anthony Jacobs – A/Manager Urban Strategy Ros Pruden – Manager Family, Youth and Wellbeing Keryn Fisher – Manager Communication, Engagement and Customer Experience	
<i>External Guests</i>	Todd Ainsaar and Ned Barry, Urban Enterprise Nate Collins and Tammy Shepherd, Tract Consultants Uddhav Naik, The App Group	
<i>Apologies</i>		
<i>Councillors</i>	Nil	
<i>Conflict of Interest disclosures</i>		
<i>Matter No</i>	<i>Councillor making disclosure</i>	<i>Councillor left meeting</i>
	Nil	



Record of meeting held under the auspices of Council

Record in accordance with Section 131 of the *Local Government Act 2020* and
Chapter 10 (Section 10.1) of Council's Governance Rules

<i>Meeting Information</i>		
<i>Meeting Name/Type</i>	Councillor Briefing	
<i>Meeting Date</i>	5 December 2023	
<i>Start Time</i>	4.30pm	
<i>Matters discussed</i>	<ul style="list-style-type: none"> • 4.1 Council Support to People Experiencing Vulnerability • 4.2 Proposed Discontinuance and Sale of Road - 113 Male Street, Brighton • 4.3 Asset Management Policy 2023 Update • 4.4 Planning Scheme Amendment C186bays - Adoption • 4.5 Review of Advisory Committee Charters 	
<i>Attendees</i>		
<i>Councillors</i>	Cr Fiona Stitfold (Mayor) Cr Sonia Castelli Cr Alex del Porto (Deputy Mayor) Cr Hanna El Mouallem Cr Laurence Evans OAM Cr Clarke Martin Cr Jo Samuel-King	
<i>Staff</i>	Mick Cummins – Chief Executive Officer Tilla Buden – Director Community and Customer Experience Jill Colson – Director Environment, Recreation and Infrastructure Matthew Cripps – Director City Planning and Amenity Kathryn Tozer – Director Corporate Services Terry Callant – Manager Governance Joan Andrews – Manager Community Care Anthony Jacobs – A/Manager Urban Strategy Anita Johnstone – Manager City Assets and Presentation Jason Stubbs – Manager Commercial Services	
<i>Apologies</i>		
<i>Councillors</i>	Nil	
<i>Conflict of Interest disclosures</i>		
<i>Matter No</i>	<i>Councillor making disclosure</i>	<i>Councillor left meeting</i>
	Nil	

8.2 MINUTES OF THE BILLILLA ADVISORY COMMITTEE HELD ON 26 OCTOBER 2023

Corporate Services - Governance
File No: PSF/23/167 – Doc No: DOC/23/375854

Executive summary

Purpose and background

To advise Council of the business transacted at the Billilla Advisory Committee held on 26 October 2023.

The Billilla Advisory Committee was established in August 2022 to:

- foster accessible cultural programs and activities at Billilla Homestead
- provide safe, supported community spaces for local people to engage in a wide range of activities in the building and grounds
- provide the community with opportunities for creative expression, engagement and lifelong learning in the building and grounds.

The objectives of the Advisory Committee are to:

- assist and advise Council on the future use of Billilla as endorsed by Council
- ensure the intent of the Conversation Management Plan for the grounds and mansion is adhered to
- advise Council on the priorities for development of Billilla and provide a source of review; analysis and advice on strategic planning
- raise issues or make suggestions about the general management of Billilla
- identify opportunities for programming at Billilla in line with Council adopted future uses
- develop guidelines for the use of the Billilla facility and rooms. (Noting that the booking of Billilla facilities will be managed through the existing system for booking Council venues.)
- monitor and review booking schedule to ensure equitable and frequency of use
- promote and monitor equitable community access to Billilla
- work with Council to promote and advance the profile of Billilla
- encourage and promote effective communication between community groups, individuals and Council
- make recommendations to Council on matters such as strategic policy direction and required capital works in accordance with the Conservation Management Plan for Billilla
- to encourage potential donors, philanthropic organisations and/or funding bodies to support the goals of the Committee.

The membership of the Committee comprises:

- 2 Councillors – ward councillor given preference but not compulsory; a Councillor will be appointed as the Chairperson of the Committee
- 2 Experts – representing heritage conservation and cultural programming etc. i.e heritage architect; historian; curator etc (Bayside residents).
- 10 Residents, rate payers or people with strong connections to or interest in, Billilla (including at least 1 person under the age of 25).

Key issues

A meeting of the Billilla Advisory Committee was held on 26 October to consider the following matters:

- Update on Arts and Culture Activities at Billilla
- Billilla Strategic Business Plan
- Update on Billilla Mansion - Capital Works.

A copy of the minutes of the meeting is attached.

Recommendation

That Council notes the minutes of the Billilla Advisory Committee meeting held on 26 October 2023.

Support Attachments

1. Minutes - 26 October 2023 - Billilla Advisory Committee ↓

Bayside City Council

Billilla Advisory Committee Meeting - 26 October 2023

Minutes of the Billilla Advisory Committee Meeting

held in the Mezzanine Committee Room
Council Chambers, Boxshall Street
on Thursday 26 October 2023
The Meeting commenced at 5pm

1. Welcome and opening of the meeting

The Chair, Cr Alex del Porto welcomed members and officers to the meeting and declared the meeting open at 5.00pm.

Acknowledgement of Country

The Manager Governance read the acknowledgement of Country:

- ◆ Bayside City Council proudly acknowledges the Bunurong People of the Kulin Nation as the Traditional Owners and Custodians of this land, and we pay our respects to their Elders, past, present and emerging as well as any Aboriginal or Torres Strait Islander community members with us today.

2. Present

Councillors

Cr Alex del Porto (Chair)

Cr Hanna El Mouallem (Mayor)

Community representatives

Barry Smith

Adam Dunning

Theodora Jenkin

Charles Reis

Ms Kate Harman

Margot Burke

Ruth Bain

Peter Kharsas

Mr Thomas Stamp

Officers

Tilla Buden – Director Community and Customer Experience

Jill Colson – Director Environment, Recreation and Infrastructure

Terry Callant – Manager Governance

David Nankervis – A/Manager Customer, Libraries and Cultural Services

Bayside City Council

Billilla Advisory Committee Meeting - 26 October 2023

Quorum for the meeting

Fourteen members have been appointed to the Committee. The quorum of a meeting is a majority of members plus one Councillor representative must be present. Therefore a quorum is 8 members.

A quorum for this meeting was reached with 9 community members, and two Councillors representative present.

3. Apologies

Apologies were received from Louise Cooper-Shaw and Craig Jackett.

Moved: Mr Dunning

Seconded: Mr Reis

That the apologies of Louise Cooper-Shaw and Craig Jackett be received and leave of absence be granted.

CARRIED

It is recorded that Gayle Wilson was not present at the meeting.

4. Disclosure of Conflict of Interest of any Councillor

There were no conflicts of interest submitted to the meeting.

5. Adoption and Confirmation of the minutes of previous meeting

5.1 Confirmation of the Minutes of the Billilla Advisory Committee Meeting held on 22 June 2023.

Moved: Mr Smith

Seconded: Ms Jenkin

That the minutes of the Billilla Advisory Committee Meeting held on 22 June 2023, as previously circulated, be confirmed as an accurate record of proceedings.

CARRIED

6. Reports

6.1 OUTSTANDING BUSINESS BROUGHT FORWARD

Corporate Services - Governance
File No: PSF/23/167 – Doc No: DOC/23/309326

The Acting Manager Arts, Culture and Libraries presented the Business Brought Forward report.

NOTED

That the Billilla Advisory Committee notes the summary of outstanding actions.

6.2 UPDATE ON ARTS AND CULTURE ACTIVITIES AT BILLILLA

Community and Customer Experience - Libraries, Cultural and Customer Services
File No: FOL/23/255 – Doc No: DOC/23/313899

The Acting Manager Arts, Culture and Libraries presented a summary of the proposed Arts and Culture activities for Billilla Gardens.

The Committee requested that a marketing campaign be developed to promote the various activities within the grounds of Billilla.

The Committee queried the marketing approach to promote various activities within the grounds of Billilla, and discussed benefits and drawbacks of various communication channels.

The Chair indicated that the next exhibition of the light boxes should be approved by the Arts and Gallery Committee prior to the consideration of the Billilla Advisory Committee.

The Committee also expressed to the desire to understand the details and logistics of the Billilla Garden Party scheduled for 16 March 2023. Council officers indicated that details of the proposed Garden Party would be presented to the next Billilla Advisory Committee.

The Committee also sought information pertaining to the current booking costs and income for the use of Billilla Gardens for weddings, functions and photo opportunities.

NOTED

That the Billilla Advisory Committee notes the report on the proposed programming in the Billilla Gardens in 2024 in accordance with Council-adopted future uses and staffing resources/budget considerations.

6.3 BILLILLA STRATEGIC BUSINESS PLAN

Community and Customer Experience - Libraries, Customer and Cultural Services
File No: FOL/23/255 – Doc No: DOC/23/248583

The Director Community and Customer Experience and the Acting Manager Arts, Culture and Libraries presented a draft of the Billilla Strategic Business Plan, noting that further work is required by the Committee on the Strategic Plan.

The Acting Manager Arts, Culture and Libraries undertook a workshop / conversation with the Committee to embellish some parts of the draft Strategic Business Plan in a workshop format.

The following is a summary of feedback shared by members at the workshop for consideration in preparing a final strategic Plan to be presented at the next meeting.

General consensus – Road to success – use volunteers for some roles, separate the cost estimate to clearly indicate difference between current ongoing costs, and anticipated budget increase that may be required to deliver operational vision.

Summary

- *Separate the cost estimate to clearly indicate difference between current ongoing costs, and anticipated budget increase that may be required to deliver the operational vision.*
- *Further investigate and articulate the potential income for Billilla derived from events, sponsorship and philanthropic donations, and filming and advertising location opportunities.*
- *Preference for Billilla operations to be managed and delivered by Council.*
- *Desire for plan to articulate how to start with minimal operating outlay and develop over time. Recommend practical minimal staffing to commence operations.*
- *Nated that the approach to how this Committee works with the Arts and Gallery Committee will need to be refined as and when Billilla activates operationally.*
- *Recommended greater consideration of volunteer involvement be articulated, noting that staff support would be required to facilitate this.*

NOTED

That the Billilla Advisory Committee to further consider the Strategic Plan at the December meeting.

6.4 UPDATE ON BILLILLA MANSION - CAPITAL WORKS

Corporate Services - Governance
File No: PSF/23/167 – Doc No: DOC/23/315781

The Director Environment, Recreation and Infrastructure provided the Committee with progress commentary regarding the appointment of the Head Consultant for Billilla works.

It was indicated at the close of tenders, 5 submission were received, and the evaluation of the tender submissions is currently being undertaken and it is proposed to award the tender in the coming weeks.

The Committee will be advised of the successful Head Consultant in due course.

NOTED

That the Billilla Advisory Committee notes the update on the capital works program for Billilla Mansion.

7. General Business

There were no items of General Business submitted to the meeting.

8. Confirmation of date of future meetings

The next Committee Meeting will be held on Wednesday 13 December 2023.

The Chairperson declared the meeting closed at 7.00pm.

9. Reports by Special Committees

10. Reports by the Organisation

10.1 COUNCIL SUPPORT TO PEOPLE EXPERIENCING VULNERABILITY

Community and Customer Experience - Community Care
File No: PSF/23/173 – Doc No: DOC/23/329347

Executive summary

Purpose and background

The purpose of this report is to inform Council about the support provided by the organisation to individuals experiencing vulnerability in the municipality.

Council endorsed the Community Resilience Plan and Vulnerability Framework: From functioning to flourishing 2021–25 at the December 2021 Council Meeting (Attachment 1).

The Community Resilience Actions 2023–25 (Attachment 2) delivered by the organisation respond to the endorsed Community Resilience Plan and Vulnerability Framework.

While some people experience long-term vulnerability, others experience it for shortened episodic or acute periods. Increasing numbers of Bayside residents are experiencing vulnerability, as evidenced by referrals received and concerns raised by community members and partner agencies.

The Community Resilience Actions are coordinated by Council's Community Care Department and delivered in partnership with other Council departments and external organisations and agencies. The actions include assertive outreach as well as roles supporting the care needs and safety of those experiencing vulnerability.

Key issues

Vulnerability in Bayside

The number of people in Bayside experiencing vulnerability has become more apparent to Council officers and agency partners over recent times, and intensified following the impacts of COVID-19. COVID-19 impacted all age groups and is particularly evident through interactions officers have with individuals experiencing loneliness, mental health conditions and family violence. Council's experience of the growing need is supported by reports from other local agencies.

Between January 2023 and 31 October 2023, 148 referrals were received by the Community Care Department, an average of 15 new requests each month. 30% relate to people who are homeless, 30% to people who are at risk of homelessness due to issues such as living in squalor or hoarding, no power or essential utilities connected, eviction notices, while other referrals have been for food relief, people experiencing mental health conditions, isolation, cognitive decline and other individual wellbeing issues.

Council's Enhanced Maternal and Child Health Service has assisted 74 families with intense levels of baby, toddler and family support, mainly from the Sandringham and Highett areas.

While vulnerability, both episodic and chronic, affects people individually; it can also have a significant impact on the health and wellbeing of the whole community.

Council Support for People Experiencing Vulnerability

Council works in partnership with a range of agencies, as we cannot respond and achieve positive outcomes in isolation of our partners.

Council's Community Care Department receives funding through the Commonwealth and State Governments to provide direct assistance to individuals who may be experiencing vulnerability. This includes funding for assertive outreach, case management, hoarding and squalor support, homelessness support, chatty cafe, carer support, assessment and referral, and provision of direct assistance such as meals and transport.

Council's Maternal and Child Health Service receives State Government funding to provide an enhanced maternal and child health service to individual families with babies and pre-school aged children where more intense support beyond the universal maternal and child health service is needed.

Other programs provided by Council focus on a preventative approach rather than targeting individuals experiencing vulnerability, and include a range of group programs and activities delivered by Children and Youth Services, Maternal and Child Health, Bayside Care and Support and the Wellbeing team.

Group programs and activities are facilitated and/or supported for people of all ages such as FReeZA events and other programs for young people, parent groups, activities on the larger public housing estates, Chatty Café for those experiencing isolation, and bus outings for older people. Council facilities including Peterson Youth Centre, Seniors Centres, Mens Sheds, Maternal and Child Health Centres and Black Rock Activity Centre are utilised to provide a range of socialisation programs for people of all ages.

The Community Resilience Actions articulate the assistance provided by Council to support the most vulnerable in the Bayside community. The Actions recognise the unique challenges faced by people experiencing vulnerability in Bayside. They acknowledge that vulnerability may be experienced briefly or over extended periods of time by anyone at any time during their lifespan. Additionally, they recognise people experiencing vulnerability often experience barriers to accessing or engaging with services. It is these barriers which we aim to address to enable equitable access to support services.

Council support is aligned to the Bayside 2050 Community Vision, Council Plan 2021–25 and the Municipal Public Health and Wellbeing Plan 2021–25. Council aims to implement sustainable services that respond to dynamic and changing community needs.

Where identified assistance or required expertise sits outside the scope of Council funded services, individuals are referred to a range of other local, regional and statewide agencies.

In addition to the documented actions, Council provides hardship grants to individuals in crisis and rate concessions to pensioner concession cardholders and Veterans with a Gold Card. Council's financial hardship policy provides a number of options for ratepayers who are in genuine financial hardship to manage their rates liability and where appropriate, supports referral to financial counselling services and other relevant support.

Recommendation

That Council:

1. notes this report and endorses the actions undertaken by the organisation to support people in Bayside experiencing vulnerability
2. continues to pursue funding opportunities to support Bayside residents experiencing vulnerability.

Support Attachments

1. Attachment 1 - Community Resilience Plan 2021-25 ↓
2. Attachment 2 - Community Resilience Actions 2023 - 2025 ↓

Considerations and implications of recommendation

Social

This report supports and improves the resilience, liveability and wellbeing of individual community members. Homelessness, hoarding and squalor issues relating to people with complex mental health needs, and people experiencing loneliness are some of the issues that have increased in recent years and are emerging as significant health concerns.

Natural Environment

There are no natural environment implications associated with this report.

Climate Emergency

Extreme weather events impact people experiencing vulnerability and particularly those who may be sleeping rough or in insecure housing.

Built Environment

There are no built environment implications associated with this report.

Customer Service and Community Engagement

These actions support the delivery of services and meaningful engagement with the community. It can take considerable time to engage and work with people experiencing vulnerability. Engagement with specialist services increases referral pathways and provides improved opportunities to secure expertise and supports not available through Council.

Equity Impact

The implications of this report have been assessed and are compliant with the requirements of the Gender Equality Act 2020. An Equity Impact pre-assessment was completed. The pre-assessment concluded an Equity Impact Assessment is required and is in progress.

Human Rights

The implications of the report have been assessed and are not considered likely to breach or infringe upon the human rights contained in the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

Governance

Officers involved in the preparation of this report have no conflict of interest.

Legal

There are no legal implications associated with this report.

Finance

There are no financial implications associated with this report.

Links to Council policy and strategy

Council support is aligned to Bayside 2050 Community Vision, Council Plan 2021–25 and the Municipal Public Health and Wellbeing Plan 2021–25.

Community Resilience Plan and Vulnerability Framework

From functioning
to flourishing

2021 – 2025



Acknowledgement of Country

Bayside City Council proudly acknowledges the Bunurong People of the Kulin Nation as the Traditional Owners and Custodians of this land, and we pay our respects to their Elders, past, present, and emerging.

Council acknowledges the Bunurong’s continuing relationship to the land and waterways and respects that their connection and spiritual identity is maintained through ancient ceremonies, songlines, dance, art and living culture.

Council pays tribute to the invaluable contributions of the Bunurong and other Aboriginal and Torres Strait Island elders who have guided and continue to guide the work we do.

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Executive Summary

The number of people in Bayside experiencing vulnerability has become more apparent to Council and this has intensified due to the impacts of COVID-19. People experiencing vulnerability has been more intense since 2019. It is particularly evident through interactions between individuals and Community Services staff and reinforced by the local networks and agencies Council partners with.

This plan provides the framework for how Council supports people experiencing vulnerability and represents the beginning of an incremental approach that will lead to a more coordinated response inclusive of local and regional support groups and agencies. The first phase in this approach will involve Community Services and partnering departments – inclusive of those who provide assertive outreach support as well as interface roles that have a direct relationship related to the care and safety of those experiencing vulnerability and the broader Bayside community. It is anticipated that the learnings from this initial phase and data that provides a more solid evidence base, can then be broadened to incorporate all areas of Council business in its next phase.

This plan responds to anecdotal feedback from key staff and agencies and has been supported through evidence-informed data relating to housing stress, homelessness, mental health, and resilience - rather than from objective science or statistics; based on reasoned argumentation, taking account of professional judgements, stakeholder feedback and the current social and political context we find ourselves in during the COVID-19 pandemic. It also supports the organisational goal to plan and advocate for a Bayside where our diverse communities and people can thrive, live healthy and active lives by fostering inclusion and participation through holistic, innovative approaches to economic and social wellbeing.

This work represents a shift in understanding the needs and preferences of customers and community through a more holistic lens, which has been happening in Bayside – and more broadly - for some years now. The shift started alongside a growing realisation that external systems, both of care and support, have been routinely failing the most vulnerable in our communities. Council notes specifically the learnings from recent Royal Commissions and other public inquiries in Australia and Victoria which have increasingly acted as a mechanism to uncover disturbing examples affecting Australia's most vulnerable people – from homelessness, mental health, the aged care and disability sectors, family violence, to safeguarding children and young people. These inquiries have exposed sweeping human rights injustices and cultural failings where the recipients of services are vulnerable people who may be unable, or too frightened, to make complaints.

This shift in mindset to treating customers as multi-dimensional people and supporting them through the process of experiencing our service, is why we are committed to ensure our future planning supports access to services for those experiencing vulnerability.



2

Purpose Statement

The purpose of this plan is to implement a Community Services coordinated response in addressing various forms of disadvantage and hardship as well as contribute to the individual resilience of the most vulnerable people in our community by improving social and service connections in Bayside. While states of vulnerability – both transient and chronic - affect people individually; it can also have a significant impact on the health and wellbeing of the community-as-a-whole. This work aligns to Council's 2050 Vision and legislated role in improving the health and wellbeing of our community as outlined in the Municipal Public Health and Wellbeing Plan 2021-2025 and Council Plan 2021-2025. It also exists to ensure we have sustainable services that meet community expectations and customer needs in accordance with our core service planning.

Objectives

Working on ourselves: Bayside City Council's services for people experiencing vulnerability are more integrated, streamlined, responsive, inclusive, and accessible.

Working with partners: Partners and local agencies we work with are more connected, inclusive, and accessible.

Working with community: People in Bayside experiencing vulnerability better understand their rights and have improved experiences and outcomes through engagement with Council.

Guiding Principles

Person-centred: We will remove or reduce barriers to participation by ensuring that information, services, and facilities are accessible to people of all abilities and circumstances according to their individual needs with a focus on respect, kindness, and empathy.

Collaborative: We will prepare for and adapt to changes in collaboration, not in isolation, and we will communicate openly and learn from our experiences, to manage other challenges into the future.

Intersectional: We recognise that people's lives are multi-dimensional and complex and therefore our response to community issues cannot be developed through a singular lens but through a whole systems approach.

Innovative: We are courageous in our approach to find solutions and are willing to trial new initiatives, advocate, undertake training and seek out education opportunities. We recognise the importance of pursuing funding and grant opportunities to meet emerging needs.

Equitable: We provide or enable services and supports to everyone in need, but especially for those who are experiencing or at risk of experiencing vulnerability to feel empowered and have a voice in outcomes that affect them.

Vulnerability

What is vulnerability?

Council defines a person experiencing, or at risk of experiencing, vulnerability as someone who experiences barriers to accessing or engaging in the essential services they need to function in day-to-day life. As a result of those barriers, that person may experience economic, legal, physical, psychological and/or social exclusion or harm. Barriers may include access to justice, event-based/personal circumstances, systemic factors, and market-based factors. So, in its broadest sense, the notion of vulnerability refers to the situation of individuals, households or communities who are exposed to potential adversity from one or more of the aforementioned barriers.

In line with the Victorian Essential Services' Commission's definition, Bayside Council's definition of vulnerability also "identifies barriers – rather than characteristics of the individual – as the biggest contributing factor in minimising access and engagement [with Council's services]".¹



Indicators - what do we know about vulnerability?

Vulnerability is not fixed, nor something that you 'are'. Vulnerability is something that may be transient and can happen to anyone, at any time. Individuals may pass through stages of vulnerability in their lives.

To understand the current nature of vulnerability and better respond to emerging barriers or risks, Council has researched contemporary publications, including the reports of counterpart agencies, analysed its own processes and data, consulted internal staff and external agency stakeholders, and considered the global/broader pandemic context.

Current indicators used in Australia vary. The Social Security Guide, used for the purposes of vulnerability payments under the *Social Security (Administration) Act 1999* states that an indicator of vulnerability is one of the following: financial hardship, financial exploitation, failure to undertake reasonable self-care, homelessness, or risk of homelessness.² The Australian Bureau of Statistics (ABS) recognises that information on particular groups of people with similar characteristics helps in better understanding their challenges and how to improve access to opportunities for those who are most vulnerable.

¹ Essential Service Commission, 'Getting to fair: breaking down barriers to essential services – decision paper', Essential Services Commission, Victoria, August 2021, p. 8

² Section 11.4.2.20 'Indicators of vulnerability', Australian Government Social Security Guide, Version 1.287 - Released 8 November 2021: <https://guides.dss.gov.au/guide-social-security-law/11/4/2/20>

Individuals statistically more likely to experience vulnerability include people with mental health disorders, people who are caring for others, Aboriginal and Torres Strait Islander peoples, people experiencing socio-economic disadvantage, migrants, women, and gender-diverse people, young people, older people, people in single parent families (parents and children), people who are unemployed, people who have been victims of crime, and people experiencing homelessness.³

However, by analysing information about vulnerable population groups, the underlying causes of the vulnerability can be more fully addressed. Causes include disadvantage, social exclusion, barriers to participation, poor governance systems, discrimination, inequality, inadequate access to resources, and livelihoods.

Social issues, such as the experience of disadvantage, adverse discrimination and vulnerability are not isolated; they exist within systems. Council seeks to investigate and understand structural inequalities internally and externally by tackling unconscious bias and developing an inclusive organisation which understands the interconnected nature of social categorisations – such as sexual orientation, ethnicity, language, religion, class, socioeconomic status, gender identity, ability, or age – and use this information to guide its progress. This will create conditions that allow all to reach their full potential.



³ Australian Bureau of statistics, Frameworks for Australian Social Statistics, First released June 2015:
<https://www.abs.gov.au/ausstats/abs@.nsf/Lookup/4160.0.55.001main+features10019Jun+2015>

Snapshots of vulnerability in Bayside

Some Council staff offer targeted and intense support at times to meet the needs of individuals and families experiencing vulnerability. The case studies outlined below are confronting on some levels. Information has been de-identified to protect the privacy of all involved. All cases highlight the complex issues faced by community members, as well as the relationship that developed between Council staff and the person/s involved.

**All case studies are representative and de-identified to ensure confidentiality*

CASE STUDY Example #1

Kate was referred to Council's Maternal Child Health (MCH) service from a Family Violence agency. Kate has two young children and fled to Bayside from rural Victoria to escape severe physical and emotional family violence. The perpetrator of the family violence was her partner and father of her children. The family violence started soon after the birth of her second child.

A MCH nurse contacted Kate and spent time at her home assessing the family situation and gaining Kate's trust. Kate was at first, frightened, quiet, and anxious. Kate was unable to make eye contact with others and was like "a deer in headlights". Kate was fearful her ex-partner would find them. At the time she was barely able to function to meet the demands of day-to-day life for herself and her children and feared for the safety of herself and young children. The nurse worked with Kate to build a relationship based on mutual trust. Together, they identified goals Kate wanted to work towards, so she and her children could move forward and fully participate in everyday community life.

Kate and her children were traumatised by the family violence, which affected all areas of their lives. Both children were behind in their development. With gentle but consistent encouragement, the nurse was able to convince Kate to accept referrals to other support agencies to ensure their ongoing safety.

Kate and her children connected with a support group where over several months she gradually gained confidence and made some friends. The children also started attending childcare. The children have started to make progress in their learning and development. Kate's resilience and self-belief have grown with the support of the MCH nurse. The nurse provided consistent support without creating dependence. Kate was empowered to make changes in her life and focus on caring for herself and her children, and actively participate in their community.

Kate now enjoys a healthy lifestyle and has commenced working part time. Kate and her family have reduced the more intense MCH visits and transitioned to the mainstream MCH service soon.



CASE STUDY Example #2

Tom is 79 years old and had been experiencing homelessness for 10 years. He was referred to Council by community members who noticed Tom sleeping at the foreshore.

Council's assessment officer engaged with Tom over many months, dropping by to chat with him and learned about his story and the circumstances that led to him becoming homeless.

Tom cared for his father for many years after he was diagnosed with an illness and subsequently passed away. Tom was deeply affected by the loss of his father and lost interest in life, could not motivate himself and stopped paying his rent and bills. He was eventually evicted from the home he had lived in with his father. Depression was an issue on and off throughout Tom's life. He had no other family. Prior to caring for his father Tom had worked as a maintenance officer and then trained as an accountant.

Tom lived on the foreshore for the next 10 years. Tom had no income and relied on strangers for food and clothes.

Initially Tom declined offers of housing assistance, however as summer approached and he recalled the very hot days in the open, he indicated he may consider some permanent accommodation. A low rental apartment that the assessment officer was aware of was soon to become available. Tom was taken to view the apartment and after many chats decided it was time to give up sleeping outdoors. The assessment officer assisted Tom to set up a bank account, apply for Centrelink benefits, complete the rental application, worked with Tom on some basic life skills, organised furniture through a local charity and sourced food to cover his first two weeks in the apartment.

Tom is now settled into his apartment and enjoying sleeping in a bed. He acknowledges that the transition from being homeless after so many years has not been easy. The assessment officer has connected Tom to mainstream services who continue to provide support to Tom as he settles into his new lifestyle.

CASE STUDY Example #3

Mary is a 78-year-old lady who lives with her sister Gwen who is 76 years in their own home. Mary contacted Council requesting gardening assistance. Upon visiting their home to discuss services it became apparent that Mary and her sister had a hoarding issue. The exterior of the home was well maintained however it was a very different story inside.

Mary suffers from some health issues and anxiety. She raised three children on her own. One child has a family of their own and is supportive of their mother, although finds it challenging to visit due to the hoarding issues. Mary and her Gwen also experienced financial difficulties as they would use their pensions to buy goods they didn't need. They would speak to neighbours out the front of their home, however never allowed them in.

Council's assessment officer visited the sisters over many weeks first meeting outside until a good rapport was developed and they managed to get inside. Every room was filled with items the sisters had gathered over many years. The sisters struggled to move around their home due to tripping hazards.

Over time the assessment officer and sisters developed a plan to declutter the home. The sisters would only agree to short visits to declutter once a week as it was difficult for them to part with their items. Once there was a clear walking path around the home the assessment officer introduced mainstream services to visit to maintain the home as best as they could. Mary and Gwen were thrilled to finally be able to invite a neighbour in for a cup of tea.

These case examples show that understanding the Bayside community and an individual customer's access to resources, personal resilience, and where they can turn to for support, can in turn inform and enhance the role Council can play in consistency of service. As the needs of the Bayside community continue to become known, Council's response to vulnerability and the way we support the community needs to adapt.



Impacts of COVID-19 pandemic

During the development of this Plan, the world has experienced an unprecedented, unique trigger for testing a person's resilience and risk of vulnerability; the COVID-19 pandemic.

With people being required to self-isolate for extended periods of time, many facing unemployment, the pressure of caring for oneself or an unwell partner or family member and the potentially isolating effects of working from home and home schooling, many people in the community are experiencing multi-faceted challenges – some for the first time. It should be noted that many of the Bayside community have been highly engaged with Council's digital services regarding the pandemic and over the most recent 2021 quarter COVID-19 related views increased significantly, especially in regard to the vaccine location page/s, displaying a keen reliance and trust in Council services as an information source.

As of June 2021, ABS state-based survey data conducted during the pandemic, showed that more people living in Victoria (27%) experienced high or very high levels of psychological distress compared with the rest of Australia (18%). One in five (20%) Australians experienced high or very high levels of psychological distress in the last four weeks, similar to March 2021 (20%) and November 2020 (21%) and almost one in three (30%) younger Australians (aged 18 to 34 years) experienced high or very high levels of psychological distress, compared with 18% of people aged 35 to 64 years and 10% of people aged 65 years and over.⁴

According to the Bayside City Council 2020 Health and Wellbeing Survey the perception of safety in and around the City of Bayside remained strong during the pandemic in 2020, with the overwhelming majority of respondents agreeing that "they felt safe at home, that they have a safe neighbourhood, feel valued and appreciated by others, trust their neighbours, feel safe at shopping centres during the day and at night, at the foreshore, parks, and reserves during the day, online, and at public transport locations during the day".⁵



⁴ Australian Bureau of Statistics, *Household Impacts of COVID-19 Survey*, Reference period – June 2021: <https://www.abs.gov.au/statistics/people/people-and-communities/household-impacts-covid-19-survey/latest-release>

⁵ Metropolis Research, *2020 Health and Wellbeing Survey*, Bayside City Council, December 2020, p. 10

The *YourGround - Victoria Report*, a collaboration between Monash University and CrowdSpot, released in October 2021 indicated that more people did get out and about in their immediate local area during lockdowns, and this meant that some felt their neighbourhood had become much safer and somewhat more connected, particularly in green spaces.⁶ However, access across Bayside to green spaces may not always be equitable due to safety concerns, a person's characteristics, and/or abilities.

Increasing vulnerability in Bayside was recognised as a concern long before COVID-19, but the restrictions that the public have been required to observe (particularly for those who are already vulnerable, such as the elderly who live on their own) coupled with the fear that many people are experiencing in response to the pandemic, could risk deepening certain inequities and access to assistance. Given the unpredictability of future outbreaks, we cannot assume a smooth road to recovery.



Why should we address vulnerability?

We have considered the wider system in which we operate and the various groups or stakeholders who exist in this system within Bayside, and how they relate to each other and what are our levers for change. Council must start to think of these issues more robustly from the perspective of the person experiencing it - and understand how the various layers of this system affect them.

Additionally, we need to consider the elements that interact with our services such as supporting partners, other agencies, or various groups we interact with including direct and indirect clients, funders, and volunteers. These elements inform the causes and effects of the issues we are increasingly facing and help to identify how Council can contribute to resolving existing barriers.

Importantly, the human rights landscape in Victoria has continued to grow, with an increasing focus on building a culture of human rights in the public sector based on human rights leadership, capability, and accountability. The Victorian *Charter of Human Rights and Responsibilities Act 2006* requires public authorities to put people and their rights at the centre of its work.

Public authorities – including all staff who work in local government – have to turn their minds to human rights when they carry out their work. This includes when they deliver services, develop policies and projects, manage risks, make decisions, manage complaints, and create new laws.⁷

⁶ XYX Lab and CrowdSpot, *YourGround Victoria Report*, October 2021, Melbourne: Monash University XYX Lab.yourground.org, p. 11

⁷ Victorian Equal Opportunity and Human Rights Commission, *The Charter of Human Rights and Responsibilities – A guide for Victorian Public Sector workers*, Second Edition, June 2019, p. 9

The cost of inaction

The cost to Council for not acting and reflecting on our resource management in this context could be that members of the community do not access the support they need or may be unable to meet financial obligations essential for day-to-day living.

A brief risk assessment of the risks to Council for not addressing vulnerability:

Risk	Mitigation actions
Vulnerable community members in Bayside are not supported by Council	Council supports vulnerable community members across departments however, this is currently ad-hoc without a clear lead. This plan will build on the networks and services currently offered by Council and strengthen our support to vulnerable community members.
Trends are not recognised by Council and resources are not allocated appropriately	Reviewing processes, cross-department communication and awareness of sector policies, reports and research assures Council we are providing responsive services, consistently. By creating a plan that reviews trends, it alleviates concerns from Council for reacting to social concerns and not being proactive in its response.
Loss of networks, relationships, and information with transition of staff	An internal review identified that many of the networks, resources and decisions are not currently mapped, leading to the risk of these relationships and information being lost when staff leave. This can be mitigated through the dedication of resources to map and record information and processes.

What have our partner agencies and stakeholders told us?

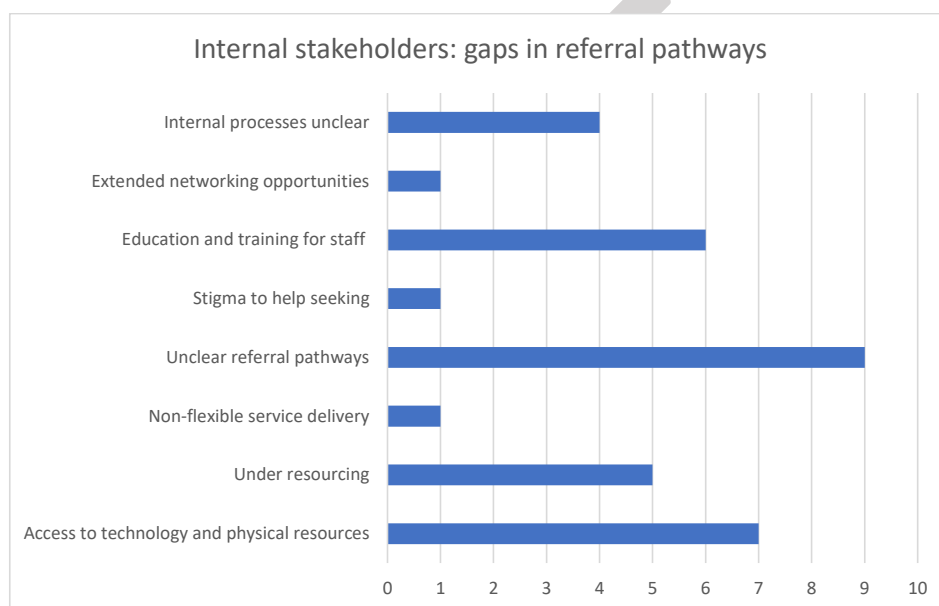
To capture the experience and expertise of internal and external stakeholders, Council completed targeted consultation through various methods including workshop sessions, external networks, one-on-one meetings, surveys, and digital correspondence. Externally, Council engaged with partner agencies most closely connected to vulnerable people to ensure that we captured areas of work with those who had the greatest understanding of current needs to inform this plan.

Through this process, various themes emerged for Council that have been incorporated into key focus areas and recommendations.

Internal engagement

Internal stakeholders were consulted through three consultative sessions, with representatives from relevant Council teams. The three consultations included an initial discussion of prominent or emergent themes, followed by consultation concerning links to current service delivery and evaluation methods, then a final consultation on proposed recommendations based on internal and external agency feedback. Individual interviews were conducted with employees delivering programs and events and their responses have influenced the key recommendations for the plan.

In the initial engagement, Council staff were asked about the current referral pathways, both internally between departments and from external agencies. Of the open-ended responses, a variety of themes were identified, including further education of services available and an investment in resource allocation to remove physical barriers.



When asked about immediate changes Council could complete to address gaps in services, below are examples of feedback provided:

- Knowledge of referral pathways communicated to staff;
- Create a community resource that is periodically updated;
- Have a clear definition and understanding of ‘vulnerable community members’ so there is consistency, and it is understood to take all forms, shapes and sizes;
- Let’s Talk Bayside page for case studies;
- A campaign to raise awareness of these issues in our community;
- A ‘who is who’ in the referral staff space to be showcased for internal staff;
- Whole of Council collaboration – better collaboration between departments;
- Shared responsibility among staff for collective impact;
- Website and internal communication details where to get relief - communicate to staff and the community.

The feedback provided in the first internal consultation shaped how we define vulnerability in Bayside, the overarching objectives over the tenure of the plan, guiding principles for the plan, the key themes and focus areas, and recommendations for Council.

In the second consultation session, staff were presented with the three key themes identified in the initial consultation, to discuss services currently being provided in these areas and new initiatives.

The key themes were:

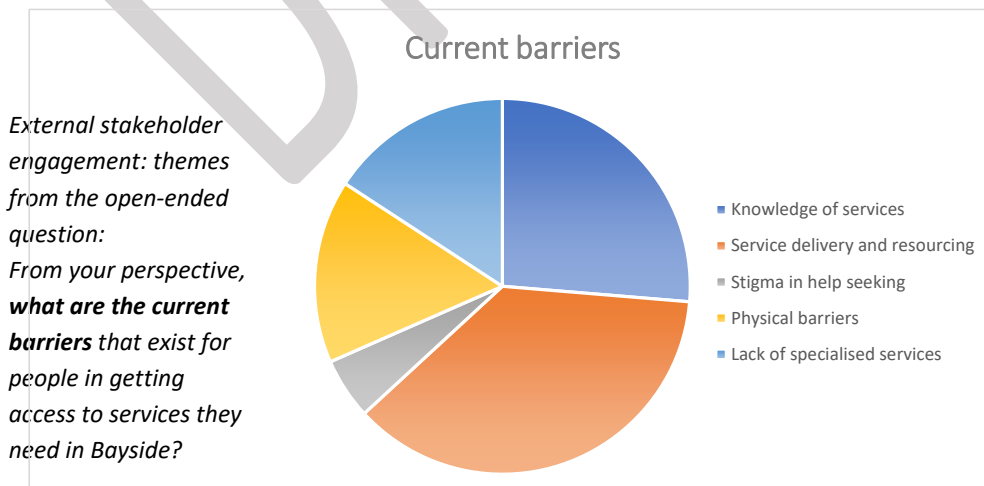
- Communication and advocacy;
- Training and education;
- Direct support and investment.

These themes were echoed in external consultation. The third internal consultation discussed a proposed more nuanced overall direction and framework, with potential actions or commitments to address as a priority.

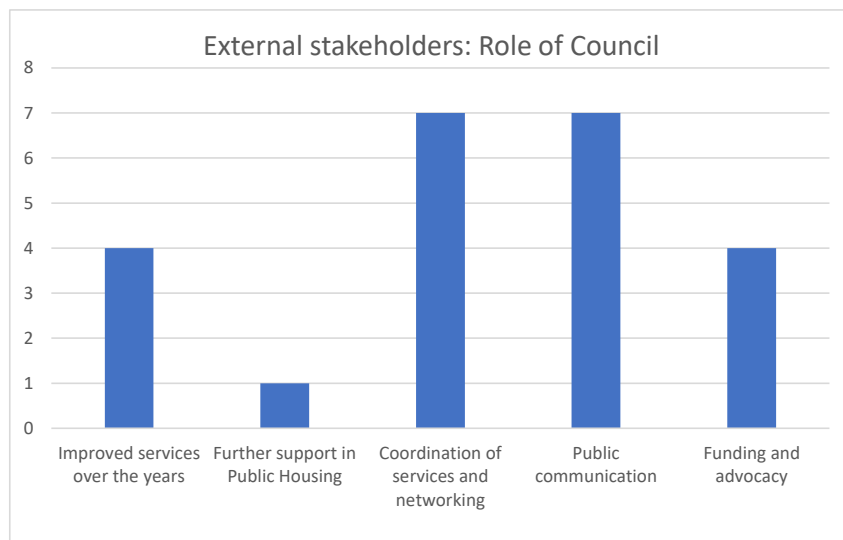
External engagement

Council reached out to identified organisations as well as extended networks for their feedback on vulnerability in Bayside. This included seeking perspective on Council’s current response, barriers to accessing support, and external expectations for working with Council to address vulnerability. More than fifty organisations were approached requesting feedback, via survey, with over twenty organisations giving a formal response. This included but is not limited to; St Vincent de Paul Society, Launch Housing, Connect Health, BayCISS, St Kilda Legal Service and Victoria Police.

Of the organisations that responded to the survey, their services predominantly catered for community links to support and engagement with broader society (n=10), as well as a combination of services, such as food relief, counselling, and support programs. Current barriers were discussed at length, with the key themes identified below. Communication of services and their processes, public awareness campaigns and physical barriers, such as lack of transportation were emerging themes from the external stakeholders.



External stakeholders all had a working relationship with Council and the services provided in supporting people experiencing vulnerability. 55% of survey responders (n=11) stated they had a strong and established relationship with Council, others identified that we currently work together but wish for this to be stronger (n=3) and others identified we work in an ad hoc way (n=5). When asked how Council could work better with external organisations to support vulnerable individuals, themes that emerged included: the role of Council in networking and coordinating services, public messaging, and funding opportunities - as demonstrated in the graph below.



External stakeholder engagement: themes from the open-ended question:
From your perspective how could Bayside City Council improve people experiencing vulnerability accessing the help and services they need?

At this stage of the plan’s development, it was decided that discussions with individuals or groups experiencing vulnerability, or who have had a lived experience of periods of vulnerability, should be undertaken carefully and with adequate time to ensure adequate safety and access to give voice to their concerns. This should be a planned and dedicated part of the implementation over the first phase of the plan.



How do we keep improving outcomes for the community?

Focus areas – PHASE ONE

- Review internal referral pathways and record keeping (maximise the use of internal data and process management programs).
- Development of survey and evaluation procedures (outcomes measurement methodology) with a focus on the voice of the person and a multi-dimensional/intersectional lens across targeted service areas.
- Regular reporting of trends and gaps in services that impact vulnerable communities.
- Staff training and education in recognising vulnerability triggers and internally referring people experiencing vulnerability to the appropriate area for response.
- Advocacy planning with partners to promote Council's role in supporting vulnerable communities.

What is Council already doing to address this?

Given the variety of services provided by Council, many departments work with community members experiencing vulnerability. A relief@bayside.vic.gov.au email was developed in response to COVID-19 as a first point of contact for residents of all ages requiring support. This remains in place. Residents have been assisted with material aid, food relief, services and socialisation for isolated individuals.

Over the last 12-24 months Council services have shifted to optimise the wellbeing and resilience of the community through inclusive, adaptable and accessible services that support the diversity and experiences of everyone. This includes more robust and meaningful digital accessibility, revised policies and procedures relating to engagement, complaints, local laws and homelessness, specific communication, and engagement campaigns focused on reaching vulnerable residents, community safety and a greater focus on advocacy for the changing needs of the community.

Council uses a community development and capacity building approach with individuals and partners. This includes but is not limited to supporting individuals to remain socially connected through activities such as sport, interest-based groups, libraries, arts and culture and volunteer programs; support for unpaid carers and those they care for and through financial hardship grants.

Programs, activities and services are available as a preventative approach and/or to build the knowledge, skills and resilience of the community.

A number of networks are facilitated that bring external agencies together with the aim of providing a coordinated and integrated approach to community members experiencing vulnerability and/or a focus on the safety of the community.

Some of the committees and groups facilitated by Council include a Disability Access and Inclusion Advisory Committee, Bayside Healthy Ageing Reference Group and Youth Ambassadors Group.

Importantly, Council provides assertive outreach to people who are homeless or at risk of homelessness and to support issues of hoarding and squalor and programmed individualised assistance to frail older people and those with a disability living at home.

Key Recommendations – how should Council focus our capacity?

Working on ourselves:

- Map vulnerable resident groups and the Council services/departments/external agencies who support them in order to gain a common understanding of this landscape to inform service delivery, process mapping and communications/engagement practice.
- Develop and deliver tailored training to support staff to identify and respond effectively to those with additional vulnerabilities.
- Align future planning with Child Safeguarding practices/actions, Reconciliation actions, Volunteer Strategy, Property strategy, and Gender Equality actions.
- Review referrals and requests to relief@bayside.vic.gov.au to track emerging trends.
- Map key processes across all teams for consistent monitoring and evaluation.
- Improve mechanisms to encourage and support access to services by community members experiencing vulnerability.
- Improve data retrieval methods to make need-based decisions to ensure the evidence-base for understanding vulnerability in Bayside is both policy-informed, and customer-driven.

Working with partners:

- Develop an understanding of and connections with stakeholder groups to explore potential partnerships, shared resources, promotion, and campaigns.
- Seek in-principal support for initiatives which either prevent or address issues of vulnerability and aim to secure external funding for these initiatives.
- Develop a hoarding and/or living in squalor protocol in partnership with external agencies.
- De-stigmatise vulnerability through health service and community education campaigns and creating a supportive dialogue.
- Investigate ways to build stronger relationships with diverse consumer groups to ensure we hear from a variety of perspectives.



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Working with community:

- Ensure engagement tools and processes facilitate fair, inclusive, and accessible representation for vulnerable sections of the community and support their participation where they have a direct connection to the project.
- Increase awareness of hardship grants and financial waivers with vulnerable residents through a dedicated communications plan.
- Increase community awareness of Council's relief and support services/resources to assist residents experiencing vulnerability through a dedicated communications plan.
- Increase awareness and access of community kindergarten for vulnerable families through a dedicated communications plan.
- Ensure ease of access to information on Council's complaints process and support for vulnerable residents to ensure complaints are handled fairly and objectively and any sensitivities are considered.
- Effectively engage with Council and community based advisory and consultative groups i.e., Youth Ambassadors, Bayside Healthy Ageing Reference Group, Disability Access and Inclusion Advisory Committee, Reconciliation Action Plan Committee for service planning and service enhancements.
- Expand mental health education and youth mental health first aid training sessions to community groups.



Phased Implementation, Monitoring and Evaluation

The recommendations listed above have been identified and are guiding points for the initial implementation of the plan and subject to changing needs. Recommendations are to be phased - focusing on ourselves, partner strengthening, and being guided by the voice of the customer.

Reference List

- Essential Service Commission, '*Getting to fair: breaking down barriers to essential services – decision paper*', Essential Services Commission, Victoria, August 2021
- Section 11.4.2.20 'Indicators of vulnerability', Australian Government Social Security Guide, Version 1.287 - Released 8 November 2021: <https://guides.dss.gov.au/guide-social-security-law/11/4/2/20>
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- Victorian Equal Opportunity and Human Rights Commission, *The Charter of Human Rights and Responsibilities – A Guide for Victorian Public Sector Workers*, Second Edition, June 2019
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Community Resilience Actions 2023 - 2025



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1. Context

Background to Actions

In recognition to the unique challenges faced by people experiencing vulnerability in the Bayside community, Council developed the *Community Resilience Plan and Vulnerability Framework: From functioning to flourishing 2021 – 2025* (Framework). This Framework acknowledges that vulnerability may be experienced briefly or over extended periods of time by anyone at any time during the lifespan. Additionally, the Framework recognises people experiencing vulnerability also experience barriers to accessing or engaging with services. It is these barriers which need to be addressed to enable equitable access to support services.

Current indicators of vulnerability used in Australia vary, however individuals statistically more likely to experience vulnerability include people with mental health disorders, people who are caring for others, Aboriginal and Torres Strait Islander peoples, people experiencing socio-economic disadvantage, migrants, women and gender-diverse people, young people, older people, people in single parent families (parents and children), unemployed people, victims of crime, and people experiencing homelessness¹.

While the Framework identifies focus areas and key recommendations to improve outcomes for the Bayside community, a broad range of services, programs and initiatives are offered by Council to support people experiencing vulnerability. These services aim to promote inclusion, enhance well-being, and improve the quality of life for all community members from birth through to end of life.

The *Community Resilience Actions 2023 – 2025* outline the services available to those experiencing vulnerability through Council.

Vulnerability in the Bayside community

Bayside's SEIFA index value (1097) may suggest that little disadvantage is experienced within the municipality. However, significant pockets of disadvantage can be found within Bayside, particularly within public housing estates. An estimated 9% of Bayside residents didn't have enough available income to afford life's necessities such as food, clothing, or healthcare in 2020².

Indicators of vulnerability include financial hardship, financial exploitation, failure to undertake reasonable self-care, homelessness, or risk of homelessness. The 2021 Australian Census revealed increasing numbers of residents who provide unpaid care to family or friends in Bayside. There are also a greater number of people living with long term health conditions such as arthritis, cancer and dementia when compared with Greater Melbourne, which is consistent with Bayside's ageing population. The 2021 census revealed that a significantly greater number of Bayside residents on low (45%) and moderate (27%) incomes are experiencing mortgage stress when compared to the Greater Melbourne average of 30% for low-income earners and 14% for those on moderate incomes³. Additionally, 73% of Bayside residents on low incomes living in rental accommodation experience rental stress when compared with an average of 51% for Greater Melbourne. Similarly, 41% of those on moderate incomes experience rental stress in Bayside compared to the Greater Melbourne average of 25%. With recent increases in interest rates and weekly rental costs, it would be reasonable to assume that even greater numbers of Bayside residents may now be experiencing housing stress since the last census.

¹ Australian Bureau of statistics, Frameworks for Australian Social Statistics, First released June 2015: <https://www.abs.gov.au/ausstats/abs@.nsf/Lookup/4160.0.55.001main+features10019Jun+2015>

² Bayside City Council 2021, *Bayside's Municipal Public Health and Wellbeing Plan 2021 - 2025*, Bayside City Council, Melbourne, pp. 1–24

³ .idcommunity 2021, *Housing Stress & Need City of Bayside*, Housing Monitor, .idcommunity | demographic resources, <<https://housing.id.com.au/bayside/stress-and-need#mortgage-stress>>.

Victoria Police statistics reveal an average of 733⁴ family violence incidents reported per year in the City of Bayside between 2017 and 2022. This figure indicates a significant number of women and families in Bayside are experiencing vulnerability associated with violence in the home, as it is widely accepted that many more incidents go unreported.

Furthermore, Council has provided increasing levels of support to residents living with hoarding behaviours and/or in squalor in recent years. The number of residents registered for this type of support increased more than four times between 2021 and 2022 with care hours provided to support these residents increasing eightfold over the same timeframe. While the increase in the number of clients presenting with these issues can be partially explained by improved service accessibility due to reduced COVID-19 restrictions, the increase in provision of service hours is more indicative of the complexities associated with this group of vulnerable community members.

Data from the Australian Institute of Health and Welfare⁵ reveal that an average of 434 people a year accessed homelessness support services in Bayside across the financial years from 2018/19 to 2021/22. These figures are generally considered to underrepresent homelessness as not all people experiencing homelessness access support services and, of those who do, not all access them within the municipality in which they are residing. Bayside City Council provided ongoing homelessness support to an average of 15 different individuals per year during 2021 and 2022. This represented an average of 542 service hours per year. In addition, multiple other short interactions in response to community concerns were actioned.

The number of people in Bayside seeking assistance from Council due to some form of vulnerability has increased over recent years which intensified during and due to the impacts of the COVID-19 pandemic. This experience has been reinforced by the local networks and agencies Council partners with.

Working in Partnership

As well as providing a broad range of services and programs to support people experiencing vulnerability, Council works closely with numerous local, regional and statewide organisations and agencies to ensure needs can be as fully met as possible.

The *Community Resilience Actions* are led by Council's Community Care Department and delivered in partnership with other Council departments and external organisations and agencies. This includes assertive outreach⁶ support as well as roles supporting the care needs and safety of those experiencing vulnerability.

Intersectionality

Vulnerability and its risks are complex and influenced by many factors. People may experience overlapping forms of disadvantage or discrimination based on their characteristics or experiences. This is often known as intersectionality. These intersecting and overlapping characteristics and experiences can magnify the impact of discrimination or disadvantage and increase barriers to support⁷.

⁴ State of Victoria 2018, *Family incidents recorded by police region and local government area, July 2017 to June 2022*, Crime Statistic Agency, State of Victoria, <<https://www.crimestatistics.vic.gov.au/family-violence-data-portal/family-violence-data-dashboard/victoria-police>>.

⁵ Australian Institute of Health and Welfare 2022, *Specialist Homelessness Services Collection data cubes 2011–12 to 2021–22*, *Specialist Homelessness Services Collection (SHSC) data cubes*, Australian Institute of Health and Welfare, Australian Government, viewed 25 January 2023, <<https://www.aihw.gov.au/reports/homelessness-services/shsc-data-cubes/contents/specialist-homelessness-services-collection-shsc-data-cubes>>.

⁶ Assertive outreach is an active and persistent approach to find and engage with vulnerable people in their home or at their location

⁷ State of Victoria 2022, *Applying intersectionality | Commission for Gender Equality in the Public Sector*, www.genderequalitycommission.vic.gov.au, State of Victoria, viewed 20 July 2023, <<https://www.genderequalitycommission.vic.gov.au/applying-intersectionality>>.

The following intersectional factors may contribute to a higher risk of experiencing vulnerability:

- Aboriginal and Torres Strait Islander identity
- 'At risk' or socially disengaged youth
- Cultural and linguistic diversity – especially those with limited English
- Caring responsibilities
- Children in out-of-home care
- Chronic illness
- Complex parenting and family relationships (separation, death, birth, dynamics)
- Dementia
- Disability – physical, intellectual, psychological
- Family Violence
- Financial insecurity
- Food insecurity
- Frailty
- Hoarding and squalor
- Homelessness (or risk of)
- Social isolation
- LGBTQIA+
- Low literacy
- Poor mental health
- Refugees and asylum seekers
- Substance misuse and/or addiction
- Veteran status

2. Actions

The *Community Resilience Actions* detail supports provided by Council to people experiencing vulnerability.

Council aims to optimise the wellbeing and resilience of the community through the provision of inclusive, adaptable and accessible services and programs that support the diversity and experiences of everyone.

Given the diversity of individual circumstances that can contribute to the experience of vulnerability, responses by Council officers are varied and complex depending on the presenting issues.

Vulnerability	Service and Support Delivered	Additional notes
<p>Complex parenting, family relationships and risk factors</p>	<p>Enhanced Maternal and Child Health Service</p> <ul style="list-style-type: none"> • Initial and ongoing assessment, screening and referral • Work in partnership with families to support them in meeting identified goals • Build trust and relationships with families to facilitate engagement with the service • Collaborate and engage with, and referral to, other services • Provide care coordination as required across a range of services • Advocate on behalf of families 	<p>Families experiencing a period of vulnerability due to two or more risk factors and an absence of protective factors which impact child health, wellbeing, safety, learning and development, parenting capacity and parent/family health, wellbeing and safety.</p> <p>Enhanced Maternal and Child Health service is available to families with children who present with additional needs that cannot be met by the Universal Maternal and Child Health service due to complexity of family needs.</p> <p>This service enables targeted, strength-based interventions and facilitates care-coordination for families and engagement with more intensive parenting supports.</p>
<p>Frailty and/or dementia experienced by older residents who need assistance to remain at home</p>	<p>Community Care Service</p> <ul style="list-style-type: none"> • Identification of needs and development of care plans • In home services (cleaning, personal care, meals, home maintenance, nursing, shopping etc.) • Link to dementia specific supports • Carer support through provision of respite and a carer support network to share information and reduce isolation 	<p>Council provides a range of supports to residents who have an increased need for assistance to remain living safely and independently in their own homes. Entry level services are provided through the Commonwealth Home Support Program and more intense support through Home Care Packages.</p> <p>Welfare checks are undertaken for those who live alone with limited or no family support during periods of extreme heat or other environmental or health factors that may impact their wellbeing.</p> <p>Specialised dementia services may be required to meet the unique needs of those living with dementia in addition to services aimed at addressing frailty</p>

Vulnerability	Service and Support Delivered	Additional notes
	<ul style="list-style-type: none"> • Socialisation through 1:1 and group based activities • Advocacy on behalf of individuals to secure external services and support • Case Management through home care packages for the most vulnerable • Transport to appointments and shopping centres • Community access to venues and bus outings to places of interest 	
<p>Hoarding and squalor</p>	<p>Community Care Service</p> <ul style="list-style-type: none"> • Assertive outreach in response to community feedback/concerns • Extensive engagement to gain trust • Support through ongoing case management • Installation of smoke alarms due to fire risks • Assistance with cleaning and decluttering in a sensitive and supportive way • Assistance and referrals to access health professionals and other support services • Advocacy on behalf of the resident 	<p>Working with people with hoarding behaviours and/or who live in squalor often requires an extensive period to build trust before progress towards cleaning a property can be made. Initial trust building may include the provision of services such as smoke alarm installation or home maintenance services.</p>

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Vulnerability	Service and Support Delivered	Additional notes
<p>Homelessness or at risk of homelessness</p>	<p>Community Care Service</p> <ul style="list-style-type: none"> • Assertive outreach in response to community concerns and known hot spots • Ongoing engagement to establish trust • Linking to housing organisations • Food relief and provision of water during extreme heat • Referrals for emergency accommodation where required • Liaise with police and local laws, as required • Advocacy to agencies including for people at risk of having utilities disconnected due to financial hardship 	<p>Assertive outreach is an important element of Council's response to homelessness. This includes following up on community reports of rough sleepers, welfare checks to homes and regular visits to known 'hot spots'.</p> <p>It is not an offence to be homeless and given there is a severe shortage of suitable housing, Bayside like other areas is experiencing an increase in people sleeping rough.</p>
<p>Disability experienced by individuals under 65 years – physical, intellectual, psychological who need assistance to remain at home</p>	<p>Community Care Service</p> <ul style="list-style-type: none"> • Identification of needs and development of care plans • In home services (cleaning, personal care, meals etc.) • Assistance with daily living skills such as cooking, shopping, using transport • Advocacy on behalf of individuals to secure external services and support 	<p>Council provides direct assistance for people with disabilities aged under 65 years who need assistance with a range of daily activities and who are ineligible for NDIS.</p>

Vulnerability	Service and Support Delivered	Additional notes
	<ul style="list-style-type: none"> • Support and advocate for individuals to access NDIS, if eligible • Carer support through provision of respite and a carer support network to share information and reduce isolation • Case management to the most vulnerable • Community access where support required, such as going to the movies 	
Family violence	<p>Maternal and Child Health and Community Care Services</p> <ul style="list-style-type: none"> • Assessment staff trained in identification of triggers and referral pathways • Maternal & Child Health Service routinely screen all families and provide support and referrals • Education is undertaken at least annually in relation to elder abuse • Emergency accommodation for people who are fleeing domestic violence is facilitated, particularly where they are experiencing homelessness or at risk of homelessness • Liaison with Victoria Police 	<p>Education and support are provided to Bayside Community Care staff and Maternal and Child Health Nurses staff and residents to both identify family violence, including elder abuse, in all its forms and where to access assistance if required.</p> <p>The Maternal & Child Health Service routinely screens all families for family violence and identifies and responds to family violence risks and needs.</p>

Vulnerability	Service and Support Delivered	Additional notes
<p>Financial insecurity</p>	<p>Community Care Service</p> <ul style="list-style-type: none"> • Aged care and disability services have a means tested service fee • Linking and referral to community support agencies such as BayCISS for food and other essential items • Linking and referral to financial counselling • Case management and advocacy for those most at risk to utility companies and other essential services • Submissions for hardship grants 	<p>Where appropriate, the Community Care Department adjust fees and connect clients with other support services when financial insecurity is identified</p>
<p>Food insecurity</p>	<p>Community Care Service</p> <ul style="list-style-type: none"> • Delivered meals and support with preparation of food in client's homes • Shopping assistance for those who have the financial resources however physically unable to shop for themselves • Referral to BayCISS and other food relief agencies 	<p>Many residents experiencing food insecurity or at nutritional risk receive Council's delivered meals service. Residents are also connected to food relief agencies such as BayCISS</p>
<p>Loneliness and Isolation</p>	<p>Community Care, Family, Youth & Wellbeing, Libraries & Cultural Services</p> <ul style="list-style-type: none"> • Support the establishment and promotion of Chatty Cafe at commercial venues, community centres and libraries 	<p>Studies show that loneliness and social isolation are associated with higher risks for health problems such as heart disease, depression, and cognitive decline.</p> <p>Social isolation 'means having objectively few social relationships or roles and infrequent social contact' (Badcock et al. 2022:18). It differs</p>

Vulnerability	Service and Support Delivered	Additional notes
	<ul style="list-style-type: none"> • Centre-based socialisation programs for older residents including transport to attend • Community bus transport to local venues and bus day outings • Socialisation visits by care workers to older residents in their homes • Support for frail older residents to access technology at home to maintain contact with family and friends • Playgroups facilitated by Council for families with babies and toddlers • Support for Seniors' groups and Men's Sheds including luncheons for CALD groups • FriYays (youth socialisation program) • Activities on key public housing estates • Range of programs through libraries and the gallery 	<p>from loneliness, which is a 'subjective unpleasant or distressing feeling of a lack of connection to other people, along with a desire for more, or more satisfying, social relationships' (Badcock et al. 2022:18). The 2 concepts may, but do not necessarily, co-exist – a person may be socially isolated but not lonely, or socially connected but feel lonely (Badcock et al. 2022; Relationships Australia 2018).</p>
<p>Poor mental health experienced by individuals who need assistance to remain living at home</p>	<p>Community Care Service</p> <ul style="list-style-type: none"> • Assessment, care plan development and referral to mental health support agencies, as required • Linking to practical supports such as social connection, in-home services, 	<p>Good mental health is when you feel you can manage day to day stresses, work productively, use your abilities and contribute to society</p> <p>A mental disorder is characterised by a clinically significant disturbance in an individual's cognition, emotional regulation, or behaviour. It is usually associated with distress or impairment in important areas of</p>

Vulnerability	Service and Support Delivered	Additional notes
	care management and home care packages <ul style="list-style-type: none"> • Work in liaison with Victoria Police, GPs, substance abuse support agencies 	functioning. There are many different types of mental disorders. (World Health Organisation)
Refugees and asylum seekers	Community Care Service <ul style="list-style-type: none"> • Support to source furniture, meals and other necessities • Referral to required services 	The Community Care assessment staff provide support to refugees and asylum seekers to source essential items to establish their home

10.2 BAYSIDE LANDSCAPE GUIDELINES UPDATE IN RESPONSE TO URBAN FOREST STRATEGY

City Planning and Amenity - Development Services
File No: PSF/23/162 – Doc No: DOC/23/331900

Executive summary

Purpose and background

The purpose of this report is to present the proposed updates/changes to the Bayside Landscape Guidelines. These changes respond to the adopted Urban Forest Strategy objective: *ensuring Council provides further guidance on species selection, sizes, and trees suitable for private property*. The changes better align the guidelines with the Bayside Planning Scheme, specifically to require and provide greater landscaping requirements for approved development.

It has been identified within Page 38 and 39 of the Urban Forest Strategy that, *Currently, the Bayside Landscape Guidelines provide limited guidance on the landscaping of new development that is not of residential use and this should be further investigated and updated*.

The document updates are based on the expectations of the recently adopted Urban Forest Strategy. Specifically, the document outlines how a landscape plan should be prepared and the requirements for tree planting associated with approved development and replacement planting. One particular enhancement is the proposed planting ratios and the methodology underpinning this change.

Key issues

Officers have updated the methodology and amended the requirements of the Bayside Landscape Guidelines. A summary of key changes is provided below.

Methodology

Officers have created new guidelines in response to Goal 1 of the Urban Forest Strategy, which aims to increase canopy cover from 16% to 30% by 2040. To achieve this goal, a methodology that would double canopy cover is required.

Current requirements are focused on numbers of trees on landscape plans. As tree planting occurs at the end of a development, their locations are often an afterthought. As a result, whilst the plans indicate that trees will reach certain heights, trees in poor quality locations may not have enough soil volume or capability for the tree to achieve it.

To address this, the new methodology focuses on improving the quality of tree plantings through soil type and volume, site characteristics, and correct species selection. This way, it can be ensured that canopy tree plantings that are selected are the largest and most ideal species for its location. This will provide the trees with a better chance of growing to maturity. By focusing on canopy spread, species selection can be refined for better canopy coverage and consideration of a tree's location.

Soil Volume and tree selection

Soil volume is an essential factor in ensuring the maturity and survival of trees. Soil volume information has been updated to include preferred depths, required minimum/preferred depths, and required volumes in cubic metres for different sizes of canopy width trees in metres.

This assists in eliminating any proposed plantings that are inappropriate and will assist Council officers ensure plantings that will to progress the Urban Forest Strategy goal of increased canopy coverage are selected.

Enhanced Plant Species List

An enhanced species list of Council approved trees, including indigenous, native, and exotic, along with their key characteristics has been created as part of this review. This list is designed to assist residents and developers in selecting the most suitable trees for their properties and projects. It will include information on each tree's adaptability to conditions such as waterlogging or drought, and suggestions for their use, such as providing shade, screening, or enhancing bush gardens.

The aim is not just to require tree planting, but to explain its importance and make the process easier for landscape compliance. The ambition is that property owners are active participants in this process, rather than simply following Council directives.

This initiative supports Goals 1 and 2 of the Urban Forest Strategy by helping the community understand and choose appropriate tree species. It empowers them to assist Council in increasing vegetation cover across the bayside area.

The Bayside City Council will maintain an evolving list of trees deemed appropriate for planting in the area. This list will include a variety of indigenous, native, and exotic species, potentially extending to popular backyard varieties like fruit and olive trees. The aim is to offer a diverse selection of trees for the municipality.

While the proposed planting list currently focusses heavily on the indigenous and native species with some preferred exotic species. This is to assist in guiding applicants when developing a landscape plan, however it is noted other species maybe appropriate and could be considered to be an acceptable planting outcome, subject to Council's Landscape advice.

Council offices will continue to monitor the species list and adapt/modify as part of period reviews.

Planting Ratios:

Tree planting ratios have been updated to focus on the quality of plantings, as well as their likely spread at maturity from good planting practices, rather than just a numerical requirement. While a numerical value is still required, the layout and planting location will also become important. This change in methodology aims to ensure that the trees are planted in suitable locations and that they have enough soil volume to sustain them. This will help the trees grow to a size that provides real benefits, such as shade and screening; and most importantly, help Council achieve Goal 3 of the Urban Forest Strategy, which seeks to substantially increase understorey planting, including shrubs, small trees and all other elements that occupy vegetation layout below the canopy of taller trees.

The proposed new ratios are:

Tree removal:

When a tree is approved for removal under the Planning Scheme or the Local Law, the Urban Forest Strategy objective is to double the canopy coverage of a site. This facilitates a net gain in canopy coverage over time, reversing the ongoing decrease in canopy spread across the municipality. The preferred approach when a tree is removed is to replant trees that will, at maturity, provide twice the canopy coverage of the original tree.

To ensure that the overall canopy at maturity equals 200% canopy coverage of the canopy coverage removed, the following requirements are to be met:

- Canopy tree(s) of appropriate planting in enough area to equal twice the size of the original canopy removed at maturity.
- Understorey planting to supplement any deficiencies in canopy outcomes (to contribute towards the 200% canopy coverage area).

In situations where it is demonstrated that achieving 200% canopy coverage is not feasible, additional understorey, shrubs, and groundcover can be used to supplement the site's green coverage dependant on the soil volume. Notwithstanding this option, it is important to maximize the use of canopy trees as much as possible. This approach ensures that the site's green coverage is not only maintained but also enhanced, contributing to the growth of canopy coverage across the municipality over time.

In addition to the above requirement to double the canopy, the following planting requirements apply when existing canopy trees are inadequate or absent, as well as providing additional criteria for each type of development.

General requirements:

- Achieve a total of 200% canopy coverage on the site by replacing any lost canopy and doubling the existing canopy through new tree plantings.
- Prioritise planting large trees, particularly in front setbacks, where possible.
- Available soil volumes should be used to determine planting sizes and locations (this is not limited to the site constraints).
- If an existing tree is 21 metres or taller, at least one replacement tree should be capable of reaching the same height and spread at maturity to preserve large species and biodiversity.
- Numerical planting requirements apply as a baseline when existing canopy trees are inadequate or absent on site.

In areas of development where one dwelling on a lot requires a planning permit, the revised guidelines require:

- 1 Large Canopy tree (15m height, 8m spread).
- 2 Medium Canopy trees (8-15m height, 6m spread).
- Understorey planting: 1 per tree (1-1.5m height).

One additional dwelling (Low density redevelopment):

- Minimum 2 canopy trees, depending on soil volume
- Understorey planting: 1 per tree
- Additional trees and vegetation if the soil volume allows

Dual-occupancy style development (Low density):

- 1 Large Canopy tree (15m height, 8m spread).
- 2 Medium Canopy trees (10m height, 6m spread).
- 3 Small Canopy trees (8m height, 4m spread).
- Understorey planting: 1 per tree.
- Planting arrangement should be opposite for each dwelling.

Three to five unit developments (Low density):

- 1 Large Canopy tree in front setback or largest shared space.
- 1 Canopy tree at the rear of each dwelling.
- Understorey planting: 1 per tree.
- Additional canopy trees if soil volume allows.
- Consider the use of green roofs or green walls where appropriate where other methods to reach 200% coverage is not viable.

Six to 10 unit developments (Medium density):

- Each dwelling's rear open space should have a small canopy tree and understorey planting.
- The largest shared space should have a large canopy tree or multiple small-medium sized canopy trees.
- If 200% canopy coverage is unachievable, use additional understory, shrubs, and/or consider using green roofs or green walls to make up difference.
- These alternatives aim to maximise green coverage across site.

Apartment style development (High Density):

- Plant at least 1 large or 2 medium canopy trees within the front setback if soil volume permits.
- If soil volume is limited, plant suitable size trees to maximize canopy coverage in the front setback.
- Plant at least 1 canopy tree per dwelling within each building setback and any other available soil volume on site, provided there is an available soil space of 3m² with a depth of 1.2m.
- If tree planting is not viable, consider roof gardens and green walls.
- Refer to the Bayside Planning Scheme Standard D10 for additional requirements.

Landscape Plan Changes

In response to these changes in methodology, landscape plans will be assessed differently as well:

- There is a shift in focus from requiring a certain number of trees to ensuring adequate canopy coverage and providing the necessary conditions for trees to grow to their full size. This means considering the space in which a tree is planted, not just the number of trees.
- Better planting outcomes should prevent future tree removal. This includes requiring plantings to be located away from infrastructure, fences and buildings which should result in fewer tree removals in the future and allow trees to achieve their full canopy spread, benefiting the municipality.
- The updates provide detailed definitions for tree sizes and vegetation types, as well as specifying the required volume of soil for each tree and what this might look like at ground level. A minimum soil depth is also provided to support in identifying suitable planting areas on site.
- More options for achieving canopy coverage are provided, focusing on the coverage created rather than the number of trees planted. For example, the canopy of one large tree may provide as much coverage as several small trees.
- The updates discourage the use of synthetic planting and surfaces.

These changes aim to create a more sustainable and beneficial urban forest for our community.

Next Steps.

The items set out below are proposed to be carried out following the adoption of the recommendations above:

- Redesigned document layout to provide better efficiency and clarity, prioritisation of information in order of importance and how often it will be used.
- Updated landscape design examples to reflect the shift in methodology to assist our applicants.

- Update the Species Selection table so more consumable/easy to read.

Recommendation

That Council:

1. adopts the updated Bayside Landscape Guidelines methodology
2. adopts the updated content of the Bayside Landscape Guidelines (Attachment 1)
3. notes the document format and design will be updated.

Support Attachments

1. Proposed Draft Landscape Guidelines ↓
2. Updated Draft Species List ↓

Considerations and implications of recommendation

Social

The revised Landscape Guidelines will set out a pathway and provide the means to address a broad range of environmental issues raised within the Urban Forest Strategy; Resulting in a cooler, greener, and improved urban environment with more canopy coverage across new developments and sites in which the community participates, recreates, and socially interacts.

Natural Environment

The revised Landscape guidelines provides a means of achieving the objectives of the Urban Forest Strategy and can be used as a resource for educating the community on the importance of trees, canopy, and the urban forest.

Climate Emergency

The revision of these guidelines is a key action identified within the Urban Forest Strategy in response to the Climate Emergency Action Plan 2020–25. The implementation of these revisions is directly related to action's resulting from Council's declaration of a climate emergency and will instil the planning for a more resilient urban environment within our municipality via providing guideline and measures to achieve appropriate canopy coverage which in turn will prepare and adapt our local environment for the changing climate.

Built Environment

Housing Growth and construction activity and other development on private property is continuing to impact the tree canopy, coverage, and population on private property. The revised bayside landscape guidelines provide detailed information of Council's preferred and successful landscape outcomes. It will provide officer's and the community with a tool and means to implement measures to reduce this impact, improve the retention of trees and enhance the overall canopy of trees on private property.

Customer Service and Community Engagement

The revised guidelines are in direct response to objectives set out within the Urban Forest Strategy. As a part of this parent document, key stakeholders and community consultation was undertaken which has identified a need to review the guidelines. This document is in response to that consultation.

Equity Impact

In development of these guidelines, the requirement for Equity Impact pre-assessment has been completed. The pre-assessment concluded that this guideline:a) does not meet the requirement for a comprehensive Equity Impact Assessment (EIA) at this time and it has been approved by the EIA Lead not to progress with the assessment.

Human Rights

The implications of the report have been assessed and are not considered likely to breach or infringe upon, the human rights contained in the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

Governance

Officers involved in the preparation of this report have no conflict of interest.

Legal

There are no legal implications arising from consideration of this report.

Finance

Funding has been allocated in the Development Services operating budget for the implementation of the Urban Forest Strategy. Additional actions will sit across the organisation and will be funded through operating budgets, or project specific capital budgets.

Links to Council policy and strategy

Bayside Community Vision 2050

The draft Urban Forest Precinct Plans aligns with the Community Vision 2050, particularly Theme 1: Living Environment/Natural Environment. Within this Theme, Priority 1.2 is of relevance and aligns with the strategic objectives of the draft Urban Forest Precinct Plans, which seeks to *'Protect the coast, land and sea through measures such as increased tree planting, sensitive landscaping and enhanced pedestrian connections with nature, planning for the effects of extreme weather.'*

Bayside Urban Forest Strategy 2022–40

The Urban Forest Strategy outlines a range of actions relating to the enhancement of Bayside's tree canopy and understorey, as well as biodiversity improvements. The implementation of the Urban Forest Precinct Plans is a direct action from the Strategy and will help inform the planting of trees and vegetation in areas where it is needed most.

Climate Emergency Action Plan 2020–25

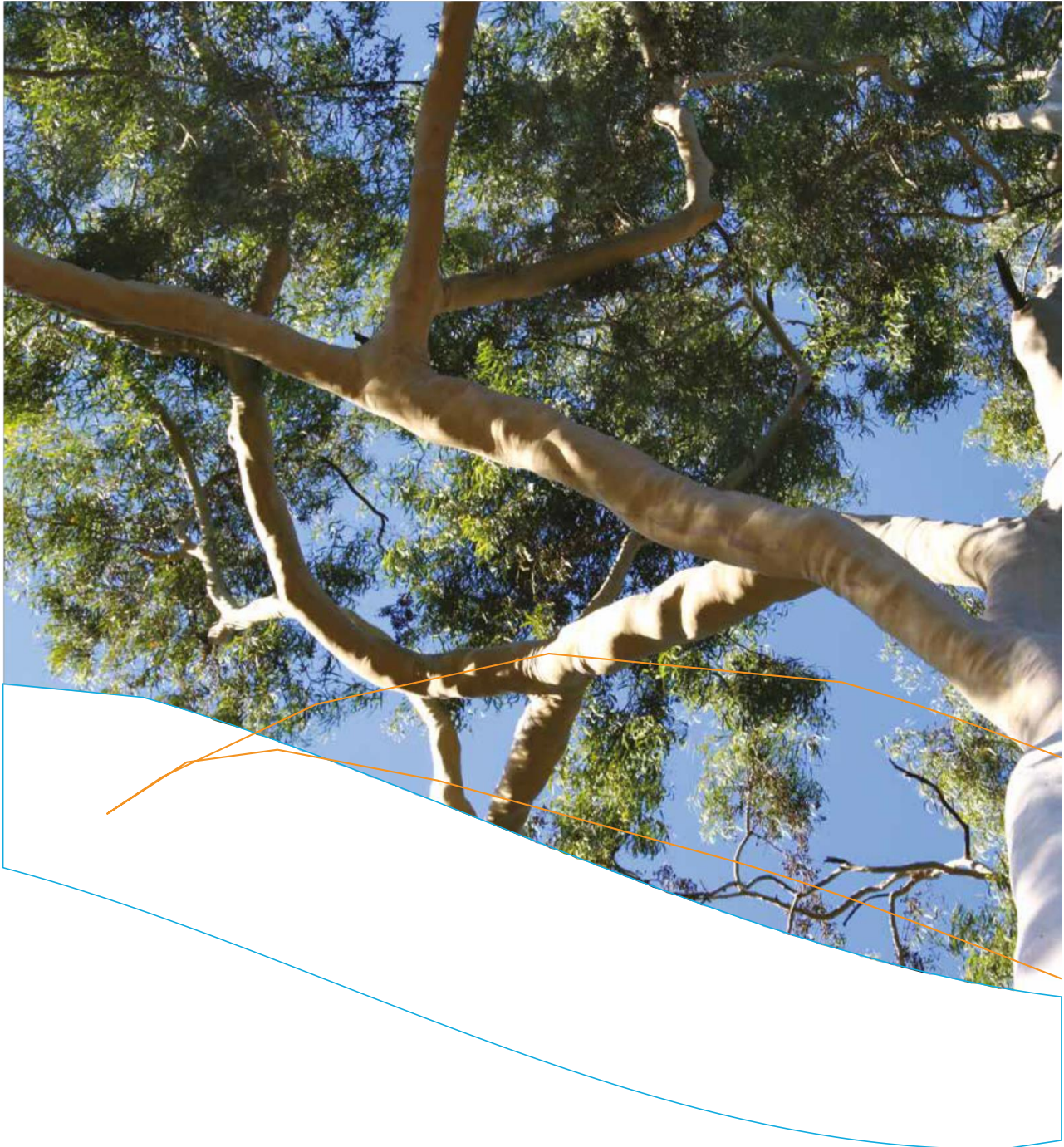
A key action set through the Climate Emergency Action Plan is the implementation and delivery of the Urban Forest Strategy by 2025. A key of action of the Urban Forest Strategy is the development of the Urban Forest Precinct Plans.

Bayside Community Plan 2025

The Urban Forest Precinct Plans aligns with the following domains of liveability and community aspirations relating to:

Environment: Bayside will be a better place when:

- indigenous planting is increased along the foreshore and public areas
- new developments retain established trees and plant new trees
- mature trees and garden landscapes are protected and enhanced.



LANDSCAPE GUIDELINES



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Endorsed [INSERT DATE]

ABOUT THESE GUIDELINES

The Bayside Landscape Guidelines are a resource developed for residents, developers, and Council officers. The guidelines will support in creating and submitting landscape plans for planning applications.

The guidelines provide examples of appropriate and successful landscape outcomes by stipulating requirements and details for a landscape plan and necessary tree planting ratios.

The guidelines outline when a landscape plan is required and what should be included. The guidelines also provide clarity on species selection, sizes, and canopy coverage for trees suitable for private property in Bayside.

A Landscape Plan must be submitted with a planning application when:

- Vegetation removal applications are made for properties in areas protected by the Vegetation Protection Overlay (VPO3) (see pages X-X)
- Tree removal applications are made for properties in areas protected by the Significant Landscape Overlay (SLO) (see pages X-X)
- A planning application for a new dwelling or multi-dwelling development
- Buildings and development works which require removal, planting or retention of vegetation under the Bayside Planning Scheme.

The Bayside Landscape Guidelines provide the capability, knowledge and tools needed to protect and enhance the municipality's vegetation. This ensures increased canopy and vegetation cover thereby helping to create a sustainable natural environment.

The objectives of this document are to:

- Enhance neighbourhood character.
- Increase the number of canopy trees and municipal canopy cover.
- Encourage the planting of native and indigenous vegetation.
- Provide guidance by detailing requirements for landscape plans and Tree planting.

The guidelines will assist in delivering Council's objective for increasing municipal tree canopy and vegetation coverage from 16% to 30% by 2040, per the Urban Forest Strategy. For more information visit: [\[https://www.bayside.vic.gov.au/sites/default/files/2022-03/Final%20Urban%20Forest%20Strategy%202022.pdf\]](https://www.bayside.vic.gov.au/sites/default/files/2022-03/Final%20Urban%20Forest%20Strategy%202022.pdf)

The guidelines recognise the importance of Bayside's Urban Forest. These guidelines will assist the community in achieving successful and appropriate landscape design outcomes.

The guidelines also raise awareness of biodiversity gains that can be achieved in backyards, front yards, and nature strips. This allows the Bayside community to contribute to an ever-growing urban forest, specifically through appropriate canopy selection and understorey planting. This benefits our municipality for current and future residents and the ecosystems we live within.

Lastly, the guidelines assist a range of stakeholders in:

- Understanding the importance of tree canopy coverage.
- How to identify landscaping opportunities.
- Providing a baseline for what is considered an appropriate and successful landscaping outcome.

WHY IS BAYSIDE'S VEGETATION IMPORTANT?

The planting of vegetation, particularly canopy trees, provides numerous social and environmental benefits. From the mix of species in Brighton to predominantly indigenous trees in Beaumaris, Bayside's vegetation makes an important contribution to our neighbourhood character, sense of place and community wellbeing.

Indigenous plants are the original flora that occur naturally in a given location. Bayside's indigenous plants and trees grow well in our climate and sandy soils and require less water, fertilizer, and sprays. They also provide valuable habitat and food sources for native animals, birds, and insects.

As Indigenous species occur naturally they are ideal for Bayside's environmental conditions and have the capacity to thrive. Indigenous species might provide Bayside with greater amenity value than non-indigenous species, as they are likely to live longer, be healthier and reach their full potential.

As well as looking beautiful, all vegetation is important for:

- providing shade;
- filtering air pollutants;
- providing wind protection;
- providing relief from the urban heat island effect;
- locking up carbon and releasing oxygen into the air;
- reducing storm water run-off;
- providing habitat for wildlife;
- acting as a screen for privacy, dampening noise, reducing air temperature; and
- preventing erosion and stabilizing the soil.

WHY IS TREE CANOPY IMPORTANT?

Tree canopy is important to our municipality's environment because it shades the ground, cooling down the surrounds and reducing the amount of solar radiation which reaches the ground. Around 10% is reflected, and 70% is absorbed by the canopy; and only ~20% of the remaining solar radiation actually transmits through the canopy.

Tree canopy also cools roads, walkways, and buildings. Shading increases the lifespan of road surfaces, reduces heat stress on humans, reduces energy bills on dwellings, and reduces the urban heat island effect.

Trees produce cool air as a byproduct of their natural growth systems. As part of their natural functions, they convert water into vapour in order to cool their leaves as they transpire from the sun's heat. As the vapour is returned to the atmosphere, they also cool down the surrounding environment. This is why it always feels cooler in parks under trees, near golf courses and other heavily vegetated areas.

The more vegetation around, the more the urban forest has the capability of controlling the surrounding environment temperature which keeps our streets habitable and hospitable for us to live in. Research has shown that if an area has 10% additional tree canopy cover, there is a decrease in surface temperature of around 0.2 to 1.6°C. *McDonald et al., (2020) Ecosystems.*

WHAT DOES THIS HAVE TO DO WITH URBAN FOREST?

The urban forest is the cumulative network of all canopy trees and vegetation that covers our municipality within the suburban environment. The urban forest as a whole supplies humans with what are known as ecosystem services. The more vegetation and canopy cover we have, the better these services can perform and function, providing us with more impactful changes to our environment.

The Urban Forest supplies Bayside with three of the four ecosystem services, being those that are regulating, Cultural, and supporting services. These are explained below.



WHAT ARE ECOSYSTEM SERVICES?

Ecosystem services are defined as the direct and indirect contributions ecosystems provide humans and our wellbeing. They provide the basic material for good life. There are four types of Ecosystem services. They are:

- Provisioning Services – Goods obtained from ecosystems (e.g. wood products, food, building resource, medicines etc.),
- Regulating Services – benefits obtained from ecosystem processes (e.g., climate regulation, water purification, pollination, erosion control etc.)
- Cultural Services – Intangible social benefits from ecosystems (e.g. Tourism, Recreation, Appreciation, Spirituality, and mental health etc.)
- Supporting Services and Habitat – Ecological functions underlying the production of ecosystem services (e.g. Habitat for species, Maintenance genetic diversity etc.)

Ecosystem services are a trillion-dollar industry which provides an important portion of the total contribution to human welfare on this planet and is an undeniably important part of maintaining our wellbeing.

However, these services are under threat due to human activities such as deforestation, pollution, and climate change. Therefore, it is our responsibility to recognise and enhance its value by ensuring these services (in particular the regulating, cultural, and supporting services) are protected and preserved for future generations.

WHAT SIGNIFICANCE IS THIS TO BAYSIDE'S URBAN FOREST?

Bayside's Urban Forest benefits will exponentially increase as we strive to plant more canopy trees and vegetation, which in turn will give back to us in greater output. Living in a tree in a tree lined street or leafy neighbourhood provides these benefits to our municipality:

Provisioning Services:

- Increase to aesthetic qualities of property.
- Improving the liveability and attractiveness of streets and neighbourhoods.
- Enhancing local flower and fruit production by providing pollination, natural pest control, and soil fertility services.

Regulatory Services:

- Providing crucial adaptations to climate change in the form of shade, wind buffers, erosion management, and heat reduction.
- Intercepting rainfall and surface water runoff, reducing flooding and stormwater pollution.
- Providing a vital contribution to the mitigation of extreme weather.

Cultural Services:

- Actively regulating the local temperature, with mature trees cooling our environment, and
- Reducing surface temperatures through shading by up to 8°C in summer
- Providing a cooler environment encourages walking for exercise. It has been linked to improving ones physical health and general wellbeing. Cumulatively, its positive effects lead to good mental health.
- With emphasis on increased density living, tree lined streetscapes provide linkages to local activity, recreation, or shopping centres such as through the 20min neighbourhood concept.

Supporting services and habitat:

- Improving ecological functions by providing habitat for a wide range of city-living flora and fauna.

HOW DO THESE SERVICES AND THE URBAN FOREST INFLUENCE BAYSIDE?

Bayside's urban forest is a valuable asset for all residents, as it contributes to their health, well-being, and quality of life.

Our municipality is influenced by ecosystem services in many ways and provide a number of benefits to residents. Some of these include:

- Coastal ecosystems, such as our beaches provide protection from erosion and flooding, habitat for marine life and opportunities for tourism and recreation.
- Our forested areas and golf courses provide carbon sequestration, water supply, air quality regulation, biodiversity conservation and recreational values.
- Green urban spaces, such as parks, gardens, and nature strips, provide cooling effects, stormwater management, aesthetic values, and health benefits.
- Community gardens and produce markets provide local food production, social cohesion, and education.

Ecosystem services are essential for achieving this vision and enhancing the well-being of the residents and visitors.

Bayside has a vision to be a diverse, healthy and liveable place that values economic and cultural progress, environmental sustainability and protection of open spaces and coastline, and nurtures inclusiveness, safety, accessibility, community vibrancy, creativity and innovation. [For more information on our vision visit <https://www.bayside.vic.gov.au/our-community/bayside-2050-community-vision>]

HOW CAN I CONTRIBUTE AND HOW DO I KNOW WHAT TO PLANT?

These guidelines are a tool to help understand and make informed decisions regarding tree species, suitability, and ideal planting locations. Including things like soil volume, water availability, light levels, fauna attraction, screening, and other services.



Example of an appropriate and successful landscaping outcome in Brighton East.

HOW ARE BAYSIDES TREES AND VEGETATION PROTECTED

The Bayside Planning Scheme sets out objectives and guidelines to protect and enhance vegetation including a requirement to set aside areas on a development site for canopy tree plantings. This extends to specifying indigenous¹ and native canopy tree² plantings if the development site sits within Vegetation or Landscaping Overlays.

Vegetation and trees in Bayside meeting specific criteria are protected under the Bayside Planning Scheme or Local Law No. 2 'Neighbourhood Amenit^y'. This resource applies to trees protected by the Bayside Planning Scheme which require a planning permit to be removed and development sites that require a planning permit.

The aim is to double our canopy cover in Bayside, from 16% to 30% by 2040 as per the Bayside Urban Forest Strategy.

VEGETATION REMOVAL & PRUNING ON PRIVATE PROPERTY IN BAYSIDE

NATIVE VEGETATION IN VPO3 AREA³

ANY VEGETATION IN SLO AREA⁴

ALL OTHER TREES (INCL. EXOTIC SPECIES)

Tree (SLO) / vegetation (VPO3) greater than 2 metres in height with a single trunk circumference greater than 50cm at 1 metre above ground level.

Trees with a single or combined trunk circumference greater than 155cm at 1 metre above ground level.

Vicsmart planning permit application to remove / destroy / lop⁵ **one** tree / vegetation

Planning permit application to remove / destroy / lop⁵ **multiple** trees / vegetation

Local Law permit application to remove any number of trees. A permit is generally not required to prune⁶

1. Indigenous vegetation is native to Bayside and therefore more likely to provide greater ecological benefits, be better suited to the local soil and provide habitat for local fauna as they are adapted and intrinsic to the area. Indigenous species grown within the providence of bayside are available at the Local Bayside Community nursery; see <https://www.bayside.vic.gov.au/our-community/environment-and-sustainability/bayside-community-nursery>
2. Native vegetation is from Australia and preferable to exotics because it is more likely to provide habitat for native fauna.
3. The Vegetation Protection Overlay (VPO3) area covers Black Rock, Beaumaris, Cheltenham (south of Park Road) and Sandringham (south side of Edward Street).
4. The SLO area covers 1-5 & 7 Coast Avenue Beaumaris, 1, 1A-7, 9, 11 Point Avenue Beaumaris, 399 & 401 Beach Road Beaumaris.
5. Lopping is an extreme form of pruning that refers to the removal of large branches or limbs from the tree.
6. Pruning refers to the selective removal of specific smaller sections of growth from tree.
7. No permit required to prune under VPO or SLO when carried about by a trained professional of AQF3 or above. For further guidance, to the exemption provision for pruning under Local Law 2 Neighbourhood Amenit^y https://www.bayside.vic.gov.au/sites/default/files/2021-09/permits_to_remove_or_prune_trees-vegetation_on_private_property_info_for_webpage.pdf

VEGETATION PROTECTION OVERLAY

The Vegetation Protection Overlay (VPO3) protects **any** native vegetation greater than 2 metres high and with a trunk circumference greater than 50 cm (at 1 metre above ground level). This includes palms and ferns.

The VPO3 area covers Black Rock, Beaumaris, Cheltenham (south of Park Road) and Sandringham (south side of Edward Street) (Figure 1).

The objectives of the VPO3 are:

- to prevent the loss of native, and particularly indigenous, vegetation incurred by development;
- to retain the aesthetic character, and habitat value of Australian native vegetation in particular within the Beaumaris and Black Rock area; and
- to promote the regeneration and replanting of indigenous species in the Beaumaris and Black Rock area.

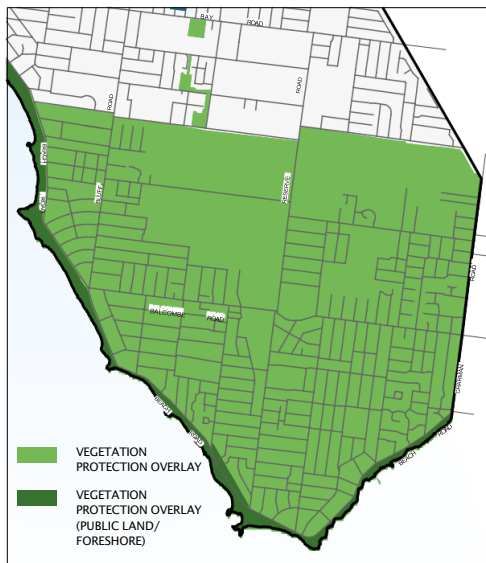


Figure 1: VPO areas within Bayside City Council

SIGNIFICANT LANDSCAPE OVERLAY

The Significant Landscape Overlay (SLO) protects **all** trees (native and exotic) greater than 2 metres high and with a trunk circumference greater than 50 cm (at 1 metre above ground level).

The SLO covers parts of Coral Avenue and Point Avenue Beaumaris (Figure 2).

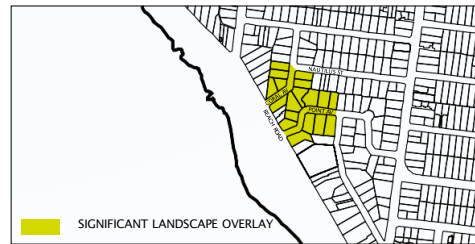


Figure 2: SLO area within Bayside City Council

Remnant bushland reserves

When development is adjoining or nearby to any remnant bushland reserve in Bayside it is important to also consider the provenance of indigenous species. This refers to species that are not only from the region, but that were grown within the region as well.

Provenance is important to protect those indigenous remnant bushlands in order to prevent hybridization of species.

**BUILDING, RENOVATING OR
DEVELOPING YOUR PROPERTY**

If you are planning to build, renovate or develop your property you may need to protect existing trees or plant replacement trees and vegetation in accordance with the Bayside Planning Scheme. Development in residential areas should respond to built form and natural environmental elements that make up the neighbourhood character of Bayside. These elements include topography, vegetation, building form, scale, siting, materials, and front fence. Further information about the Neighbourhood Character Policy can be found within the Bayside Planning Scheme found at <https://planning-schemes.app.planning.vic.gov.au/Bayside/ordinance>.

These Landscape Guidelines provide information and guidance on what you need to submit with your application; and outline the planting requirements of your area which will assist you with selecting a suitable tree species.



PROCESS FOR TREE REMOVAL

If you want to remove a tree from your property, or you are planning to build or renovate, then you may need to submit a Landscape Plan with your Planning Permit Application⁷.

Specifically, you will need to submit a Landscape Plan if:

SECTION 1 (see page XX). REMOVING VEGETATION FROM A PROTECTED AREA

- any native vegetation great from within the VPO3 which includes Black Rock, Beaumaris, Cheltenham (south of Park Road) and Sandringham (south side of Edward Street) (Figure 1); or
- any tree (native or exotic) from the SLO which includes the parts of Coral Avenue and Point Avenue Beaumaris illustrated in Figure 2.

OR

SECTION 2 (see page XX). YOU ARE PLANNING TO BUILD OR RENOVATE:

- a single dwelling on a block under 300m²;
- low density or dual occupancy dwellings;
- medium density dwellings;
- high density dwellings;
- buildings where the scheme requires a front or rear setback of at least 3 metres; or an open ground level car park containing ten or more parking spaces.

Please refer to Section 1 or 2 depending on which is relevant to you. Where both apply, please refer only to Section 2 Removing Vegetation from a Development Site.

2. This guideline does not apply to:

- removal of a tree in accordance with Local Law No. 2 – Neighbourhood Amenity;
 - removal of native vegetation in accordance with 'Native Vegetation' of the Bayside Planning Scheme;
 - removal of a tree in accordance with the 'Heritage Overlay' of the Bayside Planning Scheme;
 - removal of vegetation on land managed by Council; or
 - SBO or DDO areas where a single dwelling is being built.
- It is advised you seek advice from Bayside's planning department officer's if you are unsure.

Further information about what is required to be submitted with these Planning Applications and about the Neighbourhood Character Policy can be found at <https://www.bayside.vic.gov.au/neighbourhoodcharacter> or within the bayside planning scheme; Alternatively, you can contact Council's planning department on 9599 4444 for more specific guidance.

These guidelines will outline what you need to submit with your application but if you are unsure about anything please arrange a pre-application meeting with one of Council's Statutory Planners by calling (03) 9599 4444.



Example of lovely landscaping in Beaumaris (VPO area), includes indigenous and native trees and ground cover.

SECTION 1 – Tree Removal

APPLYING FOR A TREE REMOVAL PERMIT IN A PROTECTED AREA (VPO3 & SLO)

WHAT DO I NEED TO SUBMIT?

A planning application

A Planning permit is needed to remove a protected tree or vegetation from the VPO3 or SLO area (Figures 1 and 2, refer to page X. The VPO3 covers Black Rock, Beaumaris, Cheltenham (south of Park Road) and Sandringham (south side of Edward Street) (Figure 1). The SLO covers parts of Coral Avenue and Point Avenue Beaumaris (Figure 2, page X).

Tree removal applications are made for the reasons such as but not limited to the following reasons:

- A new or replacement dwelling.
- Renovating or extending an existing house on a small lot.
- A tree is diseased or in poor health.
- A tree poses a potential risk to people or property.
- A tree prevents building maintenance or has caused structural damage.
- A pool, shed, carport, outbuilding or garage is to be installed.

If you want to remove one tree you may be able to make a VicSmart Planning Application. In this instance a site plan would need to show the species, tree size (height and canopy width), and DBH or circumference at 1m from ground level, as well as the location of the tree to be removed, and the replacement plantings. Once the application is complete, these are generally processed within 10 working days.

The application form and further information on both Planning Permits and VicSmart Applications can be found on Council's website www.bayside.vic.gov.au.

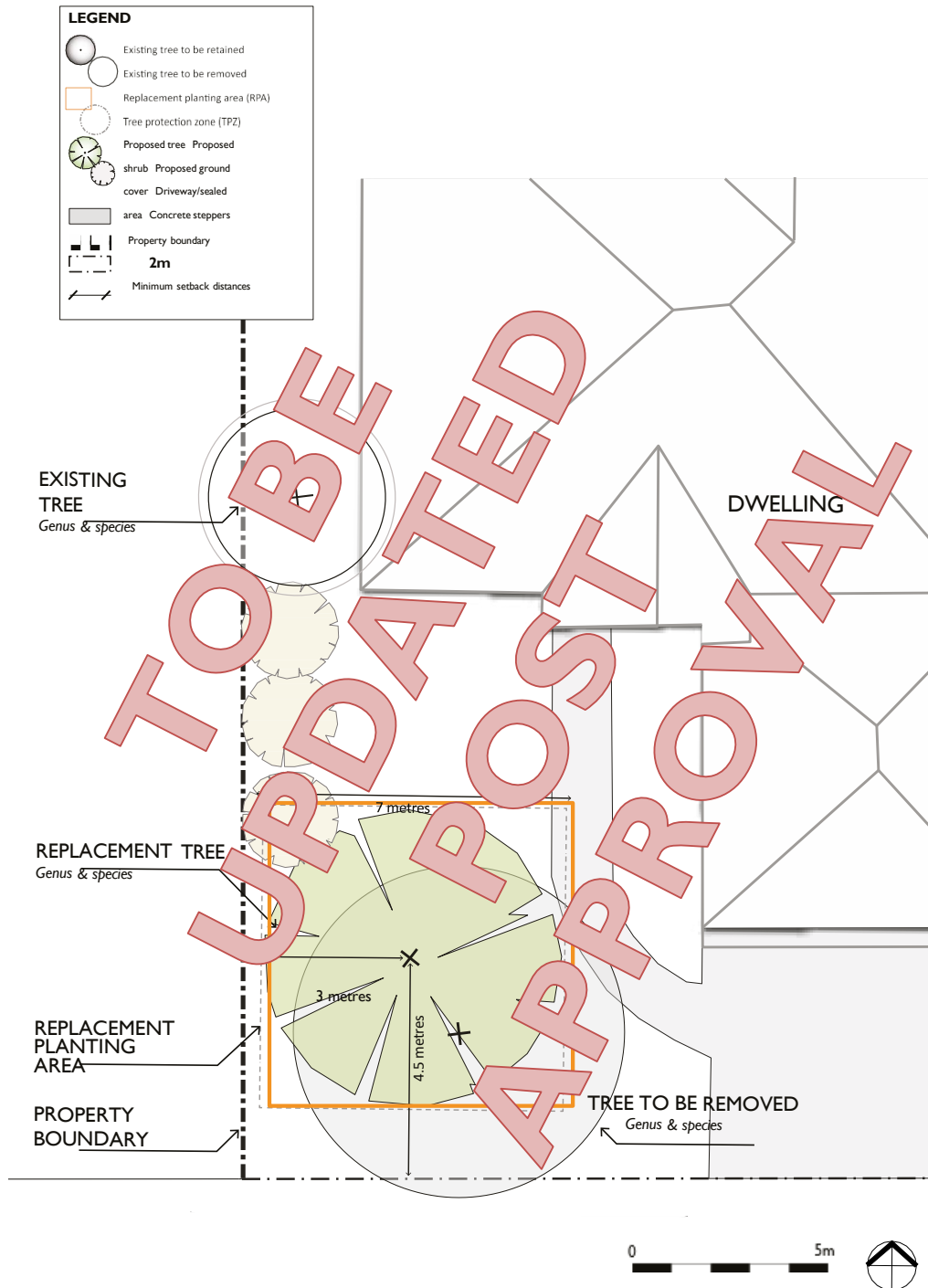
A LANDSCAPE PLAN

If you are applying to remove vegetation under the VPO3 or the SLO (including VicSmart applications) you must include a diagram that accurately shows:

- the location of the vegetation/tree to be removed;
- replacement vegetation and canopy tree(s), including the location, species and height at maturity;
- replacement planting area;
- property boundaries; and
- a legend and north point.
- A Tree schedule detailing the botanical name, common name, and sizes at maturity. *If your landscape plan is required for development, available soil volumes are required to be shown. Volumes to be in accordance with Aus. Standard AS 4419-2018, Soils for landscaping and garden use.
- Trees should be planted at least 1.5m away from built structures to ensure viability.
- If you propose trees within that distance you must demonstrate the location can support the tree.
- Further requirements apply to applications for development or removing 2 or more trees.

An example is provided in Figure 3 on page XX. More examples are provided in Appendix 1. Please refer to Appendix 6 to view the tree assessment criteria.

FIGURE 3: EXAMPLE OF A REPLACEMENT TREE PLANTING PLAN



BAYSIDE CITY COUNCIL LANDSCAPE GUIDELINES

REPLACEMENT PLANTING REQUIREMENTS FOR VPO3 AND SLO AREAS?

Replacement plantings for the VPO3 and SLO **must** be a native or indigenous species to Bayside⁸ and:

- Indigenous vegetation **must** be replaced with indigenous vegetation.
- Native vegetation **must** be replaced with native or indigenous species;
- where there is no protected native or indigenous vegetation on the property, the replacement plants **must** be indigenous.
- Replacement species **must** be provided in a quantity great enough to double the existing canopy once grown to maturity.
- An increase of **200%** canopy cover on the site will be required. This can be made up of one or many different sizes trees and understorey plantings.
- If 200% coverage cannot be achieved you may supplement the shortfall coverage with understorey and groundcover; (E.g. 150% canopy and the remaining as understorey groundcover) to the satisfaction of the Responsible Authority.
- If within an Ecological Vegetation Class, the replacement species **must** be selected from Bayside's Indigenous plant list.

The Landscape Plan **must** identify an area for replacement planting (please see Appendix 2 for an example of a replacement planting diagram). The size of the replacement planting area is based on the tree canopy width at maturity (listed in Appendix 3).

When designing your replacement planting scheme please consider the tree planting zone, the area required to allow for the tree and its roots to have optimal growth. You **must** ensure your tree is appropriately planted by meeting the following requirements:

Canopy trees **must** be planted at least 1.5m away from structures and site services in accordance with service authority guidelines (drains, power-lines, and other infrastructure); This will reduce the chance of long-term conflict with buildings and prevent premature removal.

- Existing Site services and structures **must** be included on the landscape plan.
- Trees **must** be planted outside of easements
- Proposed planting locations **must** consider the mature spread of the proposed tree and space them accordingly to minimise overlapping and maximise the spread of the mature canopy.
- trees should be clear of buildings, hard surfaces and clothes lines; permeable paving is **strongly encouraged**.
- Installation of permeable paving to demonstrate correct water filtration drawing water away from pavers.
- tree planting zones may 'borrow' neighbouring open space, however the impact on the neighbouring trees and structures **must** be considered;
- where landscape buildings, basements or hard surfaces do encroach, you **must** demonstrate that there is sufficient soil volume for the optimal growth of the tree;
- and vegetation **must** be planted in a location where it will have access to sunlight and water during establishment of tree.
- A tree suitable for the available space **must** be selected/

If a small tree is chosen but the space can accommodate a larger tree, it is advisable to reconsider the species selection. This will help ensure that the tree grows to its full potential and provides the desired benefits.

- If the proposed species is unavailable at time of planting, and a substitute species is proposed. It **must** be the same size or greater at maturity, and **must** be of similar origin (native/indigenous).
- The tree(s) **must** be planted as per the endorsed plan. If proposing a replacement or any changes are to take place a Landscape secondary consent **will be required**.
- Appropriate site analysis **must** take place to ensure viable tree selection.

8. Information about vegetation species can be found in the document Live Bayside Plant Bayside on Council's website www.bayside.vic.gov.au and in Appendix 3.

PLANTING RATIOS AND SCALE

The tree planting ratios and scale for VPO3 and SLO applications are listed in Table 1. Applications that do not meet the minimum criteria set out in Table 1 may not be supported. A selection of replacement tree species is listed in Appendix 3 (Tables 4, 5 and 6).

TABLE 1: PREFERRED TREE PLANTING RATIOS AND SCALE FOR SINGLE TREE REMOVALS IN A VPO3 AND SLO AREA		
APPLICATION TYPE	CANOPY TREE REPLACEMENT RATES	PREFERRED SCALE OF CANOPY AND TREE SIZE
VEGETATION REMOVAL UNDER VPO3/SLO PROVISIONS	<p>The overall canopy at maturity must equal 200% (double) of the canopy removed from within the site.</p> <p>This can be a mix of different sized trees and understorey plantings appropriate to the available soil volume.</p> <p>Accompanying Understorey planting per canopy tree</p> <p>Replace canopy trees with new trees appropriate to the available open space.</p>	<p>To ensure that the overall canopy at maturity equals 200% canopy coverage of the original tree removed, the following requirements must be met:</p> <ul style="list-style-type: none"> Canopy tree(s) of appropriate planting in enough area to equal twice the size of the original canopy removed at maturity. In situations that are demonstrated to show achieving 200% canopy coverage is not feasible, shrubs and groundcovers may be used to compensate for any shortfall in coverage to the satisfaction of Council, so the site may achieve at least 200% green coverage instead. Additional Understorey and groundcover plantings must be included to compensate for any shortfall in coverage to reach 200% green coverage. (e.g., 150% canopy coverage + 50% understorey and groundcover) <p>AND</p> <ul style="list-style-type: none"> Where the existing tree is 21 metres or greater, at least one of the replacement tree(s) must be capable of reaching the same height and spread at maturity in order to retain large species for biodiversity. <p>Trees selection must factor in site analysis and soil volume to ensure appropriate species selection. As such minimum soil volume is required per tree dependant on size. See table 7 on page XX for guidance.</p> <p>It is expected that the appropriately sized tree be selected for the available soil volume, E.g., if it is a large front setback that can support a large tree, then that is what should be planted as opposed to a small tree.</p>

- * Species size selection is expected to be in response to available soil volume. For example if a small species is selected for planting in a space that would support a large species, this would not be considered an appropriate outcome.
- * Small canopy trees are species capable of reaching a minimum height of 8m, and a canopy spread of 4m, at maturity.
- * Medium canopy trees are species which sit in between the two. Greater than 8m but less than 15m at maturity.
- * Large canopy trees are species capable of reaching a minimum height of 15m, and a canopy spread of 8m, at maturity.
- * Understorey planting is considered to be any vegetation larger than 1m in height that isn't a tree. (bushes, hedges etc)
- *Groundcover is considered any vegetation which grows to 1m of less (native grasses, creepers and other earth covering vegetation)
- *Synthetic turf and vegetation to be avoided – council will only accept living vegetation and does not accept synthetic planting as an alternative



Excellent example of native tree planting in Black Rock (VPO area).

IS AN ARBORIST REPORT OR OTHER INFORMATION REQUIRED?

An arborist report must be submitted if the tree might be a risk to people or property. Otherwise, there is no obligation for you to submit an arborist report.

If you think it may assist the assessment of your application, you may consider providing information such as:

- aerial inspections of tree canopies;
- tree risk reports;
- building/engineering reports.

Aerial inspections of tree canopies may reveal information of structural defects that are not identifiable from the ground. If you do complete an aerial inspection you must submit coloured photographs that clearly show the defect and provide information on why the observed defect has caused a significant compromise to the structural integrity of that section of the tree.

Tree risk Assessment reports are required where the tree poses an unacceptable level of risk that cannot be managed by modern Arboricultural practices. Such a report must include the workings of a recognised risk assessment process such as Quantified Tree Risk Assessment (QTRA), International Society of Arboriculture Tree Risk Assessment Qualification (ISA TRAQ), 'VALID' Tree Risk-Benefit Management and assessment, Tree Hazard: Risk Evaluation and Treatment System (THREATS) or a risk assessment undertaken in accordance with the Australian Standard ISO 31000:2009.

Any part of a tree or entire tree that is an immediate threat to life and/or property may be removed without a permit. Evidence of why the tree was an immediate risk will be required retrospectively and removal that is not appropriately justified may result in prosecution and significant fines. If possible, advice from an arborist should be sought prior to the tree removal.

Engineering reports may be applicable if you are claiming that the vegetation is causing damage to buildings or hard surfaces.

Sometimes it can appear as though vegetation is causing a building or hard surface to crack when in fact the real cause may be broken pipes or drains which have changed the soil's moisture conditions or the building has simply aged.

You will need to provide evidence that the tree is either causing direct contact damage or is the significant contributor to soil moisture loss causing subsidence and that other management options cannot be used to solve the issue. An Arborist report should be sought if root pruning is the recommended solution/

If the tree is found to be contributing to soil moisture loss you must give consideration to the increase in soil moisture after the tree is removed and the resultant heave (or swelling). It is possible that a much greater level of damage can occur to buildings as a result of the heave after the tree is removed than would have occurred if it was left in place.

HOW IS MY APPLICATION ASSESSED?

Council considers the following for vegetation removal applications:

- the character of the area.
- the number of indigenous species in the locality; and
- the impact of removing a tree will have on habitat, the quality of the remaining habitat and the impact on wildlife corridors.
- The Arboricultural justification provided for its removal, and whether it meets the set criteria for removal.
- Whether removal is required or whether other actions might address the issue e.g., pruning.

Council's officers will inspect the tree and assess its health, structure, amenity value, useful life expectancy and retention value. Council's planners then assess your application and advise you of the outcome.

Penalties or prosecutions may apply for failing to comply with the requirements of the Landscape Plan endorsed by Council.

SECTION 2 - DEVELOPMENT

INFORMATION REQUIRED TO BE SUBMITTED WITH A PLANNING APPLICATION TO BUILD OR RENOVATE

A Landscape Plan might need to be submitted with your Planning Permit Application if you are planning to build or renovate:

- a single dwelling on a block under 300m²;
- low density or dual occupancy dwellings;
- medium density dwellings;
- high density dwellings;
- buildings where the scheme requires
- a front or rear setback of at least 3 metres; or
- an open ground level car park containing ten or more parking spaces.
- When removing 2 or more canopy trees.

The application form and further information can be found on Council's website www.bayside.vic.gov.au.

WHAT DO I NEED TO SUBMIT?

In addition to the Planning Scheme requirements, an application should include the following:

- an arborist report
- a proposed landscape plan
- existing site plans including existing soil levels and all vegetation (clearly indicating if the vegetation is to be retained or removed)
- proposed buildings and structures including all below ground infrastructure such as drains, pools and water tanks, and
- site elevations clearly showing changes in grades between existing and proposed soil levels within 2 m of a Tree Protection Zone⁹.

⁹ A Tree Protection Zone is defined by the Australian Standards for Protection of Trees on Development Sites (AS4970-2009) as 12 times the trunk diameter when measured at 1.4m above the ground level

ARBORIST REPORTS

You will need to submit an arborist's report if your building site or any neighbouring site boundaries have trees.

At different stages of the application the following reports will be required:

- tree inventory report;
- Arboricultural Impact assessment; and
- Tree protection and tree management plan

Tree inventory report. This will outline the extent of vegetation on the site and neighbouring properties. They give a detailed overview of the trees in and surrounding the site which will also help to determine which trees require permission for removal. Vegetation and trees should be retained wherever possible.

Arboricultural impact assessment report.

Tree Impact assessments help to demonstrate how a development, building or construction will affect neighbouring trees. They are required in order to demonstrate and show that vegetation or trees on either on the subject site or on adjacent sites, will remain viable post construction.

Tree protection Tree management plan.

A tree protection plan ensures that the vegetation on site, and on adjacent sites, will be protected during construction and remain viable after construction. While the tree management plan explains the methodology as to how tree protection will be carried out. All reports must be written in accordance with AS4970 Protection of Trees on Development Sites.

A valid methodology will include, as a minimum

- plan that accurately shows all vegetation to be retained/protected with the Tree Protection Zones identified.
- plan that accurately shows the location of tree protection fencing and/or ground protection;
- plan that accurately shows the proposed buildings and all services (which are to be located outside Tree Protection Zones or to be bored under the zone);
- plan that accurately identifies finished levels for outdoor areas;
- plan that accurately locates footing systems and surface details of all works inside a Tree Protection Zone;
- legend and north point;
- clear time frame as to when tree protection measures must be installed and when they can be removed; and
- clear direction on what actions must not occur inside the area defined as a Tree Protection Zone.

A LANDSCAPE PLAN

Before the development starts, a detailed landscape plan to the satisfaction of Bayside City Council (the Responsible Authority) should be submitted to and be endorsed by Bayside City Council. Please note, Appropriate site analysis **must** take place to ensure viable tree selection. The plan must show:

- A survey including botanical names of all existing trees to be retained on the site, including Tree Protection Zones calculated in accordance with AS4970-2009.
- A survey including botanical name, of all existing trees on neighbouring properties where the Tree Protection Zones of such trees, calculated in accordance with AS4970-2009, fall partially within the subject site.
- A planting schedule of all proposed trees and shrubs, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
- Planting is required in all areas of the site not covered by buildings or hard surfaces.
- Details of surface finishes of pathways and driveways

The landscaping needs to be in accordance with the Neighbourhood Character preference for the area. More information on the relevant Neighbourhood Character can be found within the Bayside Planning Scheme.

For blocks under 300 m², or two or more buildings on a site, a Landscape Plan should show the proposed:

- vegetation to be removed (including approximate canopy width and height);
- vegetation to be retained (including approximate canopy width and height);
- plantings (with canopy trees identified);
- tree replacement planting area (Appendix 2);
- plant schedule (Appendix 4),
- Pot Sizes to be removed from landscape plans
- property boundaries;
- existing buildings;
- paths, driveways, swimming pools, decks and other surfaces that
- are impermeable to water;
- above and below ground services, such as pipes and power lines;
- legend and north point; and
- features that are within the Tree Protection Zone of any canopy tree including features on adjoining properties.
- Site services, decking's, pools, and other outdoor structures must be included on the landscape plan to ensure the proposed locations of trees are viable.
- If the proposed species is unavailable at time of planting, and a substitute species is proposed. It must be the same size or greater at maturity and must be of similar origin (native/indigenous).
- The tree(s) **must** be planted as per the endorsed plan. If proposing a replacement or any changes are to take place a Landscape secondary consent will be required

The Landscape Plan should show building setbacks consistent with the requirements of the Bayside Planning Scheme. Building setbacks will be considered as part of the development proposal.

Examples of Landscape Plans are included in Appendix 1.

PLANTING RATIOS AND SCALE

VPO3 and SLO areas

If you are building within the VPO3 or SLO zones where the trees are protected by the Bayside Planning Scheme, you are obligated to meet the required planting ratios and landscape planting requirements set out in tables 2 and 3 in addition to any requirements triggered under Planning.

In particular, new developments in VPO3 and SLO zones have tree planting ratio and other landscaping requirements, including:

- at least 80% of your trees must be indigenous¹⁰,
- at least 80% of your ground cover and mid-storey vegetation must be indigenous,
- at least 80% of the vegetation planted must also be indigenous.
- indigenous vegetation must be replaced with indigenous¹⁰ vegetation;
- native Victorian vegetation must be replaced with native Victorian or indigenous vegetation; and
- a tree must be replaced with another tree capable of reaching the same height and canopy or greater at maturity.

Please refer to Appendix 3 (Tables 4 and 5) for suitable species.

Outside of VPO3 and SLO areas

If you are building in an area that is not protected by the VPO3 and SLO, you may take your tree planting requirements from Table 3 (page XX). Vegetation utilizing natives and indigenous plants in open space is highly encouraged. The vegetation planted needs to be in accordance with the Neighbourhood Character for the area.

Please refer to Appendix 3 (Tables 4 and 5) for suitable species.

Please note: Landscape Plans that do not meet the minimum criteria set out in Tables 2, 3, and 7 are unlikely to be supported.

Completion of landscaping

Before the occupation of the development, and in order to receive your statement of compliance for subdivision, the landscaping works shown on the endorsed plans **must** be carried out and completed in accordance with the approved plans.

If the landscape plan is not in accordance with the endorsed plans you will be required to submit a landscaping secondary consent amendment.

Landscaping maintenance

The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Bayside City Council, including that any dead, diseased or damaged plants are to be replaced. The landscaping may be audited for compliance with the planning permit. Penalties or prosecutions may apply for failing to comply with the requirements of the Landscape Plan endorsed by Council.

10. More information about indigenous plant species can be found in Live Bayside Plant Bayside on Council's website www.bayside.vic.gov.au.

TABLE 2: TREE PLANTING RATIOS AND SCALES FOR DEVELOPMENT WHERE TREES ARE PROTECTED BY THE VEGETATION PROTECTION OVERLAY (VPO3) AND SIGNIFICANT LANDSCAPE OVERLAY (SLO) OR AN EXISTING PLANNING PERMIT

APPLICATION TYPE	PLANTING OBJECTIVES	PLANTING REQUIREMENTS AND TREE SELECTION
<p>TREE REMOVAL UNDER THE BAYSIDE PLANNING SCHEME AND BUILDINGS AND WORKS (WHICH NECESSITATE THE REMOVAL OF A TREE)</p>	<ul style="list-style-type: none"> ➤ Replace any lost canopy and achieve a total of 200% of the original canopy coverage removed, new trees should be planted to increase the existing canopy coverage by 100%. ➤ Plant new trees such that the resulting canopy coverage is twice the size of the original canopy that was removed from the site. ➤ Use available soil volumes to determine optimal planting sizes and locations. ➤ Use understorey, shrubs, and groundcovers to supplement any shortfall, depending on available soil and site suitability, to the satisfaction of the Council. 	<p>Minimum Requirements of Site:</p> <p>To ensure that the overall canopy at maturity equals 200% canopy coverage removed, the following requirements are to be met:</p> <ul style="list-style-type: none"> ▪ Canopy tree(s) of appropriate planting in enough area to equal twice the size of the original canopy removed at maturity. ▪ For each new tree planted, understorey planting must be included. (This will count towards the 200%) ▪ Additional understorey, shrubs and groundcover plantings must be included to compensate for any shortfall in coverage to reach 200% green coverage. (e.g., 150% coverage + 50% understorey, shrubs, and Groundcover) AND ▪ Where the existing tree is 21 metres or greater, at least one of the replacement trees must be capable of reaching the same height and spread at maturity in order to retain large species for biodiversity. <p>Tree Selection:</p> <ul style="list-style-type: none"> ▪ Tree selection should consider site analysis and soil volume to ensure appropriate species selection. Refer to table 7 on page XX for guidance on minimum soil volume required per tree, depending on size. ▪ In situations that are demonstrated to show achieving 200% canopy coverage is not feasible, shrubs and groundcovers may be used to compensate for any shortfall in coverage to the satisfaction of Council, so the site may achieve at least 200% green coverage instead ▪ Select trees that are appropriately sized for the available soil volume. For example, if a large front setback can support a large tree, then a large tree should be planted instead of a small one.

* Species size selection is expected to be in response to available soil volume. For example if a small species is selected for planting in a space that would support a large species, this would not be considered an appropriate outcome.

* Small canopy trees are species capable of reaching a minimum height of 8m, and a canopy spread of 4m, at maturity.

* Medium canopy trees are species which sit in between the two. Greater than 8m but less than 15m at maturity.

* Large canopy trees are species capable of reaching a minimum height of 15m, and a canopy spread of 8m, at maturity.

* Understorey planting is considered to be any vegetation larger than 1m in height and smaller than a canopy tree.

* Groundcover is considered any vegetation which grows to approximately 1m or less (native grasses, creepers etc.)

* Synthetic turf and vegetation to be avoided – council will only accept living vegetation and does not accept synthetic planting as an alternative

In addition, all VPO3 and SLO zones will require at least 80% indigenous ground cover and mid storey vegetation to be planted. Bayside Council also prefers indigenous tree species for planting selection. An example is provided in Appendix 4. Soil volume and required planted area requirements along with examples for canopy tree plantings are provided in Appendix 3, table 7 on page XX. For further guidance and sourcing of indigenous species and provenance please visit <https://www.bayside.vic.gov.au/our-community/environment-and-sustainability/bayside-community-nursery>.

TABLE 3: EXAMPLE LANDSCAPE REQUIREMENTS FOR NEW BUILDINGS		
APPLICATION TYPE	PLANTING OBJECTIVES	PLANTING REQUIREMENTS AND TREE SELECTION
SINGLE DWELLING APPLICATION	<ul style="list-style-type: none"> ➤ Double the existing canopy by planting new trees to increase the existing canopy coverage by 100%, thereby achieving a total of 200% of the original canopy coverage on the site. ➤ Available soil volumes should be used to determine planting sizes and locations (this is not limited to the site extents). ➤ Understorey, Shrubs, and groundcovers to be used to supplement any shortfall depending on available soil and site suitability to the satisfaction of Council. 	<p>In addition to doubling the canopy, the following is required as a minimum in any situation where there is either no existing canopy vegetation or a lack thereof:</p> <p>Minimum Requirements:</p> <ul style="list-style-type: none"> ▪ 1 Large Canopy tree: Minimum height of 15 metres and canopy spread of 8 metres at maturity. ▪ 2 Medium Canopy trees: Each to grow to at least 8-15 metres in height with a canopy spread of 6 metres at maturity. ▪ 1 Small Canopy trees capable of growing to at least 8 metres with a canopy spread of 4 metres at maturity. ▪ Understorey planting: At least one per tree. Any vegetation between 1-1.5 metres at maturity. <p>Tree Selection:</p> <p>Tree selection should be based on site analysis and soil volume for optimal planting. If minimum soil volume isn't adequate for the minimum requirements, include canopy trees suitable for the space and soil volume, to the satisfaction of Council. Tree sizes are required to match the available soil volume. For instance, large trees should be planted in large front setbacks and vis versa.</p> <p>If 200% canopy coverage can be demonstrated to Council to be unachievable, use additional understorey, shrubs, and groundcovers to compensate the shortfall to achieve at least 200% green coverage, following soil volume guidelines and the satisfaction of Council.</p> <p>If an existing tree is 21 metres or taller, at least one replacement tree should be capable of reaching the same height and spread at maturity to preserve large species and biodiversity.</p>
ONE ADDITIONAL DWELLING (LOW DENSITY REDEVELOPMENT)	<ul style="list-style-type: none"> ➤ Plant new trees to replace any lost canopy and increase the existing canopy coverage by 100%, thereby achieving a total of 200% of the original canopy coverage removed. ➤ Use a mix of tree sizes, understorey planting, shrubs, and groundcovers to maximise the size and number of trees as appropriate for the available soil volume. ➤ Determine planting sizes and locations based on available soil volumes, which is not limited to the site extents. ➤ Use understorey, shrubs, and groundcovers to supplement any shortfall depending on available soil and site suitability, subject to the satisfaction of the Council. 	<p>Minimum Requirements:</p> <ul style="list-style-type: none"> ▪ At least 2 canopy trees should be planted on site, depending on the available soil volume. ▪ Understorey planting: At least one per tree. Any vegetation between 1-1.5 metres at maturity. ▪ If extra soil volume remains, additional trees and vegetation to be planted to fill the available space. <p>Tree Selection:</p> <p>Tree selection should be based on site analysis and soil volume for optimal planting. If minimum soil volume isn't adequate for the minimum requirements, include canopy trees suitable for the space and soil volume, to the satisfaction of Council. Tree sizes are required to match the available soil volume. For instance, large trees should be planted in large front setbacks and vis versa.</p> <p>If 200% canopy coverage can be demonstrated to Council to be unachievable, use additional understorey, shrubs, and groundcovers to compensate the shortfall to achieve at least 200% green coverage, following soil volume guidelines and the satisfaction of Council.</p> <p>If an existing tree is 21 metres or taller, at least one replacement tree should be capable of reaching the same height and spread at maturity to preserve large species and biodiversity.</p>
DUAL OCCUPANCY APPLICATIONS	<ul style="list-style-type: none"> ➤ Double the existing canopy by planting new trees to increase the existing canopy coverage by 100%, thereby achieving a total of 200% of the original canopy coverage on the site. ➤ Prioritize planting large trees, particularly in front setbacks, where possible. 	<p>For sites with no existing canopy vegetation or insufficient canopy, the following minimum requirements should be met:</p> <p>Minimum Requirements:</p> <ul style="list-style-type: none"> ▪ 1 Large Canopy tree capable of growing to a minimum height of 15 metres and have a canopy spread of 8 metres at maturity. ▪ 2 Medium Canopy trees capable of growing to at least 10 metres in height with a canopy spread of 6 metres. ▪ 3 Small Canopy trees capable of growing to at least 8 metres with a canopy spread of 4 metres at maturity. ▪ Understorey planting: At least one for each canopy tree. Any vegetation between 1-1.5 metres at maturity.

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<p>LOW DENSITY APPLICATIONS (THREE TO FIVE UNITS)</p>	<ul style="list-style-type: none"> ➤ Distribute trees appropriately across the site to maximize canopy spread. ➤ Base the selection of tree sizes and locations on the available soil volume and surrounding trees for efficient space utilization. 	<p>Tree Selection:</p> <p>Tree selection should be based on site analysis and soil volume for optimal planting. If minimum soil volume isn't adequate for the minimum requirements, include canopy trees suitable for the space and soil volume, to the satisfaction of Council.</p> <p>Tree sizes are required to match the available soil volume. For instance, large trees should be planted in large front setbacks and vis versa.</p> <p>If 200% canopy coverage can be demonstrated to Council to be unachievable, use additional understory, shrubs, and groundcovers to compensate the shortfall to achieve at least 200% green coverage, following soil volume guidelines and the satisfaction of Council</p> <p>If an existing tree is 21 metres or taller, at least one replacement tree should be capable of reaching the same height and spread at maturity to preserve large species and biodiversity.</p> <p>Example layout:</p> <p>The planting arrangement in each dwelling's setback should be opposite to that of the other. For instance, if Dwelling 1 has a large tree in front and two small ones at the back, then Dwelling 2 should have a large tree at the back and two small ones in front. however, the maximum size tree appropriate should be selected for the available soil. This arrangement allows for efficient use of soil volume space and maximum canopy coverage.</p> <p>Minimum Requirements:</p> <ul style="list-style-type: none"> ▪ Plant at least 1 Large Canopy tree within the front setback or largest shared space. This tree should be capable of growing to a minimum height of 15 metres and have a canopy spread of 8 metres at maturity. ▪ Plant at least 1 Canopy tree in the rear of each dwelling. The size of this tree should depend on the available soil volume. ▪ Understorey planting: At least one for each canopy tree. ▪ Use any remaining appropriate soil volume space to plant additional canopy trees. ▪ If it can be demonstrated to the Council that achieving 200% canopy coverage is unachievable, consider the following alternatives: <ul style="list-style-type: none"> ▪ Implementing green roofs/walls where appropriate can be proposed where additional understory, shrub and groundcover planting is not feasible <p>These alternatives should aim to achieve at least 200% green coverage, following soil volume guidelines and subject to the satisfaction of the Council.</p> <p>Tree Selection:</p> <p>Tree sizes should match the available soil volume. For instance, large trees should be planted in large front setbacks and vice versa.</p> <p>If 200% canopy coverage can be demonstrated to Council to be unachievable, green roofs and wall can be used as well as additional understory, shrubs and groundcover plantings to compensate the shortfall to achieve at least 200% green coverage, following soil volume guidelines and the satisfaction of Council.</p> <p>If an existing tree is 21 metres or taller, at least one replacement tree should be capable of reaching the same height and spread at maturity. This helps preserve large species and maintain biodiversity.</p>
<p>MEDIUM DENSITY APPLICATION (SIX TO TEN UNITS)</p>	<ul style="list-style-type: none"> ➤ Double the existing canopy by planting new trees to increase the existing canopy coverage by 100%, thereby achieving a total of 200% of the original canopy coverage on the site. ➤ Each dwelling should have canopy trees suitable for the soil volume and another large or medium tree in the front setback or shared area. ➤ Prioritize planting large trees where possible. ➤ Use available soil volumes to determine optimal planting sizes and locations. ➤ Distribute trees appropriately across the site to maximize canopy spread. 	<p>Minimum Requirements:</p> <p>Each dwelling's rear private open space at ground floor should have:</p> <ul style="list-style-type: none"> ▪ 1 Small canopy tree that grows to at least 8 metres tall with a canopy spread greater than 4 metres, along with understorey planting vegetation between 1 and 1.5m in height. ▪ The largest shared space, common property, or front setback should have 1 Large Canopy tree. ▪ Alternatively, multiple small-medium sized canopy trees can be used, whichever maximises the canopy and fills the available space most effectively. ▪ Understorey planting: At least one for each canopy tree. <p>If achieving 200% canopy coverage is demonstrated to the Council as unachievable, consider the following alternatives:</p> <ul style="list-style-type: none"> ▪ Use additional understory, shrubs, and groundcovers to compensate for the shortfall. ▪ Implementing green roofs/walls where appropriate can be proposed where additional understory, shrub and groundcover planting is not feasible <p>These alternatives aim to maximise green coverage across site.</p> <p>Tree Selection:</p> <p>Tree sizes should match the available soil volume. For instance, large trees should be planted in large front setbacks and vice versa.</p> <p>If an existing tree is 21 metres or taller, at least one replacement tree should be capable of reaching the same height and spread at maturity. This helps preserve large</p>

<p>HIGH DENSITY APPLICATION (APARTMENT STYLE DEVELOPMENT)</p>	<ul style="list-style-type: none"> ➤ Create vegetated front setbacks with canopy trees and understory planting, considering the available soil volume. ➤ Maximize the existing space by planting as many canopy trees as the available soil volume allows. ➤ Plant canopy trees wherever appropriate, using available soil volumes to determine optimal planting sizes and locations. ➤ Distribute trees appropriately across the site to maximize canopy spread. ➤ If in-ground planting is not viable, consider implementing green roofs and walls as appropriate. 	<p>species and maintain biodiversity.</p> <p>Minimum Requirements:</p> <ul style="list-style-type: none"> ▪ If the soil volume permits, plant at least 1 large or 2 medium canopy trees within the front setback. ▪ If the soil volume is limited, plant trees of a suitable size to maximize the canopy coverage in the available space within the front setback ▪ Plant at least 1 canopy tree per dwelling within each building setback, provided there is an available soil space of 3m² with a depth of 1.2m and in any other available soil volume on site of 3m² with a depth of 1.2m ▪ If tree planting is not viable, consider roof gardens and green walls to compensate. <p>Tree Selection:</p> <p>Refer to the Bayside Planning Scheme Standard D10 for detailed guidelines.</p> <p>Tree sizes should correspond to the available soil volume. For example, large trees should be planted in large front setbacks and vice versa.</p> <p>If an existing tree is 21 metres or taller, at least one replacement tree should be capable of reaching the same height and spread at maturity to preserve large species and maintain biodiversity.</p>
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Examples of landscape plans are included in Appendix 1.

- * Species size selection is expected to be in response to available soil volume. For example if a small species is selected for planting in a space that would support a large species, this would not be considered an appropriate outcome.
- * Small canopy trees are species capable of reaching a minimum height of 8m, and a canopy spread of 4m, at maturity.
- * Medium canopy trees are species which sit in between the two. Greater than 8m but less than 15m at maturity.
- * Large canopy trees are species capable of reaching a minimum height of 15m, and a canopy spread of 8m, at maturity.
- * Understorey planting is considered to be any vegetation larger than 1m in height and smaller than a canopy tree.
- * Groundcover is considered any vegetation which grows to approximately 1m or less (native grasses, creepers etc.)
- * Synthetic turf and vegetation to be avoided – council will only accept living vegetation and does not accept synthetic planting as an alternative

All new developments are required to have vegetation planted across the site according to the available soil volume and appropriate tree and plant selection. Refer to Appendix 4 – Soil Volume on page XX for guidance. Information on tree species and correlating soil volume requirements can be found in appendix 3 – Species List, on page XX. Examples of Landscape plans for the above requirements can be found within Appendix 1 – Example landscape plans on page XX. along with example diagrams of replacement planting area within Appendix 2, page XX.

REPLACEMENT PLANTING AREA

Your Landscape Plan needs to identify a replacement planting area around each proposed canopy tree (please see Appendix 2 for an example). The size of the replacement planting area is based on the tree canopy width at maturity (Appendix 3 and 4). See Table 7, Soil volumes for approximate sizing.

When designing your replacement planting scheme please consider that:

- proposed canopy trees need to be appropriately planted in order to optimise tree growth, vitality and to reduce the likelihood of long-term conflict with buildings;
- proposed canopy tree placement must consider appropriate placement in order to achieve maximum canopy to reach the required 200%.
- overlapping of tree canopies should be minimized;
- vegetation should be centred within their tree replacement planting area in order to encourage even growth;
- trees should be planted outside of easements and in accordance with service authority guidelines (e.g. near sewer and water mains and power-lines);
- trees should be clear of buildings, hard surfaces and clothes lines
- Canopy trees are to be planted at least 1.5-2m away from any structure, pavement, fence or any other infrastructure/building (including decks, pools, and fences)
- Planting location/tree pit must be of appropriate size to correctly provision the tree to grow to its capability.
- where buildings, basements or hard surfaces do encroach, you must demonstrate that there is sufficient soil volume for the optimal growth of the tree;
- Root sensitive design will be required for structures encroaching within the trees growth root zone.

- vegetation must be planted in a location where it will have access to sunlight and water; and
- you normally need to install automatic drip irrigation to all planted areas of the site
- Synthetic turf is to be avoided – council will only accept living vegetation
- Council does not accept synthetic planting as an alternative

FENCING DETAILS

Front boundary fences must reflect the neighbourhood character as outlined on the Council's Planning Scheme located at website www.bayside.vic.gov.au.

Where a solid fence is proposed, it should be recessed and interspersed with landscaping to reduce the dominance of the street and create an improved landscape outcome for the streetscape.

For properties fronting the foreshore, fences or landscape treatments can be used to delineate the foreshore boundary.

HOW IS MY APPLICATION ASSESSED?

Council will consider the impact of removing vegetation on the:

- character of the area;
- amount of indigenous species in the locality;
- quality of the remaining habitat and the impact on wildlife corridors; and
- appearance of the development.
- Whether the removal is necessary or if the development can be achieved by redesign.
- What consideration has gone into the proposed removal
- The Arboricultural justification for its removal

Council's Officers will review the arborist's report and the assessment of the tree(s) health, structure, amenity value, useful life expectancy and retention value against the criteria in Appendix 5.

EXAMPLES TO HELP YOU COMPLETE YOUR APPLICATION

The following pages provide information and guidance to help you complete your application and include in your Landscape Plan

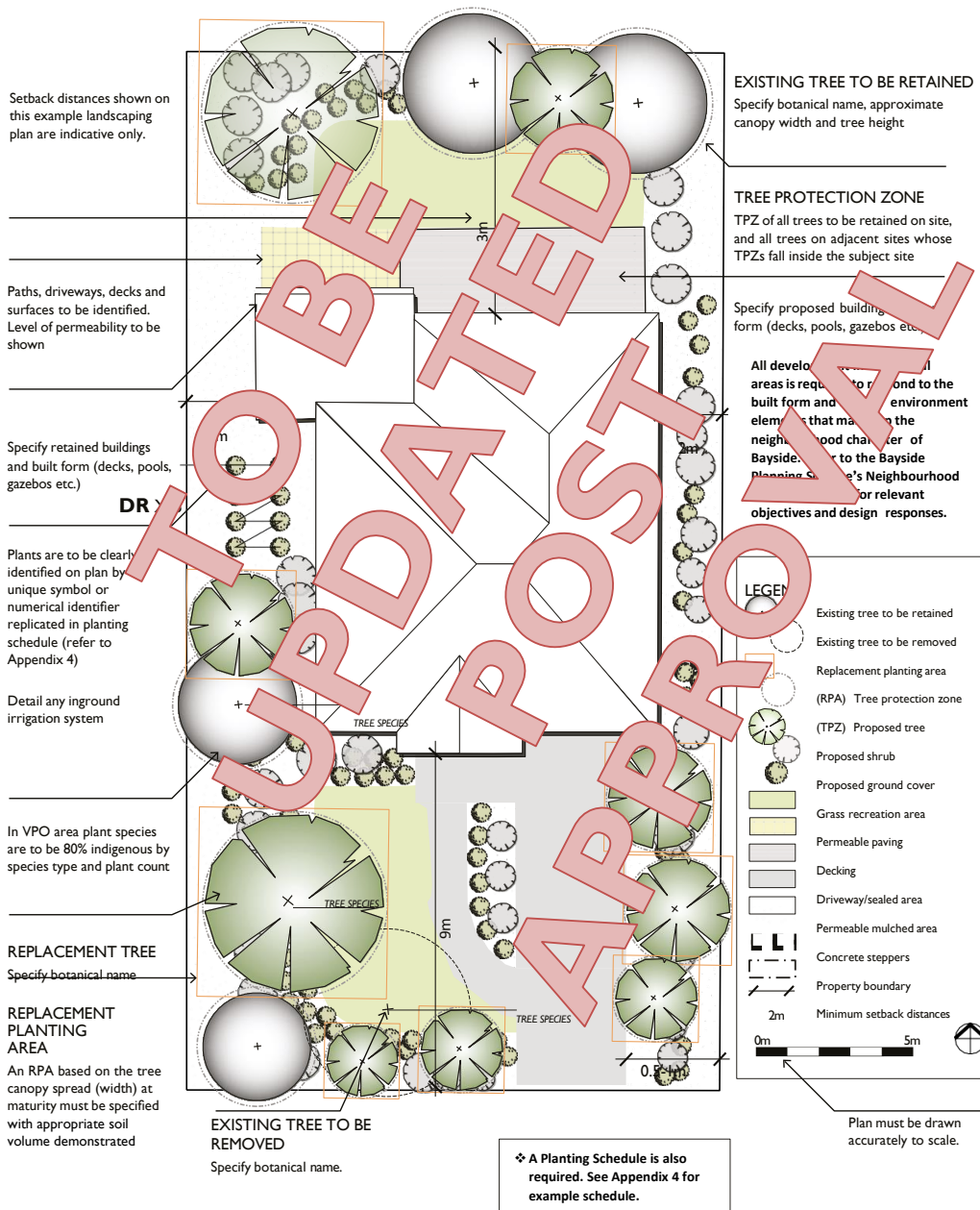
- Appendix 1 - Example Landscape Plans
- Appendix 2 – Example diagram of replacement planting area
- Appendix 3 – Accepted Replacement Trees and Plants List
- Appendix 4 – Soil Volume
- Appendix 5 – Example Plant Schedule
- Appendix 6 – Tree Assessment Criteria
- Appendix 7 – Landscape Plant Bayside Guide

A large selection of indigenous plants available from Council's Community Nursery located in ... Road, Cheltenham



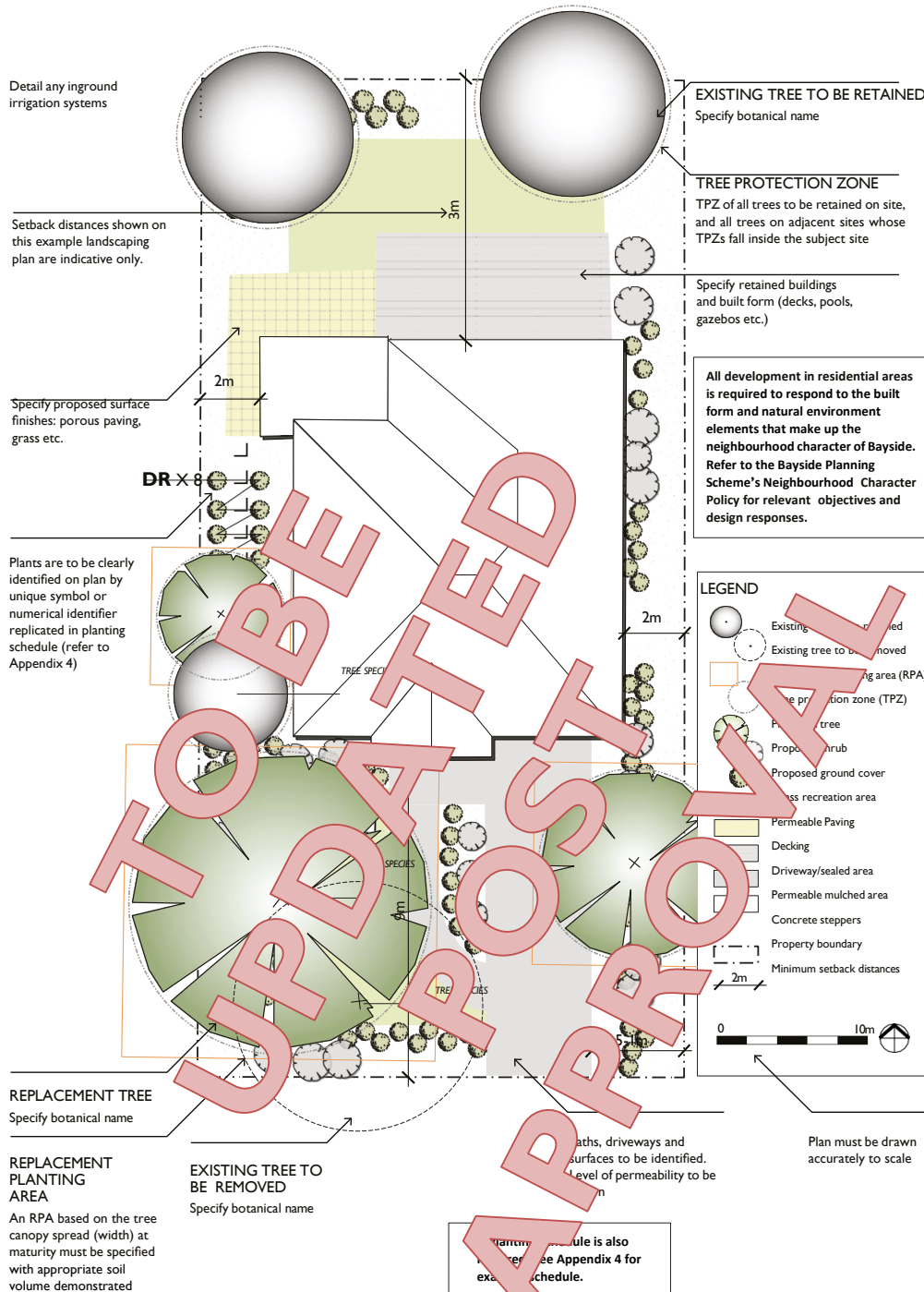
APPENDIX I EXAMPLE LANDSCAPE PLANS

LOT UNDER 300M² - WITHIN VPO3



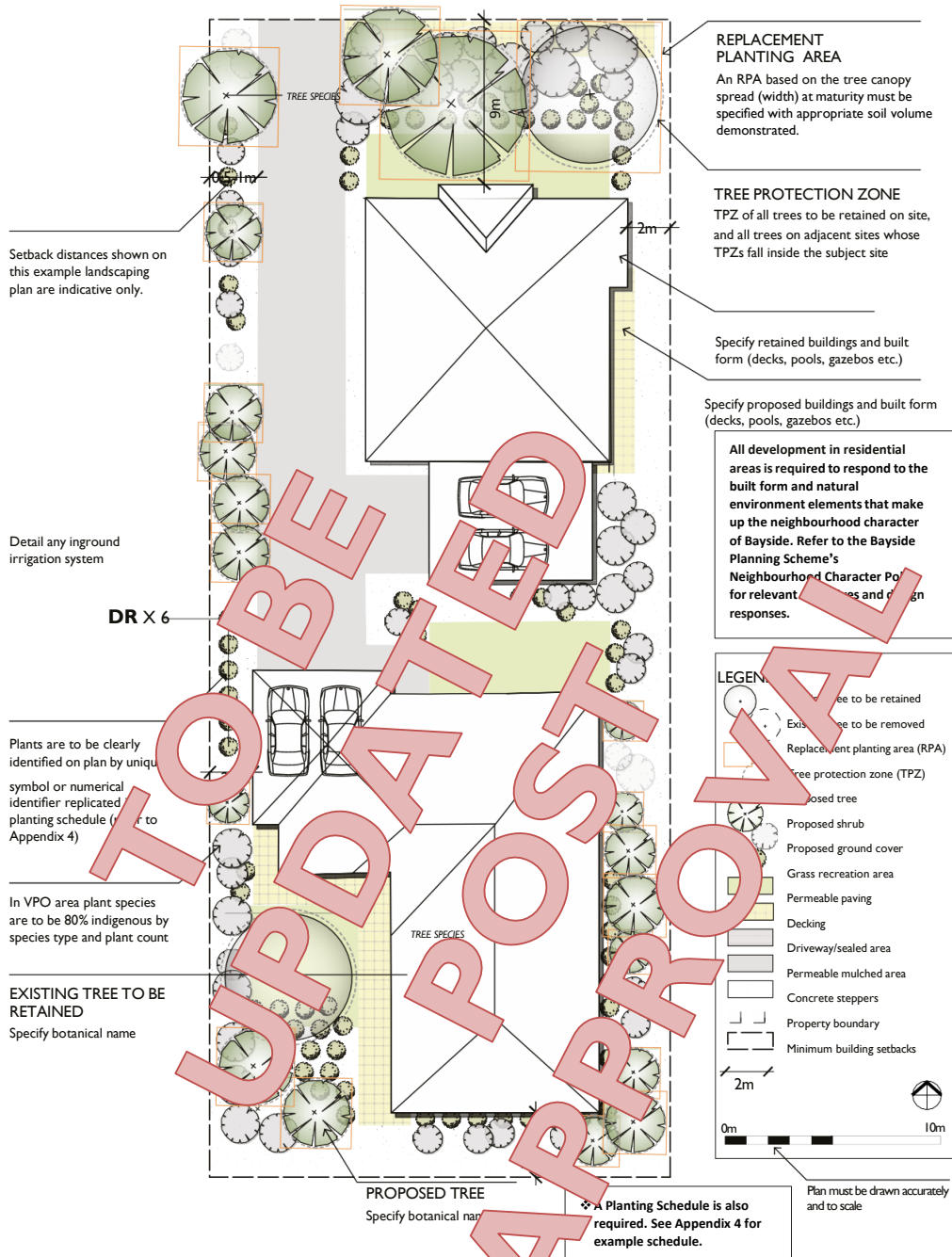
EXAMPLE LANDSCAPE PLAN REQUIRED FOR DEVELOPMENTS

LOT UNDER 300M² - OUTSIDE VPO AREA



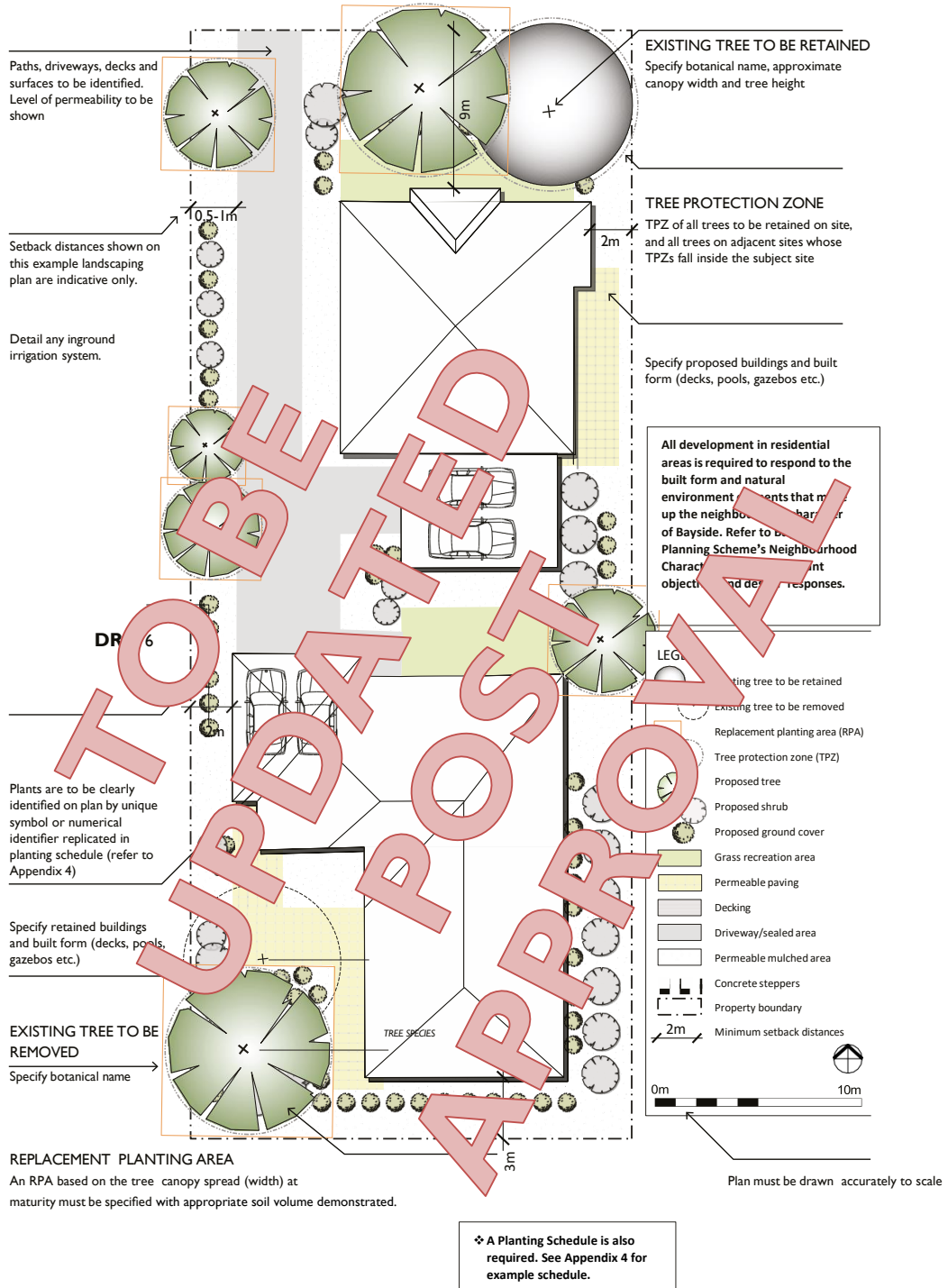
EXAMPLE LANDSCAPE PLAN REQUIRED FOR DEVELOPMENTS

DUAL OCCUPANCY - WITHIN VPO AREA



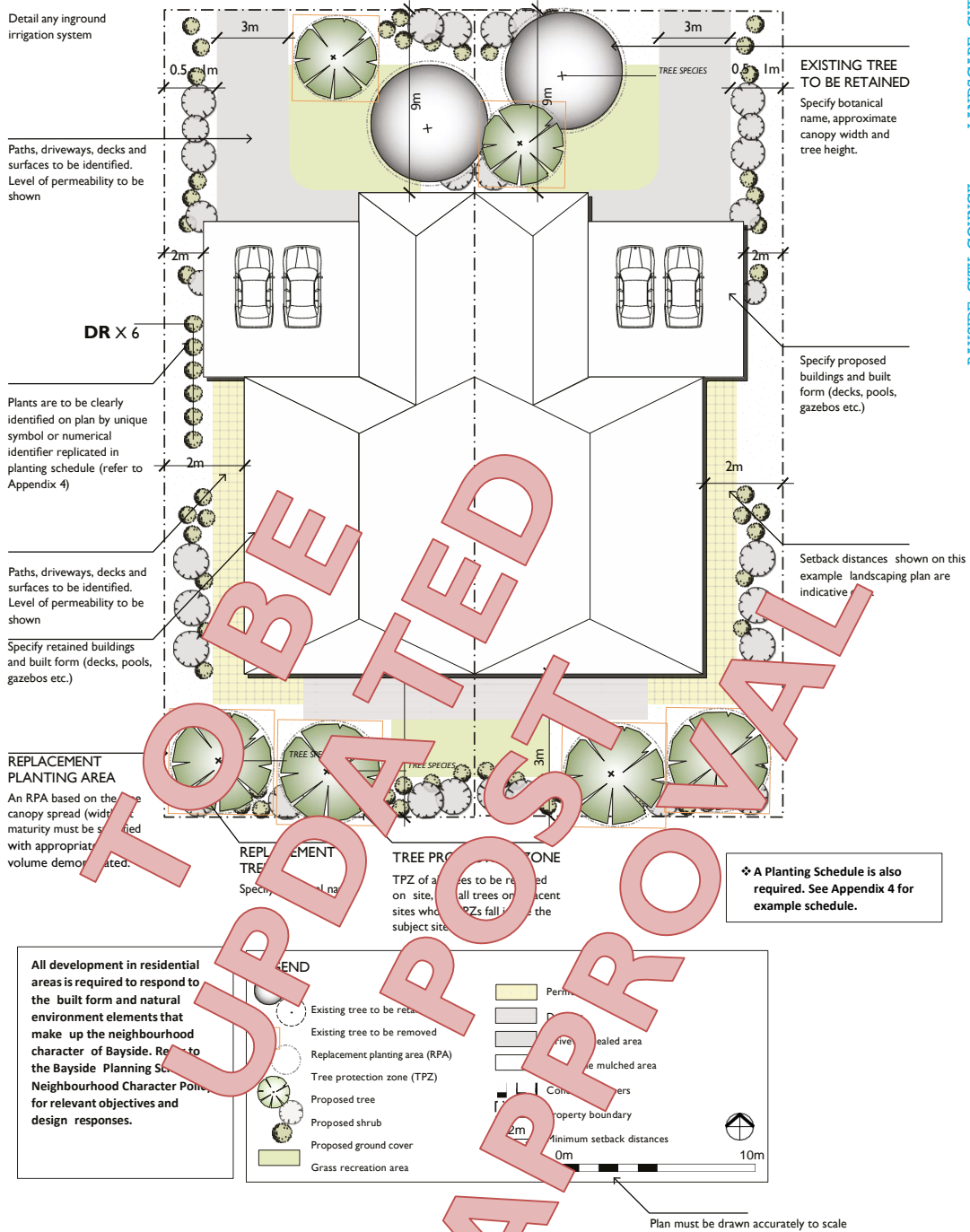
EXAMPLE LANDSCAPE PLAN REQUIRED FOR DEVELOPMENTS

DUAL OCCUPANCY - OUTSIDE VPO AREA



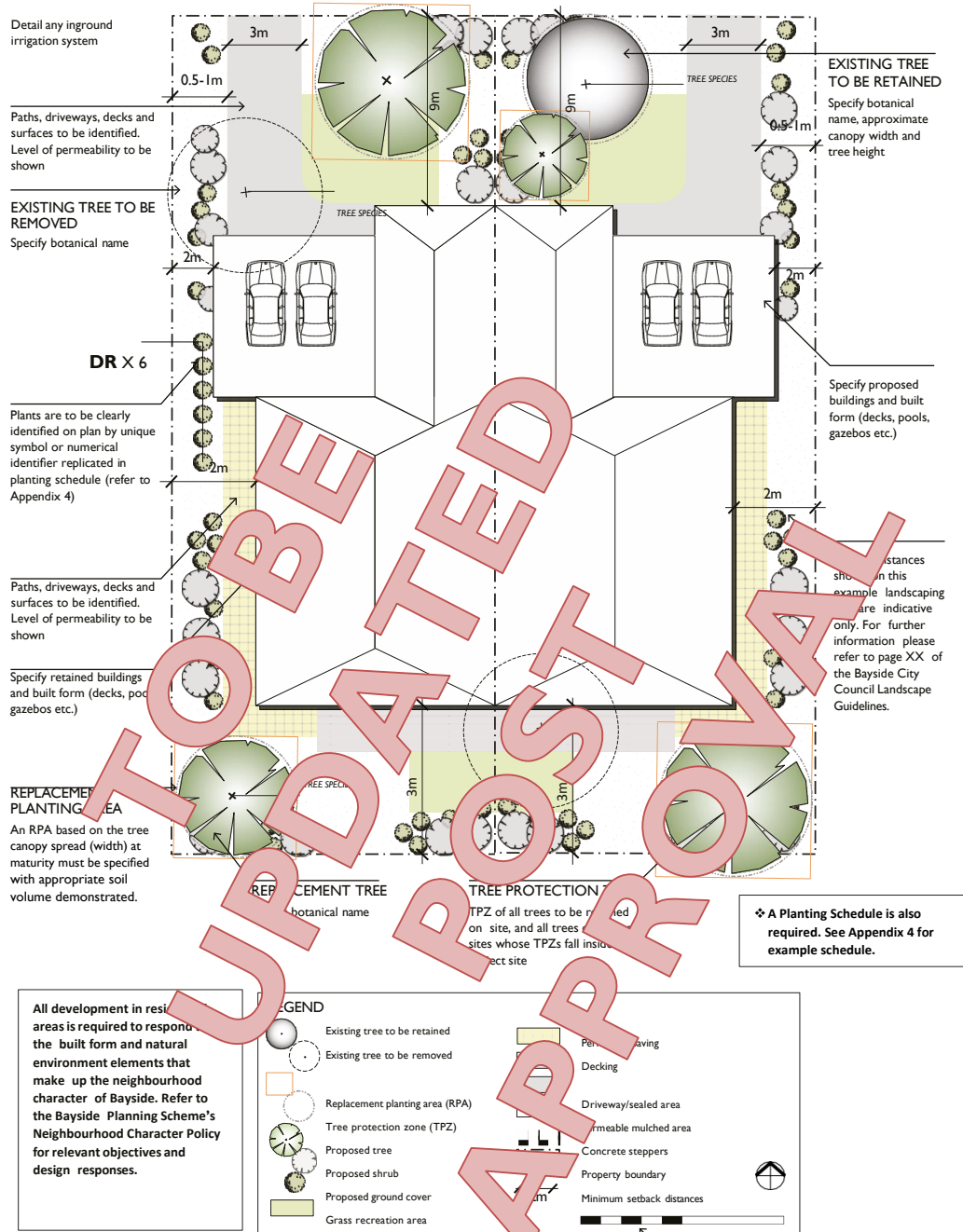
EXAMPLE LANDSCAPE PLAN REQUIRED FOR DEVELOPMENTS

DUAL OCCUPANCY (SIDE BY SIDE) - WITHIN VPO AREA



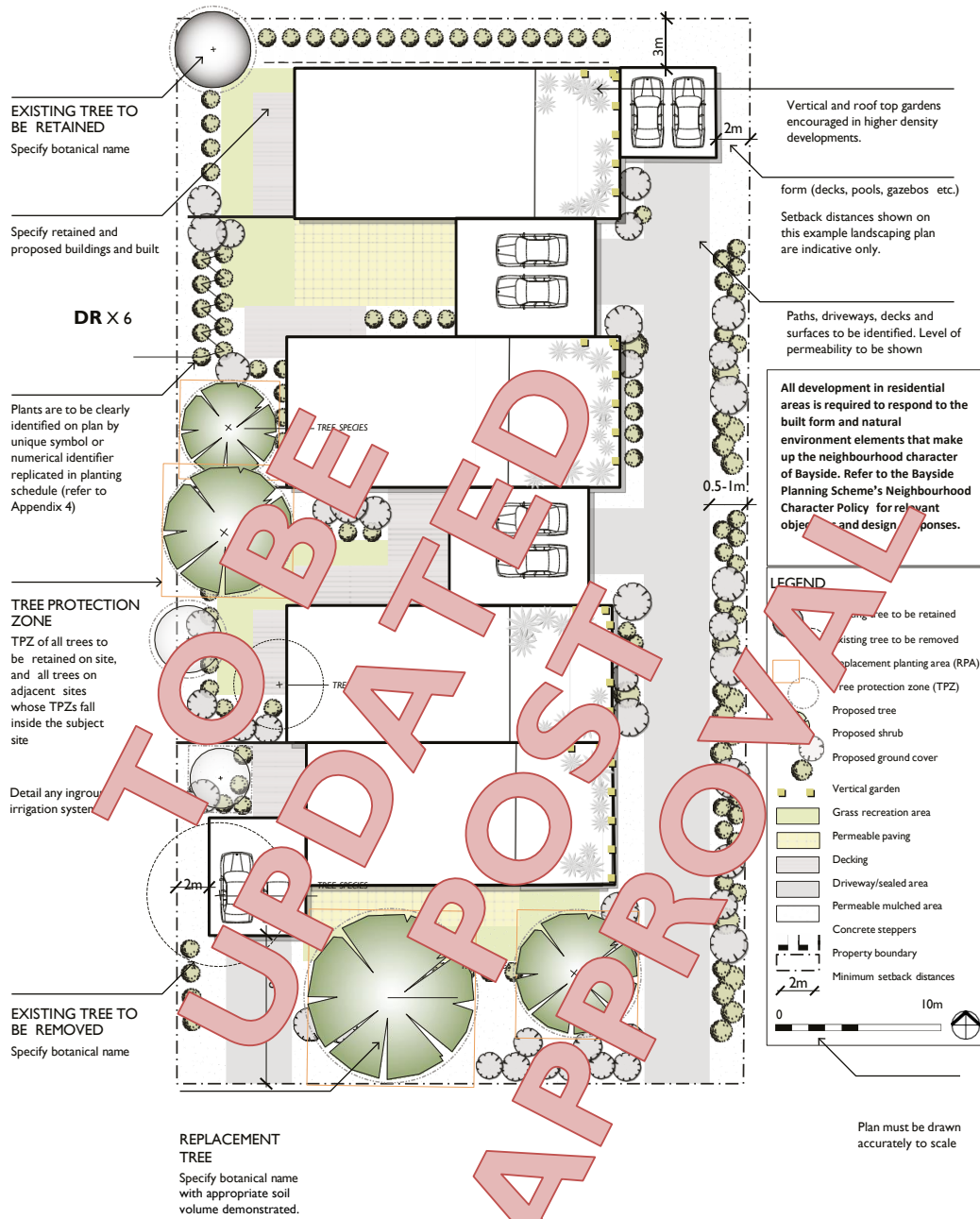
EXAMPLE LANDSCAPE PLAN REQUIRED FOR DEVELOPMENTS

DUAL OCCUPANCY (SIDE BY SIDE) - OUTSIDE VPO AREA



EXAMPLE LANDSCAPE PLAN REQUIRED FOR DEVELOPMENTS

THREE OR MORE DWELLINGS ON A LOT - OUTSIDE VPO AREA



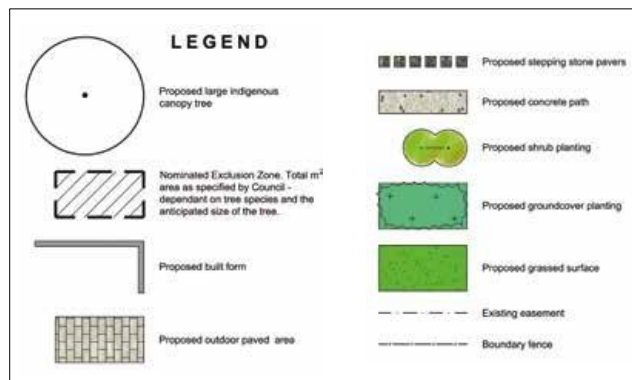
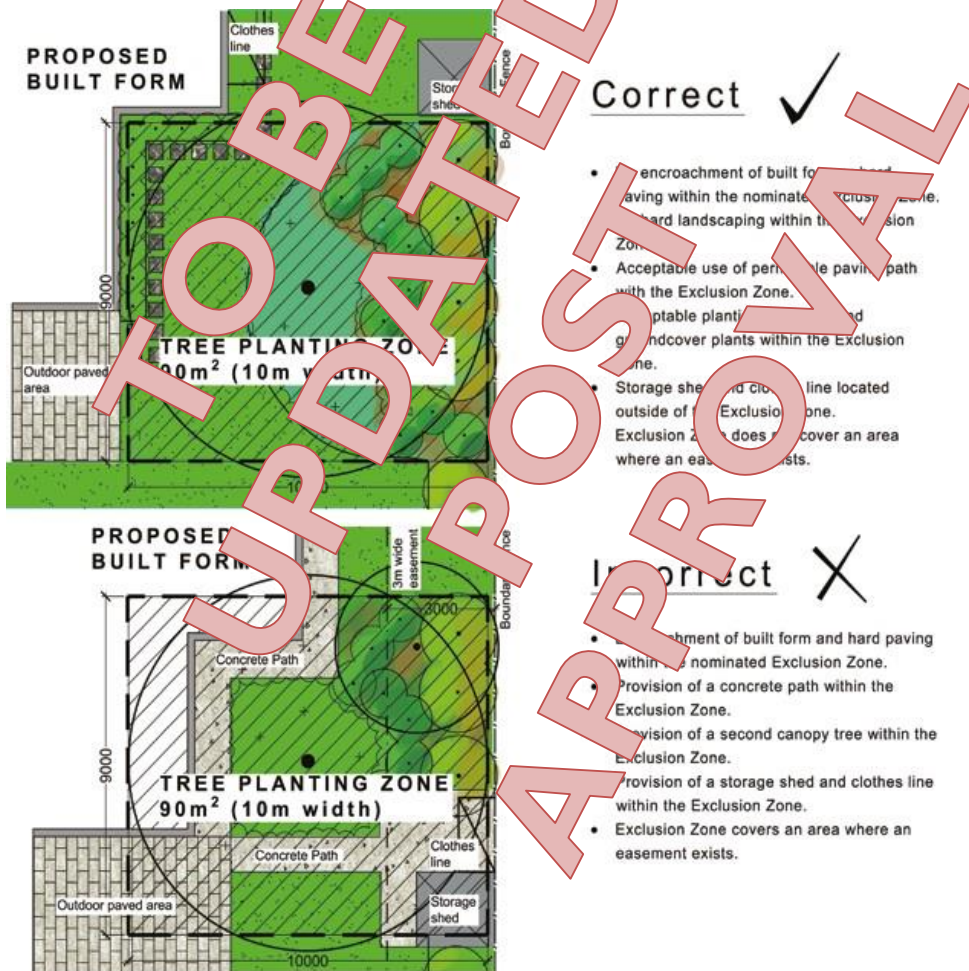
TO BE UPDATED
 APPROVAL

EXAMPLE LANDSCAPE PLAN REQUIRED FOR DEVELOPMENTS



Excellent example of landscaping in Brighton using exotic trees and shrubs.

APPENDIX 2 EXAMPLE DIAGRAM OF REPLACEMENT PLANTING AREA



APPENDIX 3 - SPECIES LIST

LARGE CANOPY TREES

Table with columns: INDIGENOUS TO PROVENCE, COMMON NAME, BOTANICAL NAME, HEIGHT, MAT CANOPY, GROWTH RATE, EVC, SUNLIGHT, WIND, STIMULY, SEA SPRAY, DROUGHT, WEEDING, COMPACT, PH, and HABITAT/USERS/TERRITORIES. Includes species like Eucalyptus viminalis, Eucalyptus nitida, and Eucalyptus sibirica.

MEDIUM CANOPY TREES

Table with columns: INDIGENOUS TO PROVENCE, COMMON NAME, BOTANICAL NAME, HEIGHT, MAT CANOPY, GROWTH RATE, EVC, SUNLIGHT, WIND, STIMULY, SEA SPRAY, DROUGHT, WEEDING, COMPACT, PH, and HABITAT/USERS/TERRITORIES. Includes species like Eucalyptus globulus, Eucalyptus pauciflora, and Eucalyptus nitida.

SMALL CANOPY TREES

Table with columns: BOTANICAL NAME, COMMON NAME, Mat. HEIGHT, Mat. CANOPY, Growth Rate, EVC - Ecological Vegetation Class, Wind, Salinity, Sea spray, Drought, Waterlogging, Compaction, SOL PH, Flowering Months, Fruit/seed dispersal, Evergreen/Deciduous, and Uses/Traits. Lists various tree species like Acacia imrayana, Leptospermum laevigatum, etc.

MEDIUM TO LARGE SHRUBS

Table with columns: BOTANICAL NAME, COMMON NAME, Mat. HEIGHT, Mat. CANOPY, Growth Rate, EVC - Ecological Vegetation Class, Wind, Salinity, Sea spray, Drought, Waterlogging, Compaction, pH Range, Flowering period, Flower colours, E/D habitat, and Uses/Traits. Lists various shrub species like Anacardium occidentale, Callistemon citrinus, etc.

*Please note this is not a list of preferred native trees, the trees listed above are representative of trees commonly found in Bayside. Please contact the Bayside Nursery or a horticultural professional for further advice.

SMALL SHRUBS

Table with columns: BOTANICAL NAME, COMMON NAME, MAT. HEIGHT, MAT. SPREAD, EVC, Growth rate, Sunlight, Wind, Salinity, Sea spray, Drought, Waterlogging, Compaction, pH Range, Flowering period, Flower colours, EVC, Habitat/Uses/Fruits. Lists various native shrub species and their characteristics.

CLIMBERS

Table with columns: BOTANICAL NAME, COMMON NAME, MAT. HEIGHT, MAT. SPREAD, EVC, Growth rate, Sunlight, Wind, Salinity, Sea spray, Drought, Waterlogging, Compaction, pH Range, Flowering period, Flower colours, EVC, Habitat/Uses/Fruits. Lists various climbing plants and their characteristics.

GRASSES & TUSSOCKS

BOTANICAL NAME	COMMON NAME	MAX HEIGHT	MAX SPREAD	GROWTH RATE	EVC	SUNLIGHT	WIND	SALINITY	SEA SPRAY	DROUGHT	WATERLOGGING	COMPACTION	pH RANGE	FLOWERING PERIOD	FLOWER COLOURS	HABITAT	USES/TRENDS
<i>Acrostichum spicatum</i>	Coast Spear-grass	30cm	50cm	Fast	718, 821	FS	High	High	High	High	Low	High	Complete	Sep-Feb	Green or purple/straw	HCD, A, R, LM, F	Brown
<i>Acrostichum molle</i>	Soft Spear-grass	30cm	30cm	Fast	718, 821, 3	FS	High	High	High	High	Low	High	Complete	Sep-Feb	Green or purple/straw	HCD, A, R, LM, F	Brown
<i>Acrostichum strictum</i>	Prickly Spear-grass	1m	1m	Moderate	n/a	FS	High	High	High	High	Moderate	High	Complete	Sep-Feb	White	HCD, A, R, LM, F	White
<i>Acrostichum rostratum</i>	Spreading Spear-grass	30cm	Spreading	Moderate	707	FS	Moderate	Moderate	Moderate	Moderate	Moderate	High	Complete	Sep-Mar	Reddish Brown	RHWA1, A, R, LM, F	Reddish Brown
<i>Carex flacca</i>	Strand Sedge	80cm	80cm	Moderate	n/a	FS	High	High	High	High	High	High	Complete	Aug-Dec	Yellow/brown/green	HCW, A, R, LM, F	Yellow/brown/green
<i>Dryarura quadrata</i>	Read Bean-grass	40cm	Fast	Moderate	718, 3	FS/PS	Moderate	Low	Low	High	High	Low	Complete	Sep-May	Pale Green/Purple	RM, A, R, LM, F	Blue
<i>Dianella brevifolia</i>	Small-flower Flax-lily	80cm	50cm	Moderate	919	FS/PS	Moderate	Low	Low	Moderate	Low	Low	Complete	Sep-Feb	Blue-Purple	HM, A, LM, Ornamental, F	Blue and Yellow
<i>Dianella laevis</i>	Pale Flax-lily	80cm	50cm	Moderate	n/a	FS/PS	Moderate	Low	Fair	Fair	Fair	Low	Add to Neutral	Aug-Jan	Blue and Yellow	HM, A, LM, Ornamental, F	Blue and Yellow
<i>Dianella longifolia</i>	Arching Flax-lily	1.3	1m	Moderate	n/a	FS/PS	Moderate	Low	Fair	Fair	Fair	Low	Complete	Sep-Dec	Blue or Purple	HM, A, LM, Ornamental, F	Blue or Purple
<i>Drymonia</i>	Common Low-ge-grass	10cm	Spreading	Fast	718, 3	FS/PS	High	High	High	High	High	High	Complete	Sep-Feb	Green growth	HM, A, LM, F	Green growth
<i>Eragrostis brachyophylla</i>	Australian Sub-grass	10cm	10cm	Slow	n/a	FS	High	High	High	Fair	Fair	Low	Complete	Sep-Apr	Green growth	HM, A, LM, F	Green growth
<i>Eragrostis brownii</i>	Common Low-ge-grass	20cm	20cm	Fast	n/a	FS/PS	High	High	High	Fair	Fair	Low	Complete	Sep-Apr	Green growth	HM, A, LM, F	Green growth
<i>Ficinia nodosa</i>	Knobby Club-sedge	50cm	50cm	Moderate	919	FS	High	High	High	Fair	Fair	High	Complete	Sep-Feb	Brown	RHWA1, A, R, LM, F	Brown
<i>Gahnia radula</i>	Thatch Saw-sedge	2	1.5	Slow	718, 821, 3	PS/FS	Moderate	Low	Moderate	Moderate	High	High	Complete	Sep-Feb	Brown to Black	MRI, A, R, LM, F	Brown to Black
<i>Gahnia sibiriana</i>	Red-fruit Saw-sedge	1.5	2	Moderate	892	PS/FS	Moderate	Low	Moderate	Moderate	High	High	Add to Neutral	Sep-Feb	Yellow-Deep Red	MRI, A, R, LM, F	Yellow-Deep Red
<i>Junca pallida</i>	Tassel Rope-grass	50cm	20cm	Moderate	n/a	FS	Moderate	Low	Moderate	Moderate	High	High	Complete	Aug-Dec	Reddish Brown	MRI, A, R, LM, F	Reddish Brown
<i>Lepidosperma bipartita</i>	Pun Blue-grass	80cm	50cm	Moderate	n/a	FS/PS	Moderate	Low	Fair	Fair	Fair	Fair	Add to Neutral	Sep-Feb	Green	E, A, R, LM, F	Green
<i>Lepidosperma conopsea</i>	Common Blue-grass	80cm	20cm	Moderate	n/a	FS/PS	Moderate	Low	Fair	Fair	Fair	Fair	Complete	Sep-Dec	Green/Purple/Spinelets	E, A, R, LM, F	Green/Purple/Spinelets
<i>Lepidosperma linearis</i>	Scorbill Saw-sedge	60cm	20cm	Moderate	718, 821, 821, 3	FS/PS	Moderate	Low	Fair	Moderate	High	Fair	Complete	Sep-Dec	Green growth	CHRW1, WA, A, R, LM, F	Green growth
<i>Leptocarpus tenax</i>	Variable Swod-sedge	1.5	2	moderate	718, 3	FS/PS	Moderate	Low	Moderate	Moderate	High	Low	Complete	Sep-Feb	Red to grey/brown	MRI, A, R, LM, F	Red to grey/brown
<i>Leptocarpus longifolia</i>	Wattle Mak-rush	50cm	30cm	Slow	718, 3	FS/FSH	High	Moderate	Fair	Fair	High	Fair	Add to Neutral	Oct-Nov	Yellow	HD, A, LM, Ornamental, F	Yellow
<i>Leptocarpus multiflorus</i>	Spike-headed Mak-rush	1	Moderate	Moderate	718, 307, 3	FS/PS	Moderate	Moderate	Fair	Fair	High	Fair	Complete	Aug-Feb	Yellow, Purple centres	MRI, A, R, LM, F	Yellow, Purple centres
<i>Microlaena stipoides var stipoides</i>	Many-flowered Mak-rush	30cm	30cm	Moderate	n/a	FS	Moderate	Low	Moderate	Moderate	Low	Low	Complete	Jun-Nov, Jan	Creamy Yellow	HM, A, LM, Ornamental, F	Creamy Yellow
<i>Palaemonia occidentalis</i>	Weeping Grass	30cm	50cm	Moderate-Fast	718, 3	PS/FS	High	High	Moderate	Moderate	Moderate	Moderate	Add to Neutral	Oct-Dec	Green growth	HCW, A, R, LM, F	Green growth
<i>Poa labillardieri</i>	Long Purple-fling	40cm	50cm	Moderate	n/a	FS	Fair	Fair	Fair	Fair	High	Moderate	Complete	Sep-Dec	Purple	HCW, A, R, LM, F	Purple
<i>Poa laevis</i>	Common Tussock-grass	50cm	50cm	Moderate	n/a	FS/PS	High	Fair	Moderate	Low	High	High	Add to Neutral	Oct-Dec	Golden	HCW, A, R, LM, F	Golden
<i>Poa trivittata</i>	Spreading Tussock-grass	30cm	30cm	Moderate	718, 3	FS/PS	High	Moderate	Moderate	Moderate	Moderate	Moderate	Complete	Oct-Mar	Green/Purple/Spinelets	HD, A, LM, Ornamental, F	Green/Purple/Spinelets
<i>Polytopisma caespitosum (ex-Axonotoma caespitos)</i>	Common Wallaby-grass	40cm	30cm	Moderate-Fast	n/a	FS/PS	High	Moderate	Moderate	High	Moderate	Moderate	Complete	Oct-Mar	White	HC, A, R, LM, Ornamental, F	White
<i>Polytopisma penicillatum (ex-Axonotoma penicill)</i>	Knead Wallaby-grass	15cm	15cm	Slow	821	FS/PS	High	Moderate	Moderate	High	Moderate	Moderate	Complete	Oct-Dec	White	HCW, A, R, LM, F	White
<i>Polytopisma racemosum</i>	Cluskeed Wallaby-grass	20cm	20cm	Moderate-Fast	n/a	FS/PS	High	Moderate	Moderate	High	Moderate	Moderate	Complete	Oct-Dec	White	HCW, A, R, LM, F	White
<i>Polytopisma setaceum</i>	Bristly Wallaby-grass	40cm	40cm	Moderate	n/a	FS/PS	High	Moderate	Fair	Fair	Fair	Moderate	Complete	Oct-Dec	White	HCW, A, R, LM, F	White
<i>Stenandrium trivittatum</i>	Zig-zag Dog-sedge	30cm	30cm	Moderate	892	FS/PS	Moderate	Moderate	Moderate	Low	High	Low	Complete	Sep-Feb	Red-brown	WELW, A, R, LM, F	Red-brown
<i>Sporobolus tenax</i>	Spreading Tussock-grass	10cm	Spreading	Moderate	n/a	FS	High	High	High	High	High	High	Complete	Sep-Feb	Yellow/brown	WELW, A, R, LM, F	Yellow/brown
<i>Tetrarrhena juncea</i>	Salt Co Sand-Couch	4m	Spreading	Moderate	n/a	FS	High	Fair	Fair	High	High	Low	Complete	Dec-Mar	Green/Blue	CHRW, A, LM, Ornamental	Green/Blue
<i>Themeda triandra</i>	Forest wire-grass	Climber	4m	Moderate-Fast	718, 3	PS/FS	Moderate	Low	High	High	Moderate	Low	Complete	Nov-Apr	Purple/Red	VHD, A, LM, Ornamental, F	Purple/Red
<i>Themedia caespitosa</i>	Kangaroo Grass	50cm	50cm	Moderate	718, 3	PS/PS	High	Moderate	Fair	Fair	Fair	Low	Complete	Sep-Dec	Purple-Red	WHW, A, R, LM, F	Purple-Red
<i>Themedia capillaris</i>	Tufted Blue Lily	20cm	1.3m	Moderate	n/a	PS/PS	Moderate	Low	Moderate	Moderate	Fair	Moderate	Complete	Sep-Dec	Blue, White and Yellow	HNW1, A, R, LM, Ornamental, F	Blue, White and Yellow
<i>Trichostema elatum</i>	Yellow Rush-lily	30cm	50cm	Slow/Difficult	n/a	FS	Moderate	Low	Low	Low	Moderate	Low	Complete	Oct-Mar	Bright Yellow	HCW, A, R, LM, F	Bright Yellow
<i>Trichostema stratum</i>	Strained Arrog-grass	10cm	20cm	Moderate	n/a	PS/PS	Moderate	High	Fair	Moderate	High	Moderate	Complete	Aug-Apr	Dark Green	CHW, A, LM, Ornamental, F	Dark Green
<i>Vandoneura minor subsp. lutes</i>	Small Grass-tie	50cm	50cm	Slow	718, 821, 3	PS/PS	Moderate	Moderate	Moderate	Moderate	Low	Low	Complete	Dec-Feb	White/Grey/Amethyst yellow	HCD, A, R, LM, Ornamental, F	White/Grey/Amethyst yellow

Please contact your local nursery or a horticultural professional for further advice. All indigenous plants provide habitat & food for local birds, insects & animals.

APPENDIX 4: SOIL VOLUME

The lack of soil volume accounts for most tree survival problems. Therefore, it is imperative appropriate consideration is made to allow for required soil volume to sustain the tree.

TABLE 7: SOIL VOLUME REQUIREMENTS FOR TREES AS DETERMINED BY CANOPY WIDTH. BASED ON WORK BY CASEY TREES 2008, NEELY & WATSON 1998, SMILEY, URBAN 1992, MATHENY & CLARKE 1998 AND HARRIS, CLARKE & MATHENY 2004, INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LEAKE & HAEGE 2014.			
CANOPY WIDTH IN M	PREFERRED MIN. SOIL DEPTH MIN	REQUIRED SOIL VOLUME M3	~SURFACE AREA in M2 @ PREFERRED SOIL DEPTHS
5	1.2m	10	~8.3
6	1.2m	15	~12.5
7	1.2m	20	~16.6
8	1.2m	26	~21.6
9	1.2m	33	~27.5
10	1.5m	41	~27.3
11	1.5m	50	~33.3
12	1.5m	59	~38.3
13	2m	67	~33.5
14	2m	81	~40.5

To calculate a rough estimate of the required soil volume, take the estimated canopy width of the tree and multiply it by the required soil depth. [Area= Volume/Depth = M²].

ALL TREES ARE TO BE PLANTED AT LEAST 1.5m-2m AWAY FROM ANY INFRASTRUCTURE OR BUILDING
(Including decks, pools, and fences)

*The provided soil volume listed is a recommendation for general soil depths for sizes of trees. This is a general guide.

*In any instance a minimum distance of 2-2.5m

*In exceptional circumstances Council officer's may allow reduced soil volume, this will be assessed on a case-by-case basis.

*Minimum soil depth required for a tree can vary depending on factors such as species, soil type, climate, and other local conditions. It is therefore recommended that a Soil site investigation of some level takes place to establish the ideal tree selection for your site. This information can also help if you need to vary the available soil volume. Furthermore, there is a chance that with a better species selection, the amount of space required will also be considerably lessened.

*Soil depth recommendations are in accordance with AS 2303:2018 Tree Stock for Landscape Use. and AS 4419-2018, Soils for landscaping and garden use

*More information on Soil depth and other planting techniques can be found within the "Tree Planting Guidelines" by the international Society of Arboriculture (ISA)

Emphasis should be placed on the quality of tree pits rather than their quantity. Although planting in hardscaped areas may incur higher initial costs, investing in effective planting practices does not necessarily entail significant additional expenses. By prioritizing effective planting spaces, long-term cost savings can be realized.

EXAMPLES OF ALTERNATE METHODS OF ACHIEVING SOIL VOLUMES

Utilise root volume structures to meet the growth needs or the desired tree selected.

Trenching – should be installed outside TPZ for semi-mature and mature trees*

involves digging trenches around the tree to create additional space for root growth. The trenches should be at least as deep as the root ball and extend beyond the canopy drip line. This allows the roots to spread out and access more soil volume.

Permeable or porous paving – can be installed around mature trees following Arboricultural advice*

This paving will help ensure vital oxygen diffusion and water infiltration through the soil. Currently, aggregate-based tree pit soil mixes that can be compacted for use under these paved areas and yet still allow adequate root growth are being developed and tested on site.

Terracing - should be installed outside TPZ for semi-mature and mature trees*

Terracing is another technique that can be used to increase soil volume. It involves creating multiple levels or terraces around the tree, each with its own layer of soil. This provides more space for root expansion and helps prevent soil erosion.

Raised beds should be installed outside TPZ for semi-mature and mature trees*

Constructing raised beds around the tree can also help increase soil volume. The beds should be built with suitable materials such as bricks or timber and filled with nutrient-rich soil. This method provides better drainage and aeration for the roots.

APPENDIX 5 EXAMPLE PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	H@mat turity	W@mat urity	Provided Soil Volume	NO. OF PLANTINGS
TREES						
*ER	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	15.00	10.00	2M TALL	3
WF	<i>Waterhousia floribunda</i>	Weeping Lillypilly	10.00	8.00	2M TALL	2
*EP	<i>Eucalyptus pryoriana</i>	Rough-barked Manna Gum	15.00	12.00	2M TALL	1
*AL	<i>Allocasuarina littoralis</i>	Black She-oak	8.00	6.00	2M TALL	2
*LE	<i>Leptospermum laevigatum</i>	Coast Tea-tree	6.00	6.00	2M TALL	2
*BM	<i>Banksia marginata</i>	Silver Banksia	5.00	4.00	1.5M TALL	4
CM	<i>Corymbia maculata</i>	Spotted Gum	18.00	12.00	1.7M TALL	2
EC	<i>Eucalyptus crenulata</i>	Silver Gum	8.00	6.00	2M TALL	2
PC	<i>Jacaranda mimosifolia</i>	Jacaranda	12.00	8.00	2M TALL	1
GROUND COVERS						
*DR	<i>Dianella revoluta</i> var. <i>revoluta</i>	Black- <i>andra</i> Lily	0.50	0.50	150 DIA POT	20
*LL	<i>Lomandra longifolia</i>	Spiny-headed M	1.00	1.00	150 DIA POT	20
*PO	<i>Patersonia occidentalis</i>	L	0.4	0.60	150 DIA POT	10
*PL	<i>Poa labillardieri</i>	Tu	0.50	0.50	150 DIA POT	10
SHRUBS						
*CAc	<i>Cassinia aculeata</i>	Common Cassinia	3.00	2.00	200 DIA POT	7
*CA	<i>Correa alba</i>	White Correa	1.00	1.00	200 DIA POT	7
*CR	<i>Correa reflexa</i>	Common Correa	1.00	1.00	200 DIA POT	7
*LC	<i>Leptospermum continentale</i>	Pol	3.00	2.00	200 DIA POT	7

* DENOTES PLANT SPECIES INDIGENOUS TO AREA.
HEIGHT AND WIDTH AT MATURITY MUST BE BASED ON KNOWLEDGE OF PLANT HEIGHT IN THE BAYSIDE REGION AND BE ADAPTED TO SITE SPECIFIC CONDITIONS, SUCH AS AVAILABLE SOIL VOLUMES.
CULTIVARS, FORMS AND VARIETIES ARE TO BE IDENTIFIED IF THEY ARE TO BE USED

TO BE REVIEWED & UPDATED

APPENDIX 6

TREE ASSESSMENT CRITERIA

Origin of the species may be:

- Indigenous which means the tree is
 - endemic to the local area and has been naturally occurring since the recording of flora commenced;
 - Victorian which means the tree is native to the State of Victoria and has been naturally occurring since the recording of flora commenced;
 - Australian which means the tree is native to Australia and has been naturally occurring since the recording of flora commenced; or
 - exotic which means the plant is not endemic to any part of Australia.

Health of a tree is based on its vigour and vitality. In assessing health the Council will consider:

- Foliage characteristics such as size, colour and density;
- Extension of growth;
- Wound wood development; and extent of predation or disease.

(G) Good

- Tree displays 71-100% live canopy mass
- Foliage exhibits near optimal foliage characteristics in size, colour and density
- Tree may have low levels of tip dieback
- Tree may exhibit low levels of pest/pathogen infestation that is not expected to have a significant impact on the long term health of the tree. Often an arborist
- Can revitalise a tree and extend its ability to provide a value to the community.

(F) Fair

- Tree displays 51-70% live canopy mass
- Foliage may be stunted or discoloured
- Tree exhibits less than optimal extension growth

- Tree has moderate pest/pathogen infestation which may be retarding growth and impacting on health levels, it is
- Expected that the tree can recover with or without intervention.

(P) Poor

- Tree displays <50% live canopy mass
- Tree exhibits low levels of extension growth
- Tree has extensive pest/pathogen infestation and is not expected to recover from such infestation even with intervention
- Tree may be senescent

(D) Dead

- Tree has no live vascular tissue

Structure refers to the physical integrity of the tree including:

- Branch attachment and union formation;
- damage to trunk/roots/unions/branches; and
- Trunk/scaffold/tertiary branch taper.
- Natural species form may not constitute poor structure.

Pest/pathogen damage is not directly a structural issue, however may contribute to structural issues/ faults.

(G) Good

- Tree has good branch attachment and well formed unions;
- Tree has good trunk and scaffold branch taper;
- Tree may have poor tertiary branch taper;
- Tree may exhibit structural defects on tertiary branches and attachments;
- Complete tree failure or major structural failure under normal environmental conditions is unlikely;
- Remedial pruning works may improve the structural rating of the tree.

(F) Fair

- Tree may have poor scaffold branch/stem taper;
- Tree may have poor tertiary branch taper;
- Tree may have minor structural root damage/ severance;
- Tree may exhibit structural defects to the trunk or scaffold branches;
- Majority of structural defects may be managed through current recognised arboricultural practices.

(P) Poor

- Tree may exhibit major structural defects to trunk and/or scaffold branch attachments and/or roots.

(H) Hazardous

- Complete or major structural failure is imminent.

Amenity Value is the extent the tree contributes to the neighbourhood character, or vegetative cover.

(L) Low

- Tree has poor health; and/or
- Tree provides little visual contribution to the neighbourhood character.

(M) Moderate

- Tree has fair/good/excellent health; and/or
- Tree is easily viewed from the street.

(H) High

- Tree has fair/good/excellent health; and/or
- Tree is highly visible from the street;
- Tree is visible from other streets in the area;
- (N/A) Not Applicable.

Useful Life Expectancy is the period of time that the tree is expected to maintain a positive contribution to the neighbourhood character.

20 yrs +

Tree is likely a semi-mature or mature tree that is in good health and structure and is expected to maintain current levels of amenity.

10-19 yrs

Tree is likely a mature tree that is in good health and/or structure and is expected to maintain current levels of amenity for a minimum of 10 years.

4-9 yrs

Tree is likely a mature tree that is in fair health and/or structure and is likely declining. It is expected that the tree is not likely to maintain current levels of amenity for more than 9 years.

0-3 yrs

Tree is likely a mature tree that is in poor health and/or structure and is likely declining. It is expected that the tree is not likely to maintain current levels of amenity for more than 3 years.

Retention Value is based on a combination of health, structure, amenity value and useful life expectancy. A development proposal is not a consideration for determining retention value.

(H) High

The tree is generally in good health and structure, provides high levels of amenity and is likely to do so for more than 20 years. Tree may have historic or cultural significance.

(M) Medium

The tree is generally in fair to good health and structure, provides high levels of amenity and is likely to do so for up to 20 years.

(L) Low

The tree is generally in fair health and structure, provides low levels of amenity and may do so for up to 10 years. The tree may be juvenile or otherwise small and easily replaced by advanced plantings or plantings that will provide similar amenity value in a reasonable timeframe.

(N) None

The tree has no features that would promote retention for any reason, such as a dead tree or one that provides no amenity value.

(O) Trees on other property

Any tree located outside the subject site is to be retained and protected.

(P) Habitat Value

The tree's capability of providing, supporting, maintaining or enhancing habitat for local fauna and biodiversity



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APPENDIX 3 - SPECIES LIST

LARGE CANOPY TREE'S

BOTANICAL NAME	COMMON NAME	Mat. HEIGHT	Mat. CANOPY
<i>Eucalyptus camaldulensis</i>	River Red Gum	20	15
<i>Eucalyptus melliodora</i>	Yellow Box	16	12
<i>Eucalyptus ovata</i>	Swamp Gum	10	8
<i>Eucalyptus viminalis subsp. pyroriana</i>	Manna Gum	15	12
<i>Eucalyptus radiata</i>	Narrow-leaved Peppermin	15	10
<i>Acacia melanoxylon</i>	Blackwood	12	8
<i>Angophora costata</i>	Smooth-barked Apple	15	12
<i>Angophora floribunda</i>	Rough Barked Apple	15	12
<i>Corymbia ficifolia</i>	Red-flowering Gum	15	12
<i>Corymbia eximia</i>	Yellow Bloodwood	15	8
<i>Corymbia maculata</i>	Spotted Gum	18	8
<i>Eucalyptus microcarpa</i>	Grey Box	15	10
<i>Eucalyptus polyanthemos subsp. vestita</i>	Red Box	10	8
<i>Eucalyptus rubida</i>	Candlebark Gum	9	9
<i>Eucalyptus saligna</i>	Sydney Blue Gum	10	15
<i>Eucalyptus sideroxylon</i>	Red Ironbark	15	8
<i>Eucalyptus tereticomis</i>	Forest red gum	15	12
<i>Wollemia nobilis</i>	Wollemi Pine	20	10
<i>Araucaria heterophylla</i>	Norfolk Island Pine	20	15
<i>Cedrus deodara</i>	Deodar Cedar	18	15
<i>Liquidambar styraciflua</i>	American Sweetgum	15	10
<i>Quercus palustris</i>	Pin Oak	15	12
<i>Ulmus procera</i>	English Elm	16	12
<i>Tilia cordata cultivars</i>	Small-leaved Linden	15	10
<i>Sequoia sempervirens</i>	Coast Redwood	20	10

MEDIUM CANOPY TREE'S

BOTANICAL NAME	COMMON NAME	Mat. HEIGHT	Mat. CANOPY
<i>Banksia integrifolia</i>	Coast Banksia	10	6
<i>Eucalyptus ovata</i>	Swamp Paperbark	10	6
<i>Eucalyptus pauciflora</i>	Snow Gum	10	7
<i>Allocasuarina littoralis</i>	Black She-oak	9	6
<i>Allocasuarina verticillata</i>	Drooping She-oak	9	6
<i>Acacia meamsii</i>	Black Wattle	9	6
<i>Eucalyptus cephalocarpa</i>	Silver-leaved Stringybark	13	11
<i>Eucalyptus leucoxylon subsp. Connata</i>	Yellow Gum	12	10
<i>Allocasuarina torulosa</i>	Rose She-oak	10	7
<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	14	12
<i>Eucalyptus scoparia</i>	Wallangarra White Gum	12	10
<i>Lophostemon confertus</i>	Brush Box	13	12
<i>Melaleuca quinquenervia</i>	Broad-leaved paperbark	14	10
<i>Agonis flexuosa</i>	Weeping Willow Myrtle	12	12
<i>Eucalyptus cinerea</i>	Mealy Stringybark	12	10
<i>Eucalyptus comuta</i>	Yate	10	10
<i>Eucalyptus largiflorens</i>	Black Box	14	12
<i>Eucalyptus mannifera</i>	Red Spotted Gum	12	10
<i>Catalpa bignonioides</i>	Indian Bean Tree	10	7
<i>Fraxinus 'Raywood'</i>	Claret Ash	12	9
<i>Fraxinus pennsylvanica</i>	Green Ash	12	10
<i>Gleditsia triacanthos</i>	Honey Locust	12	12
<i>Jacaranda mimosifolia</i>	Jacaranda	12	8
<i>Magnolia grandiflora</i>	Bull Bay	12	12
<i>Metrosideros excelsa</i>	Pohutukawa	10	8
<i>Quercus coccinea</i>	Scarlet Oak	13	12
<i>Quercus rubra</i>	Northern Red Oak	14	12
<i>Schinus molle</i>	American Pepper	12	12
<i>Ulmus glabra 'Lutescens'</i>	Golden Wych Elm	12	12
<i>Ulmus parvifolia</i>	Chinese Elm or Lacebark	12	12
<i>Zelkova serrata</i>	Japanese Zelkova	14	12
<i>Celtis occidentalis</i>	Hackberry	8	8
<i>Fraxinus excelsior 'Aurea'</i>	Golden Ash	10	7
<i>Pyrus calleryana</i> and other cultivars	Flowering Pear	10	4-8
<i>Acer rubrum 'Brandywine'</i>	Maple, Autumn Flame	9	6
<i>Acer rubrum 'October Glory'</i>	Maple, Lipstick Tree	12	9

SMALL CANOPY TREE'S

BOTANICAL NAME	COMMON NAME	Mat. HEIGHT	Mat. CANOPY
<i>Acacia implexa</i>	Lightwood	8	4
<i>Leptospermum laevigatum</i>	Coast Tea-tree	6	3
<i>Bursaria spinosa</i>	Sweet Bursaria	6	3
<i>Banksia marginata</i>	Silver Banksia	5	3
<i>Melaleuca squarrosa</i>	Scented Paperbark	3	1.5
<i>Banksia serrata</i>	Saw Banksia	5	5
<i>Acacia pendula</i>	Weeping Myall	6	3
<i>Xanthorrhoea preissii</i>	Grass tree / Balga	3	1
<i>Olea europaea subsp. europaea</i>	Olive	8	6
<i>Koelreuteria paniculata</i>	Golden Rain Tree	8	8
<i>Acer negundo</i>	Flamingo	5	4
<i>Acer palmatum 'Atropurpureum'</i>	Japanese Maple	4	3
<i>Acer rubrum 'Bowhall'</i>	Red Maple	8	4
<i>Acer campestre</i>	Elsrijk	7	6
<i>Acer x freemanii</i>	Armstrong	12	6
<i>Lagerstroemia indica</i>	Crepe Myrtle	6	7
<i>Tristaniopsis laurina</i>	Kanooka, Water gum	5	5

LANDSCAPE GUIDELINES

MEDIUM TO LARGE SHRUB'S

BOTANICAL NAME	COMMON NAME	Mat. HEIGHT	Mat. CANOPY
<i>Acacia longifolia subsp. soperi</i>	Coast Wattle	4	4
<i>Acacia oxycedrus</i>	Spike Wattle	4	3
<i>Acacia paradoxa</i>	Hedge Wattle	3	2
<i>Acacia stricta</i>	Hop Wattle	4	2
<i>Alyxia buxifolia</i>	Sea Box	2	2
<i>Cassinia longifolia</i>	Long-leaf Cassinia	3	2
<i>Exocarpos cupressifomis</i>	Cherry Ballart	4	3
<i>Cassinia aculeata</i>	Common Cassinia	2	1
<i>Indigofera australis</i>	Austral Indigo	2	1.5
<i>Kunzea leptospermoides</i>	Yarra Burgan	3	2
<i>Leptospermum continentale</i>	Prickly Tea-tree	3	2
<i>Leucopogon parviflorus</i>	Coast Beard-heath	3	2
<i>Myoporum insulare</i>	Common Boobialla	5	3
<i>Olearia axillaris</i>	Coast Daisy-bush	2	2
<i>Olearia glutinosa</i>	Sticky Daisy-bush	2	2
<i>Ozothamnus ferrugineus</i>	Tree Everlasting	3	2
<i>Pomademis paniculosa</i>	Shining Coast Pomaderri	2	1.5
<i>Solanum laciniatum</i>	Large Kangaroo Apple	2	2
<i>Viminaria juncea</i>	Golden Spray	4	2
<i>Xanthorrhoea thomtonii</i>	Grass Tree	3	1.5
<i>Xanthorrhoea australis</i>	Grass Tree	3	2

SMALL SHRUB'S

BOTANICAL NAME	COMMON NAME	Mat. HEIGHT	Mat. SPREAD
<i>Acacia brownii</i>	Heath Wattle	1	1
<i>Acacia suaveolens</i>	Sweet Wattle	2	2
<i>Acacia ulicifolia</i>	Juniper Wattle	1	1
<i>Allocasuarina paradoxa</i>	Green She-oak	1.5	1.5
<i>Aotus ericoides</i>	Common Aotus	1	1
<i>Atriplex cinerea</i>	Coast or Grey Saltbush	2	2
<i>Bossiaea cinerea</i>	Showy Bossiaea	1	1
<i>Correa alba</i>	White Correa	1	1
<i>Correa reflexa</i>	Common Correa	1	1
<i>Daviesia ulicifolia</i>	Gorse Bitter-pea	1	50cm
<i>Dillwynia cinerascens</i>	Grey Parrot-pea	60cm-1.5	50cm-1.5
<i>Dillwynia glaberrima</i>	Heath or Smooth Parrot-pea	1	50cm
<i>Epacris impressa</i>	Common Heath	1	50cm
<i>Goodenia ovata</i>	Hop Goodenia	1	1
<i>Gompholobium huegelii</i>	Common Wedge-pea	30cm-1	30cm-1m
<i>Hibbertia fasciculata var. prostrata</i>	Stalked/Bundled Guinea-flower	50cm	30cm
<i>Hibbertia riparia</i>	Erect Guinea-flower	50cm	50cm
<i>Hibbertia sericea</i>	Silky Guinea-flower	30cm-1	60cm
<i>Isopogon ceratophyllus</i>	Horny Cone-bush	20cm-60cm	50cm
<i>Lasiopetalum baueri</i>	Slender Velvet-bush	1	1
<i>Leptospermum myrsinoides</i>	Heath or Silky Tea-tree	1.5	1

GRASSES & TUSSOCK'S

BOTANICAL NAME	COMMON NAME	Mat. HEIGHT	Mat. SPREAD
<i>Austrostipa flavescens</i>	Coast Spear-grass	50cm	50cm
<i>Austrostipa mollis</i>	Soft Spear-grass	30cm	30cm
<i>Austrostipa stipoides</i>	Prickly Spear-grass	1	1
<i>Baumea rubiginosa</i>	Soft Twig-rush	1m	Spreading
<i>Caesia parviflora</i>	Pale Grass-lily	50cm	25cm
<i>Carex pumila</i>	Strand Sedge	80cm	80cm
<i>Deyeuxia quadriseta</i>	Reed Bent-grass	15cm	40cm
<i>Dianella brevicaulis</i>	Small-flower Flax-lily	60cm	50cm
<i>Dianella laevis</i>	Pale Flax-lily	60cm	50cm
<i>Dianella longifolia</i>	Arching Flax-lily	1.3	1m
<i>Dianella revoluta</i>	Black-anther Flax-lily	50cm	spreading
<i>Dichelachne crinita</i>	Long-hair Plume-grass	20cm	30cm
<i>Distichlis distichophylla</i>	Australian Salt-grass	10cm	10cm
<i>Eragrostis brownii</i>	Common Love-grass	20cm	20cm
<i>Ficinia nodosa</i>	Knobby Club-sedge	50cm	50cm
<i>Gahnia radula</i>	Thatch Saw-sedge	2	1.5
<i>Gahnia siberiana</i>	Red-fruit Saw-sedge	1.5	2
<i>Hypolaena fastigiata</i>	Tassel Rope-rush	50cm	1.5
<i>Juncus pallidus</i>	Rush	1	50cm
<i>Lachnagrostis billardierei</i>	Coast Blown-grass	80cm	20cm
<i>Lepidospema concavum</i>	Sandhill Sword-sedge	60cm	2
<i>Lepidospema laterale</i>	Variable Sword-sedge	1.5	2
<i>Lomandra filiformis</i>	Wattle Mat-rush	50cm	30cm
<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	1	1
<i>Lomandra multiflora</i>	Many-flowered Mat-rush	30cm	30cm
<i>Microlaena stipoides var stipoides</i>	Weeping Grass	30cm	50cm
<i>Paterosonia occidentalis</i>	Long Purple-flag	40cm	40cm
<i>Poa labillardierei</i>	Common Tussock-grass	50cm	50cm
<i>Poa poliformis</i>	Coast or Blue Tussock-grass	50cm	50cm
<i>Poa sieberana</i>	Tussock-grass	30cm	30cm
<i>Rytidospema caespitosum</i> (syn. <i>Austrodanthonia caespitosa</i>)	Common Wallaby-grass	40cm	40cm
<i>Rytidospema geniculatum</i> (syn. <i>Austrodanthonia geniculata</i>)	Knead Wallaby-grass	15cm	15cm
<i>Rytidospema racemosum</i>	Clustered Wallaby-grass	20cm	20cm
<i>Rytidospema setaceum</i>	Bristly Wallaby-grass	60cm	40cm
<i>Schoenus brevifolius</i>	Zig-zag Bog-sedge	90cm	30cm
<i>Spinifex sericeus</i>	Hairy Spinifex	30cm	Spreading
<i>Sporobolus virginicus</i>	Salt or Sand Couch	10cm	Spreading
<i>Tetranhena juncea</i>	Forest wire-grass	Climber	4m
<i>Themeda triandra</i>	Kangaroo Grass	50cm	50cm
<i>Thelionema caespitosum</i>	Tufted Blue Lily	20cm	1.3m
<i>Tricornis eliator</i>	Yellow Rush-lily	30cm	50cm
<i>Triglochin striatum</i>	Streaked Arrowgrass	10cm	20cm
<i>Xanthorrhoea minor subsp. lutea</i>	Small Grass-tree	50cm	50cm

CLIMBER'S

BOTANICAL NAME	COMMON NAME	Mat. HEIGHT	Mat. SPREAD
<i>Billardiera mutabilis</i> (syn. <i>B. scandens</i>)	Common Appleberry	1	1
<i>Caesya glabella</i> (W)	Slender Dodder-laurel	Climber	indefinite
<i>Clematis microphylla var. microphylla</i>	Small-leaved Clematis	5	5
<i>Comespema volubile</i>	Love Creeper	Climber	indefinite
<i>Galium australe</i>	Tangled Bedstraw	Climber	indefinite
<i>Hardenburgia violacea</i>	Purple Coral Pea	Climber	indefinite
<i>Muehlenbeckia adpressa</i>	Climbing Lignum	Climber	indefinite

GROUNDCOVER'S & WILDFLOWER'S

BOTANICAL NAME	COMMON NAME	Mat. HEIGHT	Mat. SPREAD
<i>Acaena novae-zelandiae</i>	Bidgee-widgee	Prostrate	1m
<i>Acrotriche semulata</i>	Honey Pots	30cm	1m
<i>Actites megalocarpa</i>	Dune Thistle	60cm	60cm
<i>Amperea xiphoclada</i> var. <i>xiphoclada</i>	Broom Spurge	40cm	40cm
<i>Apium prostratum</i> ssp. <i>prostratum</i>	Sea Celery	20cm	50cm
<i>Arthropodium strictum</i>	Chocolate Lily	30cm	30cm
<i>Astroloma humifusum</i>	Cranberry Heath	50cm	1.5m
<i>Bossiaea prostrata</i>	Creeping Bossiaea	10cm	60cm
<i>Brachycome parvula</i>	Coast Daisy	20cm	20cm
<i>Burchardia umbellata</i>	Milkmaids	30cm	10cm
<i>Carpobrotus rossii</i>	Karkalla	10cm	1m
<i>Centella cordifolia</i> (S)	Centella	Prostrate	2m
<i>Chamaescilla corymbosa</i>	Blue Stars	10cm	10cm
<i>Chrysocephalum apiculatum</i>	Common Everlasting	20cm	60cm
<i>Coronidium scorpioides</i>	Button Everlasting	30cm	30cm
<i>Dichondra repens</i>	Kidney-weed	Prostrate	indefinite
<i>Diaphyma crassifolium</i> subsp. <i>Clavellatum</i>	Rounded Noon-flower	Prostrate	1m
<i>Drosera whittakeri</i> subsp. <i>Abemans</i>	Scented Sundew	20cm	20cm
<i>Drosera peltata</i> subsp. <i>Auriculata</i>	Tall Sundew	80cm	20cm
<i>Einadia nutans</i>	Nodding Saltbush	20cm	1m
<i>Enchylaena tomentosa</i>	Ruby Saltbush, Barrier Saltbush	Prostrate	1m
<i>Epilobium billardierianum</i>	Variable Willow-herb	1m	70cm
<i>Frankenia pauciflora</i>	Southern Sea-heath	10cm	60cm
<i>Geranium solanderi</i>	Austral Cranesbill	20cm	30cm
<i>Gonocarpus humilis</i>	Shade Raspwort	50cm	70cm
<i>Gonocarpus micranthus</i>	Creeping Raspwort	Prostrate	60cm
<i>Gonocarpus tetragynus</i>	Poverty Raspwort	20cm	30cm
<i>Goodenia humilis</i>	Swamp Goodenia	10cm	1m
<i>Goodenia geniculata</i>	Bent Goodenia	10cm	60cm
<i>Goodenia radicans</i>	Shiny Swamp-mat	10cm	60cm
<i>Gratiola pubescens</i>	Glandular Brooklime	20cm	20cm
<i>Haloragis brownii</i> (N)	Swamp Raspwort	50cm	60cm
<i>Hibbertia acicularis</i>	Prickly Guinea-flower	30cm	60cm
<i>Hydrocotyle laxiflora</i>	Stinking Pennywort	40cm	1-2m
<i>Isotoma fluviatilis</i>	Swamp Isotoma	Prostrate	1m
<i>Kennedia prostrata</i>	Running Postman	Prostrate	1m
<i>Lachnagrostis billardierei</i>	Coast Blown-grass	50cm	20cm
<i>Lagenophora stipitata</i>	Common Bottle-daisy	5cm	20cm
<i>Laxmannia orientalis</i>	Dwarf Wire Lily	5cm	10cm
<i>Lobelia anceps</i>	Angled Lobelia	Prostrate	60cm
<i>Lobelia pratensis</i>	Poison Lobelia	Prostrate	60cm
<i>Opercularia ovata</i>	Broad Stinkweed	10cm	20cm
<i>Opercularia varia</i>	Variable Stinkweed	25cm	30cm
<i>Omduffia reniformis</i> (syn <i>Villarsia reniformis</i>)	Running Marsh flower	1m	1m
<i>Pelargonium australe</i>	Austral Stork's-bill	50cm	60cm
<i>Pelargonium inodorum</i>	Kopata	30cm	30cm
<i>Pimelea humilis</i>	Common Rice-flower	30cm	40cm
<i>Pimelea octophylla</i>	Woolly Rice-flower	1m	60cm
<i>Platylobium obtusangulum</i>	Common Flat-pea	40cm	1m
<i>Platysace heterophylla</i>	Slender Platysace	30cm	30cm
<i>Podotheca angustifolia</i>	Sticky-Long Heads	30cm	30cm
<i>Poranthera microphylla</i>	Small Poranthera	10cm	30cm
<i>Pterostylis longifolia</i>	Tall Greenhood	70cm	20cm
<i>Pteridium esculentum</i>	Austral bracken	1.5m	1.5m
<i>Sarcocornia quinqueflora</i>	Beaded Glasswort or Samphire	Prostrate	60cm
<i>Senecio minimus</i>	Shrubby Fireweed	1.5m	60cm
<i>Stylidium graminifolium</i>	Grass Trigger-plant	30cm	30cm
<i>Tetragonia implexicoma</i>	Bower Spinach	Prostrate	1m
<i>Tetragonia tetragonioides</i>	New Zealand Spinach	Prostrate	1m
<i>Thysanotus patersonii</i>	Twining Fringe-lily	1m	1m
<i>Thysanotus tuberosus</i>	Common Fringe-lily	60cm	15-20cm
<i>Tracymene composita</i>	Wild Parsnip	80cm-1.5m	1m
<i>Triglochin proceum</i>	Water Ribbons	60cm	2m
<i>Viola hederacea</i>	Ivy-leaf or Native violet	10cm	1m

10.3 HAMPTON HUB - CONCEPT DESIGN AND FEASIBILITY ANALYSIS

City Planning and Amenity - Urban Strategy
File No: PSF/23/162 – Doc No: DOC/23/363224

Executive summary

Purpose and background

The purpose of this report is to provide an update on the concept design and feasibility analysis for the Hampton Hub, which was resolved to be undertaken at the 27 June 2023 Ordinary Council Meeting.

The preparation of the concept design and feasibility analysis is the next step following on from the adoption of the Hampton Community Infrastructure Masterplan (the Masterplan) in 2021, which seeks to deliver a new integrated Community Hub to connect all existing community services and programs in Hampton into one facility. The delivery of a centralised intergenerational facility would provide a location in Hampton where the community can gather, enjoy new public open space, and access improved transport outcomes.

The Masterplan outlines the long-term direction for all 13 Council-owned sites within the Hampton Major Activity Centre including the library, Community Centre, Playhouse, Senior Citizens Centre, Maternal and Child Health Centre, Scout Hall, and various car parks.

Key issues

Feasibility analysis for Options 1, 3 and 4

At its 27 June 2023 Council Meeting, four development scenarios were presented for a feasibility analysis to be undertaken. It was resolved that a feasibility analysis be done on three (3) options (being 1, 3 and 4) for the proposed Hampton Hub.

Council officers have appointed a consultant team to prepare concept designs and feasibility analysis for the following three development options:

Option 1 (Scenario A) – Willis Street Precinct Plan – Hampton Community Infrastructure Masterplan June 2021

- A civic square containing a purpose-built intergenerational community hub and north facing open space.

Option 3 (Scenario B) – Reduced Scope model

- One council facility that has amalgamated 13 identified facilities around Hampton into the northern section of Willis Street.

Option 4 (Scenario C) – Alternative Open Space model

- A Council facility located in the centre of the Willis Street Precinct with the potential for additional open space at 20-22 Willis Street.

Further considerations

As part of the resolution from the 27 June 2023 Council Meeting, it was also resolved that Council considers a report before 30 December 2023 on the findings of the feasibility analysis and community feedback on the development scenarios and considers the next steps.

The concept designs and feasibility analysis for the above-mentioned scenarios is well advanced; however, will not be completed in time to present to the December 2023 Council

Meeting. Based on the state of the current work, it is anticipated that the work will be ready to be presented to Council at its next meeting in February 2024.

It is also proposed that community feedback be undertaken once Council has considered the three development scenarios at its February 2024 Council meeting.

Recommendation

That Council:

1. notes the progression of the concept designs and feasibility report for the three development scenarios
2. receives a complete report at the February 2024 Council Meeting.

Support Attachments

Nil

Considerations and implications of recommendation

Social

Hampton is facing an increasingly ageing population, and growth in the number of families with children. By the year 2036, there will be a gap in future service provision of the following services/facilities in the Hampton suburb: three and four-year-old kindergarten places, playgroups, centre-based libraries, flexible space for community meetings, events, programs, art and culture, and potential future gap in the provision of youth spaces and an arts and culture centre. How to locate and integrate these facilities is the key outcome of the Masterplan.

Natural Environment

In determining the future land use and built form outcomes, Council will need to be mindful that there may be various impacts on the natural environment which will need to be given due regard. Through the implementation, individual actions and projects will be scoped so that the impacts on the natural environment can be better understood and mitigation measures determined at the appropriate stage of the development process.

Climate Emergency

The co-location of community facilities in a centralised location close to shops and public transport will create better opportunities for sustainable travel; however, the greatest opportunity to consider the impacts of development on Council's declaration will be able to be considered as each capital delivery project is planned. Through the implementation of the Masterplan and the concept design, opportunity exists for Council to consider how each building or project can be designed and measures imposed to ensure that the build will respond to the climate emergency. The Hub by its very location close to public transport and within an activity centre encourages active and sustainable transport methods.

Built Environment

The built environment outcomes arising from the Masterplan will be considered as part of each future project identified in the Masterplan.

Customer Service and Community Engagement

Council has undertaken three stages of community engagement in preparing the current Masterplan. It is noted that almost all key stakeholders have provided written support for the Masterplan, with any further comments received likely to relate to the design detail that will be resolved through the implementation of the Masterplan.

Further community engagement also took place with future user groups around the extent of floorspace required by each group, which took place throughout 2019 and 2020.

Equity Impact

The implications of this report have been assessed and are compliant with the requirements of the Gender Equality Act 2020.

Human Rights

The implications of the report have been assessed and are not considered likely to breach or infringe upon, the human rights contained in the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

Governance

Officers involved in the preparation of this report have no conflict of interest.

Legal

There are no legal implications arising from this update report.

Finance

Funding was allocated in the 2022–23 budget to progress a functional design brief and negotiations with developer groups. This funding has been rolled over to the 2023–24 financial year to undertake the feasibility analysis.

Further detailed planning will require a future budget allocation.

Funding for the delivery of the proposed Hampton Hub is not included in the current 4 Year Capital Program and given the pressures on the existing program, future funding for the Hub faces significant hurdles.

Links to Council policy and strategy

There are a significant number of relevant policy and strategy documents related to the Masterplan and its implementation, which are summarised in detail within the Masterplan itself. The following key documents are particularly relevant:

Bayside 2050 Community Vision

Relevant vision statements of the Community include:

- Bayside will ensure open space and its protection and amenity is a priority for 2050.
- Bayside will support provision of effective, sustainable, and inclusive transport services and infrastructure.
- Bayside will be a city that is greener and has more open space, and creates a community that is inclusive, respectful, and accessible.
- Bayside will nurture creativity.
- Bayside will nurture innovation to encourage a thriving and vibrant community.
- That Bayside City Council serves the needs of its communities, engaging with them, reflecting their desires and aspirations in its activities, including, where appropriate, encouragement for community members to drive the vision.
- Bayside will be inclusive and accessible for all.
- Caters for multiple and varying views on how to best develop the built environment across the city to allow for future accommodation increases and protection of the liveability of Bayside.

Encouraging a vibrant commercial sector of environmentally compatible industries including tourism, high-tech and commercial activities to underpin the economy of the city.

Council Plan 2021–25

Relevant goals of the Council Plan include:

- Goal 1 – Our Planet: As custodians, we will lead, act and advocate on the critical issues of environmental sustainability and Climate Emergency, and on our shared responsibility to care for and protect Earth’s vitality, diversity, beauty, and the community of life.

- Goal 2 – Our People: We will plan and advocate for a Bayside where our diverse communities and people can thrive, live healthy and active lives, fostering inclusion and participation through holistic, innovative approaches to economic and social wellbeing.
- Goal 3 – Our Place: Our open space and foreshore, our facilities and the built environment are highly valued, shared and enhanced to ensure their sustainability, use, liveability, character, and amenity for current and future generations.
- Goal 4 – Our Promise: We will engage with and represent for all in our community, and provide ethical, open, and accountable stewardship of the Bayside municipality and deliver sustainable services that meet the vision and needs of the current and future generations of Bayside.

Hampton Willis Street Precinct Urban Design Framework 2013 (UDF)

Council adopted the UDF as its preferred development vision for the Willis Street Precinct in 2013. The UDF includes a number of short and long-term implementation actions that seek to improve the Precinct, including consideration of the opportunity to create an integrated community hub within the Willis Street precinct.

Hampton Street Structure Plan Review 2016

The purpose of the Structure Plan Review was to examine the effectiveness of the implementation of the Hampton Street Structure Plan 2006 to ensure that the key strategic planning issues facing the centre are identified and considered. One of the recommendations made by the review is that Council prepare a Community Infrastructure Study to ensure that the social and community infrastructure needs of the community are considered.

Bayside Housing Strategy 2019

The Bayside Housing Strategy 2019 identifies the Hampton Street MAC as a location with medium and high-density residential development. The primary location for growth within the Hampton suburb is nominated as being within the Hampton MAC.

Bayside Open Space Strategy 2012: Suburb Analysis and Action Plan

The Suburb Analysis and Action Plan considers the location of open space within Hampton and makes recommendations as to whether additional public open space is required. There are large areas of the Hampton MAC where public open space of a sufficient size to undertake structured and unstructured recreation is not available within 400 metres. An action from the Strategy is to actively plan for the creation of additional open space in the Hampton MAC. This is being delivered through the Masterplan process, with the overarching principles for the future open space now defined within the Masterplan.

Hampton Community Infrastructure Masterplan 2021

This Masterplan sets out the long-term vision for Council-owned sites within the Hampton Major Activity Centre and the consolidation of land uses with a new Hub in the Willis Street Precinct, as well as the redevelopment of the Thomas Street carpark. This report outlines the progress in delivering the actions that directly implement the Masterplan.

10.4 PLANNING SCHEME AMENDMENT C186BAYS - ADOPTION

City Planning and Amenity - Urban Strategy
File No: PSF/22/35 – Doc No: DOC/23/364708

Executive summary

Purpose and background

At its 15 February 2022 Council Meeting, Council resolved to adopt the Bayside Urban Forest Strategy 2022–40 (the Strategy). Council also supported the incorporation of the Strategy into the Bayside Planning Scheme.

The Strategy aims to improve Bayside’s urban environment and responds to Council’s Climate Emergency declaration (2019) and the Bayside Climate Emergency Action Plan 2020–25 which recognises the consequences of climate change, and seeks to ameliorate its impacts, through the planting and protection of trees.

Planning Scheme Amendment C186bays proposes to introduce the objectives of the *Bayside Urban Forest Strategy* into the Bayside Planning Scheme by seeking the following changes:

- Amend the ‘Strategic Directions’ at sub-Clauses 02.03-2 (Environmental and Landscape Values) and 02.03-3 (Environmental Risks and Amenity) to strengthen Council’s environmental focus.
- Amend sub-Clause 12.01-1L (Protection of Biodiversity) to strengthen Council’s biodiversity protection strategies.
- Amend Clause 72.08 (background documents) to insert the Bayside Urban Forest Strategy 2022–40.

Public Exhibition of Amendment C186bays

Amendment C186bays was placed on public exhibition between 21 September 2023 and 26 October 2023. One (1) submission was received during the public exhibition period which was in support of the Amendment and is attached to this report.

Next steps

As no submissions were received objecting to Amendment C186bays, or requesting changes to it, it is recommended that Council adopts Amendment C186bays and submits the Amendment to the Minister for Planning for approval and gazettal.

Recommendation

That Council:

1. adopts Amendment C186bays
2. submits Amendment C186bays to the Minister for Planning for approval in accordance with Section 31 of the Planning and Environment Act 1987
3. writes to the submitter to advise them of Council’s decision.

Support Attachments

1. Amendment C186 - Submission summary ↓
2. Amendment C186bays - Explanatory Report ↓
3. Amendment C186bays Ordinance - Clause 12.01 "Biodiversity" ↓
4. Amendment C186bays Ordinance - Clause 02.03 ' Strategic Directions" ↓
5. Amendment C186bays - Ordinance - Clause 74.02 "Further Strategic Work" ↓

Considerations and implications of recommendation

Social

The amendment will assist in addressing a broad range of environmental issues resulting in a cooler, greener, and improved urban environment in which the community can participate and interact socially.

Natural Environment

The amendment will assist with the preservation of trees as part of a natural system and in the context of the emerging threat of climate change impacts. Biodiversity and habitat are important components of a healthy urban forest. Bayside has pockets of particularly rich vegetation character, which is highly valued and should continue to be preserved and enhanced.

Climate Emergency

The implementation of the Urban Forest Strategy is a key action identified in the Climate Emergency Action Plan 2020–25. The implementation of the Strategy through this amendment is directly related to action in relation to Council's declaration of a climate emergency and will support the planning for a more resilient city in the context of a changing climate.

Customer Service and Community Engagement

Following the Amendment's public exhibition process, one submission was received from a ratepayer in support of the Amendment.

Equity Impact

The implications of this report have been assessed and are compliant with the requirements of the Gender Equality Act 2020.

Human Rights

The implications of the report have been assessed and are not considered likely to breach or infringe upon, the human rights contained in the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

Governance

Officers involved in the preparation of this report have no conflict of interest.

Legal

There are no legal implications arising from consideration of this report.

Finance

There are no financial implications relating to the planning scheme amendment. All costs will be covered as part of Council's operating budget.

Links to Council policy and strategy

Community Vision 2050

The Urban Forest Strategy aligns with the Community Vision 2050, particularly Theme 1: Living Environment/Natural Environment. Within this Theme, Priority 1.2 is of relevance and aligns with the strategic objectives of the draft Urban Forest Strategy, which seeks to 'Protect the coast, land and sea through measures such as increased tree planting, sensitive landscaping and enhanced pedestrian connections with nature, planning for the effects of extreme weather'.

Council Plan 2021–25

The Council Plan 2021–25 has four key goals: Our Planet, Our People, Our Place, Our Promise. The climate emergency is a key discussion of Goal 1: Our Planet. The following strategic objectives align with this Urban Forest Strategy:

- 1.1 Lead and influence change to address the Climate Emergency and strive to reduce its impact on the health of our community, environment and the planet.
- 1.2 Protect and enhance our natural and coastal environments, biodiversity and unique ecosystems.
- 1.3 Improve environmental sustainability through a circular economy approach to waste management, recycling and energy use.

A major initiative of Goal 1: Our Plant is to adopt and implement the Urban Forest Strategy.

Bayside Community Plan 2021

The Urban Forest Strategy aligns with the following domains of liveability and community aspirations relating to:

- Open Space: Bayside will be a better place when:
 - the right trees are planted in public spaces, so they don't need to be removed because of property damage.
 - the use of chemicals to control weeds is minimised.
 - mature trees and garden landscapes are protected and enhanced.
- Environment: Bayside will be a better place when:
 - indigenous planting is increased along the foreshore and public areas.
 - new developments retain established trees and plant new trees.
 - mature trees and garden landscapes are protected and enhanced.

Climate Emergency Action Plan 2020–25

A key action set through the Climate Emergency Action Plan is the implementation and delivery of the Urban Forest Strategy by 2025.

Bayside Biodiversity Action Plan 2018–27

The Biodiversity Action Plan provides specific actions to implement the strategic objectives of the Environmental Sustainability Framework 2016–25 and identifies a range of actions to maximise conservation and habitat diversity and connectivity as well as the increase of tree canopy cover to reduce heat island effects, provide shade and improve overall amenity.

Amendment C186 – Officer response to submissions

	Summary of submission	Officer response to issues raised in submission
Submission 1	<p>Support:</p> <p>A statement providing general support for the Planning Scheme Amendment C186bays was provided.</p> <p>The submitter then focussed on the Urban Forest Strategy and the Urban Forest Precinct Plans.</p> <p>They strongly supported this work for reasons including the diminution of the urban heat island effect, habitats for insects, birds, animals and fungi, and the natural beauty of the trees and understorey.</p> <p>They encouraged Council to plant as much vegetation on public open space wherever there is opportunity and funds, and the appropriate plants are available regarding safety and ability to care for the plantings into the future.</p> <p>They acknowledged that vegetation retention and planting on private land, particularly development sites, is more difficult to implement and requiring education to address.</p> <p>They advised that education of residents could identify that garden debris is a useful mulch. Providing nutrition for their gardens rather than a nuisance which has to be tidied up, suggesting that residents who are not able should be helped by council with garden maintenance.</p> <p>They noted that the chance for a wildlife corridor between Bay Road Heathland Sanctuary and the reserves to the south was lost due to the installation of fencing around part of the perimeter of the Sandringham College for net ball courts.</p> <p>Deficiencies in the Indigenous Plant palette were noted as some plants identified are not available or practical or may become weedy in some instances. Some are far too rare to be able to obtain sufficient plant material, too difficult/impossible to propagate, or just not appropriate, unless planting back into the bushland reserves or the foreshore.</p> <p>Additionally, they advise that the Bayside Nursery will have to be assisted in order to fulfill the requirements even when the palette has been appropriately modified and questions how the contract with Citywide be altered to allow that to happen?</p>	<p>Support for the amendment is noted.</p> <p>It is further noted that the submitter focuses on the Urban Forest Strategy and the Urban Forest Precinct Plans. They have made a separate submission to the Precinct Plans during its engagement period, raising the similar issues and priorities. Officers are considering this feedback as part of the finalisation of the Precinct Plans.</p>

Amendment C186 – Officer response to submissions

	<p>They advise that the most important point is that recognition, understanding and consideration must be given as to how the seeds and plant material needed to produce these plants will be sourced.</p> <p>They advocate that if it means the difference between having more vegetation and none, a small percentage of exotics should be permitted, particularly on private property and on historic publicly owned property.</p> <p>When there are no suitable indigenous plants available, they advise that native plants could be substituted on public land.</p> <p>They conclude that the project plans are comprehensive and with the minor alterations mentioned above particularly to the plant palette and care of the nursery and the indigenous plants they support the Urban Forest Strategy and congratulate council for all the work in its preparation and consultation.</p>	
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Planning and Environment Act 1987

BAYSIDE PLANNING SCHEME

AMENDMENT C186BAYS

EXPLANATORY REPORT

Overview

The amendment implements the objectives of Council's adopted Urban Forest Strategy 2022 into the Bayside Planning Scheme. The Urban Forest Strategy 2022 aims to improve Bayside's urban environment and respond to the effects of climate change through the planting and protection of trees. The proposed changes to the Scheme seek to provide statutory direction for better urban forest outcomes within Bayside.

Where you may inspect this amendment

The amendment can be inspected free of charge at:

- the Bayside City Council website at www.bayside.vic.gov.au
- during office hours at the Bayside City Council offices located at 76 Royal Avenue, Sandringham, 3191 between Monday and Friday 8.30am-5pm.

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by 26 October 2023.

A submission must be sent to:

- **Post:** Strategic Planning: Amendment C186bays, Bayside City Council. PO Box 27. Sandringham. VIC. 3191.
- **In person:** Bayside City Council Corporate Centre, 76 Royal Avenue, Sandringham, 3191. Hours Monday - Friday 8:30am - 5pm.
- **Email:** planningstrategy@bayside.vic.gov.au Please include 'Amendment C186bays', in the email subject line.

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions hearing: 23 January 2024
- Panel hearing: 19 February 2024

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Details of the amendment

Who is the planning authority?

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

Land affected by the amendment

The amendment applies to all land within Bayside.

What the amendment does

The amendment proposes to introduce the objectives of Council's *Urban Forest Strategy 2022 – 2040* (Bayside City Council 2022) into the Bayside Planning Scheme. The amendment will:

- Amend Strategic Directions at Sub-Clauses 02.03-2 (Environmental and Landscape Values) and 02.03-3 (Environmental Risks and Amenity) to strengthen Council's environmental focus.
- Amend Sub-Clause 12.01-1L (Protection of Biodiversity) to strengthen Council's biodiversity protection strategies.
- Amend Clause 72.08 (background documents) to insert Council's *Urban Forest Strategy 2022 – 2040* (Bayside City Council 2022).

Strategic assessment of the amendment

Why is the amendment required?

The amendment proposes to introduce the objectives of Council's *Urban Forest Strategy 2022 – 2040* (Bayside City Council 2022) into the Bayside Planning Scheme. This Strategy aims to improve Bayside's urban environment and responds to Council's Climate Emergency declaration (2019) which recognises the consequences of climate change, and seeks to ameliorate its impacts, through the planting and protection of trees.

Reference of Council's Climate Emergency declaration has been included to provide the strategic context for the *Urban Forest Strategy 2022 – 2040*.

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

The amendment is consistent with the objectives of planning in Victoria by implementing objectives detailed in Section 4 (1) of the Planning and Environment Act 1987 which state:

- *To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;*
- *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria; and*
- *To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*

The amendment achieves the section 4 objectives by strengthening the Bayside Planning Scheme's approach to maintaining and increasing Bayside's urban forest.

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

Environmental Effects

The proposed changes to the Scheme seek to provide greater outcomes for the urban forest within Bayside. Increasing Bayside's urban forest will provide a range of environmental benefits including reducing the urban heat island effect and removing carbon dioxide from the atmosphere.

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Social Effects

An increase in trees in a local area can provide positive aesthetic qualities, contributing to an improved local neighbourhood character.

Economic Effects

An increase in trees in a local area can improve the neighbourhood character, making their neighbourhood a more attractive place to live. This contributes to an increase in local property values.

Does the amendment address relevant bushfire risk?

The amendment applies to land within inner metropolitan Melbourne which is not a bushfire prone area.

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

The amendment is consistent with the *Ministerial Direction on the Form and Content of Planning Schemes* pursuant to Section 7(5) of the *Planning and Environment Act 1987*.

The amendment is consistent with the *Ministerial Direction No. 9 – Metropolitan Strategy* under Section 12 of the *Planning and Environment Act 1987*.

Plan Melbourne is the Metropolitan Strategy for the Melbourne region and Bayside. The amendment is consistent with the following Directions within Plan Melbourne:

- 6.2 - Reduce the likelihood and consequences of natural hazard events and adapt to climate change.
- 6.4 - Make Melbourne cooler and greener.
- 6.5 - Protect and restore natural habitats.
- 6.6 - Improve air quality and reduce the impact of excessive noise.

The amendment is consistent with the Ministerial Direction *No. 11- Strategic Assessments of Amendments*.

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

The amendment supports Clause 12.01 'Biodiversity' and aligns with the following objectives and strategies:

Objective: *To protect and enhance Victoria's biodiversity.*

Strategies:

Strategically plan for the protection and conservation of Victoria's important areas of biodiversity;

Avoid impacts of land use and development on important areas of biodiversity;

Assist in the identification, protection and management of important areas of biodiversity;

Retain significant tree and vegetation cover particularly in areas where trees and plants contribute to habitat, erosion control and absorption of run-off;

Objective: *To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.*

The amendment also implements new strategies into Clause 12.01-1L (Protection of Biodiversity) to strengthen its protection and enhancement of Bayside's urban forest.

The amendment supports Clause 12.05 'Significant Environments and Landscapes' and aligns with the following objective and strategies:

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Objective: *To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.*

Strategies:

Ensure significant landscape areas such as forests, the bays and coastlines are protected;

Ensure development does not detract from the natural qualities of significant landscape areas;

Improve the landscape qualities, open space linkages and environmental performance in significant landscapes and open spaces, including green wedges, conservation areas and non-urban areas;

Recognise the natural landscape for its aesthetic value and as a fully functioning system;

Ensure important natural features are protected and enhanced.

The amendment supports Clause 15 'Built Environment and Heritage' and aligns with the following objective and strategy:

Objective: *To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.*

Strategy: *Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.*

How does the amendment support or implement the Municipal Planning Strategy?

The amendment supports and is consistent with the strategic directions outlined within the Municipal Planning Strategy. As written in Clause 02.03-2 (Environmental and landscape values):

Council seeks to:

- *Assist the conservation of biodiversity through retention of native vegetation, protection of habitat.*
- *Protect habitat provided by established trees and gardens on private property that may be reduced and fragmented by increased medium density housing.*

The amendment also implements new content into Clause 02.03-2 to explain the importance of Bayside's urban forest.

The amendment also supports Clause 02.03-3 (Environmental risks and amenity) by implementing the following content under the Climate Change section:

"In 2019, Bayside City Council declared a Climate Emergency. Council recognises that climate change is and will continue to cause significant damage to our economy, society and environment and that urgent action is required to reverse and adapt to the already changing climate".

This is important context as to why Council is implementing environmental changes in the Bayside planning scheme.

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

The amendment utilises the most appropriate clause of the Planning Policy Framework; 12.01-1 (Protection of biodiversity). As this Clause focuses on the protection of biodiversity, it is appropriate to include objectives and strategies that protect and enhance Bayside's urban forest within it.

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

There are no relevant referral authorities as part of this amendment.

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Does the amendment address relevant requirements of the *Transport Integration Act 2010*?

These requirements are not applicable to this amendment as it does not result in alternations or change to the current transport system.

Resource and administrative costs

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

The proposed amendment is not considered to impact on the resource and administrative costs of the responsible authority.

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BAYSIDE PLANNING SCHEME

12.01
31/07/2018
VC148

BIODIVERSITY

BAYSIDE PLANNING SCHEME

12.01-1S20/03/2023
VC229**Protection of biodiversity****Objective**

To protect and enhance Victoria's biodiversity.

Strategies

Use biodiversity information to identify important areas of biodiversity, including key habitat for rare or threatened species and communities, and strategically valuable biodiversity sites.

Strategically plan for the protection and conservation of Victoria's important areas of biodiversity.

Ensure that decision making takes into account the impacts of land use and development on Victoria's biodiversity, including consideration of:

- Cumulative impacts.
- Fragmentation of habitat.
- The spread of pest plants, animals and pathogens into natural ecosystems.

Avoid impacts of land use and development on important areas of biodiversity.

Consider impacts of any change in land use or development that may affect the biodiversity value of national parks and conservation reserves or nationally and internationally significant sites; including wetlands and wetland wildlife habitat designated under the Convention on Wetlands of International Importance (the Ramsar Convention) and sites utilised by species listed under the Japan-Australia Migratory Birds Agreement (JAMBA), the China-Australia Migratory Birds Agreement (CAMBA), or the Republic of Korea-Australia Migratory Bird Agreement (ROKAMBA).

Assist in the identification, protection and management of important areas of biodiversity.

Assist in the establishment, protection and re-establishment of links between important areas of biodiversity, including through a network of green spaces and large-scale native vegetation corridor projects.

Support land use and development that contributes to protecting and enhancing habitat for indigenous plants and animals in urban areas.

Policy guidelines

Consider as relevant:

- State biodiversity information maintained by the Department of Energy, Environment and Climate Action.

Policy documents

Consider as relevant:

- *Any applicable biodiversity strategies, including the relevant Regional Catchment Strategy (prepared under Part 4 of the Catchment and Land Protection Act 1994)*
- *Biodiversity Conservation Strategy for Melbourne's Growth Corridors* (Department of Environment and Primary Industries, 2013)
- *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017)
- *Protecting Victoria's Environment – Biodiversity 2037* (Department of Environment, Land, Water and Planning, 2017)
- *Victorian Waterway Management Strategy* (Department of Environment and Primary Industries, 2013)

BAYSIDE PLANNING SCHEME

12.01-1L Protection of biodiversity

24/09/2022
C160bays Proposed C188bays

Strategies

Retain significant tree and vegetation cover particularly in areas where trees and plants contribute to habitat, erosion control and absorption of run-off.

Design subdivision to retain links between habitat areas and open space.

Maintain indigenous vegetation forming part of the corridor along the sandbelt (golf club region).

Protect the biodiversity values of the Bay Road Heathland Sanctuary.

Provide landscaping treatments and flora species on properties adjoining the Bay Road Heathland Sanctuary that are compatible with its biodiversity values.

Implement measures to help control pest plants and animals wherever possible.

Protect the biologically significant Highett Grassy Woodlands.

Ensure the siting of new buildings and works are of minimal impact to the existing environment, particularly in areas that provide for habitat corridors.

Increase the use of vegetation cover, particularly understorey planting in public areas to contribute to the biodiversity function, without impacting on accessibility of existing uses.

Encourage the use of species that are resilient to the impacts of climate change to ensure the longevity of their contribution to the Bayside urban forest.

Policy guideline

Consider as relevant:

- Providing a 3 metre wide, landscaped buffer zone around the perimeter of the Heathland Reserve on adjoining properties.
- Providing a 3 metre wide buffer zone around the perimeter of the Highett Grassy Woodland on adjoining properties, outside the CSIRO site.
- Ensure new development does not overshadow the Highett Grassy Woodland.

BAYSIDE PLANNING SCHEME

12.01-2S20/03/2023
VC229**Native vegetation management****Objective**

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

Strategies

Ensure decisions that involve, or will lead to, the removal, destruction or lopping of native vegetation, apply the three-step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017):

- Avoid the removal, destruction or lopping of native vegetation.
- Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
- Provide an offset to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation.

Policy guidelines

Consider as relevant:

- State biodiversity information maintained by the Department of Energy, Environment and Climate Action.

Policy documents

Consider as relevant:

- *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017)
- *Assessor's handbook – applications to remove, destroy or lop native vegetation* (Department of Environment, Land, Water and Planning, 2017)

BAYSIDE PLANNING SCHEME

02.03

18/06/2021
C180bays

02.03-1

18/06/2021
C180bays

STRATEGIC DIRECTIONS

Settlement

Activity centres

Bayside has a hierarchy of activity centres, some of which are located entirely within Bayside and some which are shared with other municipalities. The hierarchy consists of:

- *Major activity centres* – Identified in *Plan Melbourne* they are suburban centres that provide access to a wide range of goods and services. These are Bay Street Brighton, Church Street Brighton, Elsternwick, Hampton Street, Hampton, Hampton East (part of the Moorabbin Activity Centre) and Sandringham.
- *Large neighbourhood activity centres* – centres with between 2000-10,000 square metres of floorspace that generally serve the weekly shopping needs of their population catchment. These are Martin Street Brighton, Highett, Black Rock and Beaumaris Concourse.
- *Small neighbourhood activity centres* – smaller centres serving the day to day needs of residents who are within walking distance. These centres usually consist of small grocers, milk-bars, a takeaway restaurant and perhaps a café.
- *Small commercial activity centres – Mixed use* – smaller centres that do not play a convenience role. These centres usually consist of office/business spaces and specialist retail services.
- *Small commercial activity centres – Highway oriented* – smaller centres which usually consist of homemaker and peripheral sales, services and small offices which require a high exposure, main road location.

Bayside's Major Activity Centres are unique in that they are primarily nodes of population serving activities. Compared to other Major Activity Centres, Bayside's centres have considerably less supermarket or anchor floor space and much higher specialty store floor space contributing to the primarily retail focused role of the centres. High-end hospitality and niche fashion in particular are presented distinctively across the centres resulting in a greater supply of speciality stores than the local population can support. Future retail opportunities will emerge in areas that exhibit 'village' qualities where increased population growth will occur due to the presence of transport, services and areas with a high walkability and sense of place.

Office growth in activity centres are expected to be primarily population serving businesses such as real estate agents, insurance and other service providers.

Bayside's activity centres are examples of local activity centres performing well and providing high quality offerings. There is an opportunity to add to these places by improving the commercial and retail offer beyond core business hours, particularly in relation to healthcare, gymnasiums and restaurants.

Bayside's activity centres are well positioned to capitalise on the shift in the economy towards the professional services as many Bayside residents possess the skills and qualifications to find employment in these sectors. The challenge is to ensure there is sufficient commercial floor space available in activity centres and the Bayside Business District to accommodate these services and provide more local employment opportunities.

The Major Activity Centres and Large Neighbourhood Activity Centres will play an increasingly important role in accommodating residential growth within the municipality and it is important to ensure there is sufficient capacity and an appropriate range of commercial services to meet the needs of residents. Redevelopment in activity centres should not occur at the expense of commercial floor space.

An emphasis on sustainability principles and the net community benefits of the urban village style of development is required for the survival and vitality of local shopping centres. To this end activity centres need to maintain a mix of uses and vital core retail areas.

Council seeks to support its activity centres by:

BAYSIDE PLANNING SCHEME

- Maintain the individual strengths of each centre.
- Maintain the 'village' environment of activity centres through land use composition and a scale of development that reflects the role and setting of the centre and supports the activity centre hierarchy.
- Ensuring development contributes to the economic viability of activity centres.
- Directing major retail developments that may serve a wider catchment area in the retail core of Major Activity Centres, where net community benefit is highest.
- Retaining, strengthening and diversifying the retail core in each Major Activity Centre and Large Neighbourhood Activity Centre.
- Encouraging a diversity of activities in activity centres to serve the needs of the local community and support tourism.
- Encouraging night time business activity in Major Activity Centres and Large Neighbourhood Activity Centres.
- Encouraging uses and development that facilitates day and evening activities.
- Avoiding net loss of commercial floor space at ground floor level while encouraging increases to commercial floor space for redevelopment in activity centres.
- Encouraging community services to be located in activity centres.
- Encouraging uses that provide for community interaction.
- Supporting higher density residential developments with active commercial uses at ground floor level that is compatible with the scale and role of each centre.
- Establishing a built form that respects the existing character and scale of each centre and provides a transition to adjoining residential areas.
- Maintaining the identified qualities of each centre, including such elements as the local village atmosphere and heritage character in Martin Street, Brighton and of Sandringham's shopfronts.

Bayside Business District

The Bayside Business District (BBD) is the major focal point for business development and employment in Bayside. Council wishes to retain existing businesses, attract and encourage new businesses and foster increased employment opportunities, especially for local residents.

In supporting the role and function of the Bayside Business District Council seeks to:

- Transform the District from a traditional industrial precinct into an advanced business services precinct in the south-east region of Melbourne.
- Enhance the amenity and appearance of the business employment area to a high level, consistent with the overall amenity of the wider City of Bayside.

02.03-2

Environmental and landscape values

18/06/2024
C186bays Proposed C186bays

Biodiversity

Bayside has a wide range of significant habitats including eight inland bushland/heathland reserves ranging from state to local significance. ~~these~~ Key habitats include Long Hollow Reserve, Donald MacDonald Reserve, Bay Road Heathland Sanctuary, Gramatan Avenue Heathland Sanctuary, George Street Reserve, Cheltenham Park Flora and Fauna Reserve, Balcombe Park Reserve ~~and~~ Highbett Grassy Woodland (located on the CSIRO site), golf courses (which cover 175 hectares) and the foreshore. In addition to their environmental values as an important flora and fauna habitat and wildlife corridor, these areas contribute to the character of Bayside and are important recreational and educational resources. These larger habitat areas are connected with street trees, trees on private property and other public open spaces to form Bayside's urban forest.

BAYSIDE PLANNING SCHEME

Given Bayside's Bayside's significant vegetation within the existing urban setting, as well as its high levels of coastal vegetation in areas such as Beaumaris.-

Council seeks to:

- Assist the conservation of biodiversity through retention of native vegetation, protection of habitat.
- Protect the natural biodiversity of Conservation Reserves by ensuring that the primary purpose of the reserve is maintained.
- Protect habitat provided by established trees and gardens on private property that may be reduced and fragmented by increased medium density housing.

Coastal areas - foreshore

Bayside's coastal foreshore contains unique topography, ranging from low coastal scrubland and dunes in the north and rising to high cliff faces south of Sandringham. The vegetation on the foreshore similarly transitions north to south from managed parkland to important areas of remnant coastal bushland. Areas of regional environmental significance are located at Ricketts Point Marine Sanctuary and the Beaumaris cliffs, which contain a fossil site listed on the register of the national estate.

Council seeks to:

- Protect and enhance the foreshore as a natural, environmental and cultural resource as this is key to the ecological and economic viability of the Bayside municipality.
- Maintain and protect the ecology and natural qualities of the coast having regard to its wide range of ecosystems, recreation opportunities and the increasing public demand for access to it.
- Develop sustainable approaches to managing a dynamic environment and infrastructure that is vulnerable to the impact of climate change.

Port Phillip Bay

As Bayside is located at the receiving end of the Port Phillip catchment system, drainage and stormwater from the municipality is received directly by Port Phillip Bay. Development within Bayside can therefore have a direct impact on water quality within the bay.

With urban consolidation, drainage services are being placed under increased pressure, affecting the quality, quantity and rate of flow of water emanating from new or intensified development into the bay, and potentially causing flooding.

Council seeks to:

- Protect the surface waters and ground waters in the Port Phillip catchment from stormwater pollutants and the impacts of peak stormwater flows.

02.03-3

Environmental risks and amenity

18/06/2024
C400baysProposed C186bays

Climate change

A changing global climate will magnify some of the natural processes that shape and impact on the coast. Sea level rise, more frequent storm events, temperature and rainfall changes are expected to increase the risk of erosion, inundation, infrastructure damage, drought conditions and ecological change. These changes will need to be accommodated while maintaining environmental quality.

In 2019, Bayside City Council declared a Climate Emergency. Council recognises that climate change is and will continue to cause significant damage to our economy, society and environment and that urgent action is required to adapt to the already changing climate.

Council seeks to manage the impact of climate change on the coastal environment by:

BAYSIDE PLANNING SCHEME

- Prioritising the maintenance of recreation areas, protection of assets and reduction of offshore cliff erosion based on the degree of vulnerability to coastal processes and sea level rise.

Discretionary uses in residential areas

There are a number of important uses that should be located within residential areas of the municipality, including child care centres, recreation centres, medical centres, schools, churches, retirement villages and other similar uses. While these uses are permitted under the zoning provisions, they fall outside the class of primary uses for which the land is zoned.

Council seeks:

- Well sited and designed discretionary uses that will not erode the highly valued urban character and amenity of residential areas.

02.03-4

18/06/2021
C180bays

Built environment and heritage**Urban and building design**

Bayside is renowned for its 'village' environment with distinct community precincts along the foreshore. Bayside is characterised by low rise residential suburbs, which have ample outdoor living space with predominantly tree lined streets, premium real estate and historic homes, much of it in a seaside setting.

The coastal landscape and extensive tracts of land covered by golf courses are also major contributors to the valued character and amenity of the municipality.

Council seeks to:

- Achieve built form and public realm design that conserves and enhances valued urban character and heritage places.
- Provide attractive pedestrian environments that are safe and accessible for people with all levels of mobility.
- Preserve the visual amenity and landscape values afforded by the golf courses.
- Maintain visibility of the Bay.

Neighbourhood character

Bayside is predominantly residential and defined by the character of its residential areas. Housing styles vary from fine examples of grand period homes to older villas, modern architect designed homes and public housing. The style and intensity of housing has enabled the establishment of mature private gardens that now dominate streetscapes. These features of Bayside's residential areas are valued by the community and are intended to be retained and enhanced as the preferred character in most areas.

In-fill development in recent years relocated impacting on the character and environmental values of Bayside's residential areas.

Development in residential areas needs to respond to the particular built form and natural environment elements that make up the neighbourhood character of Bayside.

Council seeks to:

- Achieve design outcomes that preserve established built form, enhance local character and contribute to a sense of place consistent with Bayside's character.
- Retain significant vegetation and landscape characteristics that form a major element of a distinctive urban character in the municipality, particularly in Beaumaris and Black Rock.

BAYSIDE PLANNING SCHEME**Sustainability**

Council is committed to enhancing the sustainability of the built environment by encouraging development to incorporate environmentally sustainable design principles and natural resource management to benefit current and future generations.

Council seeks to:

- Reduce greenhouse gas emissions and car dependence by encouraging more environmentally sustainable development.

Heritage

Bayside has a rich and varied heritage, starting with the Bunurong Aboriginals and later European settlement through to the twenty first century.

Bayside's post-contact heritage reflects progressive phases of development from the time of Henry Dendy's Special Survey in the 1840s through to contemporary infill development. An extensive range of heritage places of national, state and local significance remain to tell the story of Bayside, its people and their aspirations. These places are intrinsically valuable but also make an important contribution to the social, environmental and economic quality of life in Bayside.

The Council recognises that the city's heritage places exist in a dynamic context. In particular, there is constant pressure to adapt and develop heritage places to suit contemporary lifestyles. Therefore Council seeks to:

- Protect and maintain the integrity of heritage places in accordance with the accepted conservation standards of the ICOMOS Burra Charter whilst accommodating the needs of current inhabitants.
- Facilitate uses, that are not detrimental to the area and would otherwise be prohibited where the nature and built form of the heritage place requires a greater range of options.

02.03-5

08/06/2023
C184bays

Housing

At the last Census in 2016 Bayside had a population of 97,087 people. Forecast population increases and a trend towards smaller household sizes and an ageing population is increasing the demand for a greater variety of housing types and more affordable housing. To meet the forecast population increases and demographic changes, additional dwellings will be required.

In addition to this expected population growth, Bayside is a municipality where people choose to spend their whole lives. It will therefore be essential to ensure that a range of accommodation options are provided to meet the needs of the population throughout the various life stages.

Activity centres will play an increasingly important role in providing for future housing needs, particularly as opportunities diminish elsewhere due to neighbourhood character, heritage and environmental constraints.

Continued conversion of lots to medium density housing and subdivision is reducing the size of allotments and may lead to reduced housing choice in some areas.

The redevelopment potential within and around selected activity centres provides opportunities for medium density housing, resort style accommodation and shop top housing.

There are limited large scale vacant sites available for residential development in Bayside. The CSIRO land in Highett will present a significant development opportunity for Bayside.

Council seeks to:

- Facilitate the provision of diverse and well-designed affordable housing across Bayside
- Manage development associated with population growth and minimise any detrimental impact on amenity.

BAYSIDE PLANNING SCHEME

- Direct increased housing densities to Major Activity Centres, Large Neighbourhood Activity Centres and residential opportunity areas, particularly those with good access to public transport routes as identified in the Residential strategic framework plan at Clause 02.04-1.
- Encourage a diversity of housing types in well serviced locations to meet the needs of the community over time, including housing for older people and affordable housing.
- Encourage the provision of diverse and well-designed affordable housing within the Housing Growth Area Boundaries, Future Moderate Residential Growth and Moderate Residential Growth Areas as identified in the Residential strategic framework plan at Clause 02.04-1.

02.03-618/06/2021
C180bays**Economic development****Diversified economy**

The Bay Road/Reserve Road area of Sandringham, Highett and Cheltenham is the major focal point for future business development and skilled employment. Many commercial businesses still require a solely commercial location which is unique to the Bayside Business District (BBD). It is centrally located within the south-eastern metropolitan region and has ready access to Nepean Highway and the Melbourne-Frankston train line.

Residential development in surrounding areas has increased the potential for land use conflict. This, along with economic restructuring has resulted in a shift in emphasis from a purely 'industrial area' towards a more diverse composition of business services including warehousing and corporate offices. Whilst it continues to operate successfully as a precinct for industrial, wholesale and warehousing purposes, it has the potential to transition towards an advanced business services precinct which better suits its location.

Council seeks to:

- Protect the primary economic role of the BBD by accommodating businesses unable to locate in activity centres due to their spatial or infrastructure needs.
- Facilitate the development of the BBD as a business services hub to provide future employment opportunities in the professional services sector suited to the local skill base.
- Encourage economic development that maintains and enhances the supply of and access to a range of employment and training opportunities.

Tourism

Tourism has been associated with Bayside since Sandringham, Brighton and Beaumaris were established as coastal holiday towns shortly following European settlement of Melbourne. The tourist attractions primarily relate to the bay, with the iconic bathing 9th, boxes, swimming, cycling, walking and sailing activities, as well as shopping, heritage homes and sites of natural significance. Bayside has a significant focus on golfing, with seven golf courses, both public and private, some of international significance.

Tourism is emerging as a significant industry in Bayside, and contributes to both the economic and social development of the community, as well as having other environmental, social and cultural benefits.

Council seeks to:

- Maximise the economic, social and cultural benefits of tourism for Bayside.
- Manage potential impacts associated with tourism including overcrowding, environmental degradation and car parking congestion so that the character of Bayside and its coastal areas are retained and enhanced.
- Facilitate tourism that respects the residential, heritage, leisure and environmental objectives for the municipality.
- Strengthen and reinforce the role of Beach Road/The Esplanade as a tourist boulevard.

BAYSIDE PLANNING SCHEME

02.03-7

18/06/2021
C180bays**Transport**

Bayside is serviced by rail, a tram and buses; however there are large areas of the municipality that rely principally on the private motor vehicle for transport.

Public transport use declines in suburbs south of Sandringham Station and west of the Frankston rail line. East west connections using public transport are limited.

Public transport use is higher in Hampton East where 13 per cent of households have no car. For these households, a frequent and convenient public transport system provides vital access to services and employment beyond an immediate walking or cycling catchment.

Bayside is largely a car dependent municipality with the majority of households having two or more cars and the majority of residents using a motor vehicle to travel to work. Commuter parking is primarily the responsibility of Public Transport Victoria, with Council playing an advocacy role.

Providing car parking to satisfy the demands of all road users is one of the biggest challenges faced by Council. Increasing intensification of development across the municipality, has decreased the availability of on street parking and increased the number of vehicular trips on Bayside's road network.

In Bayside a high proportion of short trips are also undertaken by car. This increases congestion on the roads and has negative environmental consequences. The principles of sustainability include a reduced reliance on the private motor vehicle and greater reliance on sustainable transport, specifically, walking, cycling, community and public transport.

Bayside's relatively flat terrain and wide distribution of shopping areas makes it well suited to walking or cycling. However, Hampton, Highett and Sandringham have limited cycling opportunities. The bicycle network is limited to on road bike lanes in Beaumaris Black Rock and Cheltenham.

Bayside has a higher proportion of older persons and people with disabilities than the metropolitan average. Facilitating use of streets for sustainable transport for short daily trips has significant community benefits including: improved health and wellbeing; reducing social isolation; enhancing personal security; increasing retail spend in local shopping centres; alleviating parking pressures; and reducing transport related emissions.

Council seeks to:

- Integrate transport and land use so that sustainable transport is an attractive and viable alternative to private vehicle use in Bayside.
- Support use and development that prioritises transport modes in the following order:
 - Walking.
 - Cycling.
 - Public transport, community transport including taxis and community run buses and demand responsive transport.
 - Private vehicles.
 - Commercial vehicles serving local areas.
- Improve local accessibility by prioritising walking and cycling as the preferred modes of transport for short trips in Bayside.
- Provide adequate car parking in and around shopping centres, employment areas and along the coast.

BAYSIDE PLANNING SCHEME**02.03-8**18/06/2021
C180bays**Infrastructure****Health facilities**

With an ageing population, there will be increasing demand for health care services. Whilst Bayside does not have a major regional hospital, it has some successful smaller hospitals and clinics that comprise a combination of specialisations and general practices.

There are opportunities to support the growth of this sector by encouraging specialist health businesses and institutions to co-locate with existing health facilities, particularly Sandringham Hospital and the Cabrini Hospital. Hampton East also presents opportunities given the proximity to the proposed Holmesglen Private Hospital on South Road in the City of Kingston.

Council seeks to consolidate health facilities by:

- Encouraging new health businesses and institutions to co-locate with existing health facilities, particularly Sandringham Hospital and the Cabrini Hospital.

Community and education facilities

Bayside contains two hospitals, five major private schools, public primary and secondary schools, kindergartens, preschools and child care centres. Additionally, there are a number of retirement and aged care facilities.

There is a concern that the distribution of community facilities and services across the municipality does not always reflect community needs. In addition, ad hoc re-development and expansion of existing community facilities may have an adverse impact on the amenity of surrounding residential areas. Safe and convenient access to quality community facilities and services must be provided on an equitable basis to all sections of the community.

Council seeks to:

- Locate community facilities where they can provide safe and convenient access on an equitable basis to all age groups, including those with limited mobility and special needs.
- Ensure the design of facilities is consistent with Bayside's character.

Development infrastructure

Bayside has a range of physical and community infrastructure that is used by the community on a daily basis. Much of it is reaching the end of its usable life and requires updating and replacing. Urban consolidation is also generating an increased need for infrastructure as it is used by a growing number of residents and visitors.

Council seeks to:

- Equitably share the cost of replacing and improving infrastructure between existing residents and the future beneficiaries of the assets.

Open space

Bayside's open spaces are a significant resource for the local and regional community. They contribute to the character of Bayside and are highly valued by all sectors of the Bayside community.

Overall, Bayside has a good allocation of open space per capita population compared with other middle and inner ring suburbs. However, a substantial area of Bayside's open space has restricted public access or restrictions on use due to occupancy by golf courses, significant vegetation and steep terrain along the foreshore. In addition, distribution inequity across the municipality is apparent, with some areas having far lower amounts of open space per capita.

An increasing population and additional households in Bayside will place further pressure on the existing open space network. As this growth will mostly be directed to activity centres, it will place increased pressure on the open space network which will not be equally distributed across

BAYSIDE PLANNING SCHEME

the municipality. Changing dwelling types will also generally result in a decreased provision of private open space which will again place additional pressure on, and focus greater importance on the role of the open space network.

Council seeks to:

- Develop an open space network that:
 - Accommodates a wide range of current and future community demands and is accessible to all.
 - Provides adequate flora and fauna habitat and enhances the landscape and natural heritage values of the environment.
- Improve the connectivity of open spaces to make it easier to access existing open space.
- Provide additional public open space where needed, with an emphasis on filling the gaps in areas identified as being deficient in public open space.
- Preserve and protect open space to support the economic and environmental viability of the municipality.

Integrated water management

Sustainable development that uses the principles of integrated water management can help reduce the magnitude of peak stormwater flows and the amount of pollutants at the source, that in turn protects waterways, water catchments and Port Phillip Bay. Integrated water management has three aims: reduce reliance on potable water supplies; reduce the amount of wastewater and stormwater generated; and improve water quality in water catchment ecosystems.

Council seeks:

- The on-site retention and re-use of stormwater run-off to regulate overland flow, prevent flooding and improve water quality, particularly in terms of run-off to the Bay.

Telecommunications

Above ground telecommunication and service cables have a significant detrimental visual impact, particularly along the foreshore.

Council seeks to:

- Reduce the impact of telecommunications and electrical services on the streetscape and the foreshore.

02.03-9

18/06/2021
C180bays

Gaming

Council acknowledges that gaming machine gambling is a legal form of recreation for adult members of the community. It also acknowledges that a proportion of the community is susceptible to problem gambling which can have significant adverse impacts on the health and wellbeing of communities and seeks a planning outcome of net community benefit.

Council seeks to:

- Minimise the risk of social and economic harm from problem gaming and protect vulnerable communities including through:
 - Prohibiting the establishment of gaming machines in activity centres.
 - Restricting the establishment of gaming machines in the Bayside Business District to sites zoned Mixed Use or Commercial 1.

BAYSIDE PLANNING SCHEME

18/06/2024
C186bays Proposed C186bays

SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK



1.0 Further strategic work

08/06/2023
C184bays Proposed C186bays

Develop guidelines to assist Council in managing commercial signs in open spaces.



- Examine mechanisms to achieve integrated transport plans as part of planning permit applications.
- Prepare a parking strategy for Bayside, setting out principles for the management of on-street and off street car parking, including precinct plans for activity centres.
- Assess the feasibility of tree controls over front setback areas to enhance residential character.
- Develop a design policy for new buildings and infrastructure on the foreshore.
- Investigate the potential use of development contributions plans for the provision and upgrade of physical and social infrastructure.
- At the Church St MAC replace the large at-grade level car parks behind the shops in Well Street with a mixed use development which will provide additional car parking, a small public open space and a residential interface with Well Street.
- Monitor the development of commercial uses in activity centres to determine whether sufficient commercial space to service future population need is being retained or whether alternative means of regulating commercial land use is required.
- Investigate the need for specific controls to implement priority pedestrian links and laneway widening nominated on MAC and NAC Structure Plan maps.
- Extend public realm treatments to the western end of Bay Street Brighton MAC to encourage public activity and social interaction.
- Investigate opportunities to increase public open space adjacent to the Elster Creek canal and to partner with Melbourne Water to increase the use of the Elster Creek Canal for recreation.
- Investigate preferred statutory mechanisms to ensure public open space creation and delivery of key infrastructure projects within the Hampton East Structure Plan area.
- Establish a consistent urban design theme for the BBD incorporating parking and landscaping of the public realm to support a high amenity business environment.
- Consider rezoning of BBD land zoned MUZ to C1Z fronting Bay Road to maintain its commercial focus and discourage residential uses at ground level.
- Review urban design guidelines and prepare preferred lot size, layout and development guidelines to establish preferred built form, development and land use outcomes within the Bayside Business District and at the interface of adjoining residential areas.
- Investigate the introduction of a municipal wide Environmentally Sustainable Design Policy to improve the environmental performance of new development (eg. BESS).
- Investigate whether vegetation or landscape protection is appropriate for some or all of the residential areas of the Highett Activity Centre.
- Monitor delivery of infrastructure and completion of actions associated with adopted structure plans.
- Prepare design and development guidelines for activity centres.
- Monitor Small Neighbourhood Activity Centres to identify any changes to the hierarchy.
- Investigate improvements in connecting coastal small activity centres with the foreshore.
- Prepare a master plan for the public realm around the South Road and Esplanade Centre to better integrate the centre with the foreshore.

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- Investigate options for improving the interface between the Highett Railway Station and surrounds including pedestrian access and wayfinding.
- Develop a set of criteria for sites where affordable housing is a consideration in planning applications.
- Explore other planning tools to achieve an increase in the supply of affordable housing.

10.5 SUBMISSION - MODERNISING CAR AND BICYCLE PARKING REQUIREMENTS DISCUSSION PAPER

City Planning and Amenity - Urban Strategy
File No: PSF/23/162 – Doc No: DOC/23/364692

Executive summary

Purpose and background

The purpose of this report is to present the officers' submission prepared in response to the Department of Transport and Planning's (DTP) *Modernising Car and Bicycle Parking Requirements* October 2023 Discussion Paper.

DTP is seeking to undertake a review of car and bicycle parking rates and bicycle facilities requirements to then inform amendments to the relevant planning provisions. The intent of this review is to align car and parking provisions with State government policies and allow for a better integrated transport system and move towards net zero carbon emissions.

Clause 52.06 (Car parking) of the Victorian Planning Provisions (VPP) set out the standard rates and design requirements for car parking facilities for all Victorian Planning Schemes. A planning permit is required to reduce or waive car parking requirements specified in Clause 52.06 or within a Parking Overlay.

DTP has undertaken an analysis of planning permit applications received between 1 July 2021 and 30 June 2022 across Victoria, identifying 862 new or amended planning permits that were issued to waive or reduce car parking requirements. The average number of days for deciding on one of these applications was 121 days.

Clause 52.34 (Bicycle facilities) of the VPP sets out the standard rates and design requirements for bicycle parking facilities.

The use of bicycles as a mode of urban transport has increased in popularity. More bicycle parking, lockers, showers and change rooms are needed to encourage cycling as a viable alternative to car use and keep up with growing demand from bicycle users.

Key issues

Parking requirements are a complex and contested issue with wide ranging implications. Car based travel will continue to be important to many households and businesses, particularly in less accessible locations, however traditional car parking requirements can have unintended consequences for housing choice, affordability, development feasibility, traffic congestion and sustainability.

The DTP Discussion paper proposes the following key changes:

- **Public transport accessibility level (PTAL)** – Adopt a new PTAL-aligned car parking policy which would result in the removal or refinement of minimum car parking rates and apply maximum car parking rates.

PTAL is a measure of connectivity by public transport. The PTAL of a location is a representation of how well it is connected to public transport services (trains, trams, and buses). It does not include trips by car.

- **New land use groups** – Remove outdated land use terms in Clause 52.06 (car parking) and consolidate land use terms into seven categories based on car parking demand.

- **Updated car parking rates** – Implement updated car parking rates to align with public transport accessibility and the proposed PTAL parking policy.
- **Bicycle parking and End of Trip facilities** – Adopt new minimum rates and new design standards for bicycle parking and end of trip facilities.
- **Consolidated parking and End of Trip facilities requirement in the VPP**

Whilst Council officers are generally supportive of the proposed changes by DTP, improvements and considerations have been put forward and reiterated as part of Council's submission. The submission has been informed by Council's adopted Integrated Transport Strategy 2018–28, Bicycle Action Plan 2019 and Bayside's Parking Strategy – Parking Sustainably 2023–33.

In response to the Discussion Paper's proposed changes, the officer's submission noted:

- The adoption of a new Public Transport Accessibility Level (PTAL) aligned car parking policy to remove or refine minimum car parking rates and apply maximum car parking rates has merit and is generally supported by Council at a high-level.

However, Council notes that consideration must also be given to the impact of a reduction of car parking requirements on existing infrastructure would bring. Whilst in some instances the reduced parking provision may result in behaviour change, Council considers that there is a risk that would result in the shifting of parking provisions into the public realm, particularly as street networks within inner and middle ring suburbs are increasingly becoming more congested.

- Council also notes the proposed removal of car parking requirements within areas that are classified as high or medium PTAL may be appropriate in certain circumstances. Council cautions the use of a 'one size fits all' approach that does not reflect the nuances of local circumstances. A mechanism should be included in the assessment of the PTAL areas to ensure the local circumstances, and Council's views can be considered.
- The updates to land use terms within Victorian Planning Schemes is generally supported by Council. It is noted that any changes should align with Clause 73.03 to ensure the uses are consistent with the remainder of the Planning Scheme.
- Council notes in its submission that it is considered premature to seek feedback on the detail of parking rates for PTAL levels that are not mapped or well defined. Council does not support the rates until they are able to be assessed in conjunction with understanding the criteria for application, and the geographical area to which they apply.
- Council officers have noted in the submission that support cannot be provided in relation to the proposed replacement of Parking Overlays until further information, consultation with local councils and clarity is provided by DTP.
- Increase in bicycle parking and improvement to End of Trip facilities is supported by Council officers in the submission and the provision of both bicycling parking and End of Trip facilities should be considered in conjunction with the strategic bicycling routes and the PTAL.

Recommendation

That Council endorses the officers' submission to the Department of Transport and Planning Discussion Paper, Modernising Car, and Bicycle Parking Requirements (Attachment 1).

Support Attachments

1. Council Submission to DTP Modernising car & bicycle parking requirements ↓
2. DTP Discussion Paper - Modernising car & bicycle parking requirements October 2023 ↓

Considerations and implications of recommendation

Social

In highly accessible locations, close to public transport and major activity centres, the removal of minimum car parking requirements and the introduction of maximum requirements has merit from an urban planning and transport planning perspective.

Natural Environment

Opportunities to increase active and public transport through the proposed changes to bicycle rates will contribute to reducing carbon emissions associated with private car trips.

Climate Emergency

The *Climate Emergency Action Plan 2020–25* requires an urgent shift to ‘zero carbon’ transport by promoting the use of electric vehicles, buses and public transport powered by renewable energy and encouraging residents to cycle, walk and make use of other forms of active transport. Council is committed to supporting this transition, improving active transport infrastructure, advocating for more convenient and ‘zero carbon’ public transport, and working in partnership for better transport outcomes.

Built Environment

The proposed changes to parking have the potential to create significant change to the built environment within activity centres by reclaiming space for pedestrians rather than cars. Reclaiming space will reduce both noise and air pollution and create a safer, greener, and more walkable environment.

Customer Service and Community Engagement

The release of this Discussion Paper by the Department of Transport & Planning is to allow for the consultation of the proposed planning reforms and for local government and other key stakeholders to consider and make submissions.

Equity Impact

The implications of this report have been assessed and are compliant with the requirements of the Gender Equality Act 2020.

Human Rights

The implications of the report have been assessed and are not considered likely to breach or infringe upon, the human rights contained in the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

Governance

Officers involved in the preparation of this report have no conflict of interest.

Legal

There are no legal implications concerning Council officers providing a submission to this Discussion Paper.

Finance

The recommendation of the report does not vary the Budget and there will be no significant impact on Council's financial position from this report.

Links to Council policy and strategy

Bayside 2050 Community Vision

The Bayside 2050 Community Vision is underpinned by ten themes that address different priorities and areas of council interest. Certain themes and key priorities in the vision are directly impacted by the

Theme 3: Transport, Walkability and, Rideability

- Priority 3.1 Encourage innovation within the provision of coordinated land, water and air transport services and infrastructure to decrease dependence on less environmentally efficient modes of transport.
- Priority 3.2 Continually improve sustainability, cost effectiveness and efficiency of transport services and infrastructure.
- Priority 3.3 Equal access to transport for everyone.
- Priority 3.4 Increase the emphasis on the development of safer and more inclusive walking and cycling infrastructure.

Bayside Integrated Transport Strategy 2018–28

The Bayside Integrated Transport Strategy 2018–28 commits council to improving local accessibility, creating better public transport connections, creating user friendly streets, integrating transport and land use, and improving perceptions of and enabling sustainable travel. Integrating and enhancing transport linkages with the confirmed station location will be critical to maximise the project benefits.

The Strategy has a key 6 goals including:

- Improve and expand the bicycle network to support both utility cycling and recreational cycling to key destinations in Bayside; and
- Trial the installation of bicycle parking in place of an on-street car parking space within each Major Activity Centre within the municipality.

Bicycle Action Plan 2019

The Bicycle Action Plan 2019 commits council to continue to provide high quality bicycle on and off-road infrastructure and generally support cycling within Bayside.

Objective 5 of the Action Plan states:

Objective 5: Planning to support cycling

Council will seek opportunities within planning processes to encourage and support cycling by encouraging and supporting cycling through planning processes.

Parking Strategy – Parking Sustainably 2023–33

The Bayside Parking Strategy guides Council in the effective management of parking resources, both now and into the future, in line with Bayside 2050 Community Vision, Theme for Transport – “*Bayside will support provision of effective, sustainable and inclusive transport services and infrastructure*”.

File No: 23/149

17 November 2023

Michael Orford
Manager Statutory Reform
Department of Transport and Planning
1 Spring Street
MELBOURNE VIC 3000

Via email planning.systems@delwp.vic.gov.au

Dear Michael

Bayside City Council – Submission to the Modernising car and bicycle parking requirements discussion paper

Thank you for the opportunity to provide Bayside City Council's feedback to the Modernising car and bicycle parking requirements discussion paper.

Please find attached the Council Officer submission to the discussion paper. This officer position will be considered at the Ordinary Meeting of Council on the 19th December 2023. The formal Council position will be provided to DTP once the minutes for this meeting have been released.

Should you wish to discuss Bayside's submission please contact Rachael Hudson, Strategic Planning Coordinator on 03 9599 4804 or rhudson@bayside.vic.gov.au

Yours faithfully



Matthew Cripps
Director City Planning and Amenity

Enc: Bayside City Council Submission to Department of Transport – Modernising Car & Bicycle Parking Requirements Discussion Paper October 2023



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Proposal 1 – Public Transport Accessibility Level***Question 1 – Do you think PTAL is an appropriate way to apply car parking requirements?***

The PTAL mapping concept is one that has merit. Council supports the concept of car parking rates reflecting the accessibility of a location.

However, at this high level of detail it is difficult to determine how this may be assessed or implemented. Council recommends that the PTAL be prepared in conjunction with local Council's to ensure local circumstances are reflected and responded to.

Consideration should also be given to the impact of a reduction of car parking requirements on existing infrastructure. Whilst in some instances the reduced parking provision may result in behaviour change, Council considers that there is a risk of shifting parking provision into the public realm. Street networks, particularly in inner and middle ring suburbs, are increasingly becoming more congested. There is a danger of an increased expectation on Council's to provide additional street parking at the expense of amenity, and the desire for additional municipal run car parks to cater for the shortfall.

Question 2 – What do you think about the methodology used to define the suggested PTAL for Melbourne

Council is concerned that reliance on 'grid-based maps' may create inaccuracies and not reflect nuances in local conditions. The methodology used should ensure that PTAL values reflect the on-ground experience, and follow defensible boundaries such as roads, and property boundaries. Over reliance on a grid is likely to create implementation issues such as duplicate parking rates being applied over an individual property.

Consultation should be included with Council's on draft PTAL and parking rates. Until this detailed information has been assessed by Council, we are unable to comment on the suitability of the rates and their application to the City of Bayside.

Question 3 – Do you agree with removing minimum car parking rates in areas with a medium or high PTAL?

The removal of car parking requirements within areas that are classified as high or medium PTAL may be appropriate in certain circumstances. Council cautions the use of a 'one size fits all' approach that does not reflect the nuances of local circumstances. A mechanism should be included in the assessment of the PTAL areas to ensure the local circumstances, and Council's views can be considered.

Without understanding the definition of what a medium or high PTAL area is, it is difficult for Council to form a view.

We consider that reductions in parking requirements may be appropriate in locations and help to address issues such as housing affordability, traffic congestion and sustainability to offer more choice and flexibility to the market. However, these changes must go hand in hand with an improved offering of 'feeder' transport services to the centres. If there is a reduction in parking available to those visiting the centres, then there needs to be a higher provision of services to allow people to

travel to these areas. Often this is not distinguished from commuter services which focuses on moving commuter traffic in and out of the CBD.

As discussed above, information and consultation should be undertaken with Councils regarding the mapping of these areas and the proposed car parking rates. The ability for car parking rates that respond to individual circumstances must be inbuilt into the provisions. In addition, the PTAL areas must follow logical and defensible boundaries to ensure that implementation can be undertaken in a clear and logical manner.

Question 4 – Do you agree that the parking overlay should remain in the planning scheme?

The replacement of the Parking Overlay with the PTAL mapping system will have benefits. However, Council cannot support the implementation until further information and clarity is provided and further consultation with Council's are undertaken.

Question 5 – What do you think about the digital implementation of recommended rates through VicPlan?

The implementation of the recommended rates needs to be easy to understand, clear and accessible. The digital integration of parking rates via VicPlan is considered appropriate, however it is unclear whether it is also proposed to implement these rates via the Planning Scheme. Including the PTAL areas via an Overlay in the Planning Scheme will ensure there is clarity and will ensure this is captured in an assessment of any planning application, and appears in a Section 32 search.

Proposal 2 – New land use groups

The updates to land use terms is generally supported by Council.

It is noted that any changes should align with Clause 73.03 to ensure the uses are consistent with the remainder of the Planning Scheme.

Proposal 3 – Updated Car Parking rates

It is considered premature to seek feedback on the detail of parking rates for PTAL levels that are not mapped or well defined.

Council does not support the rates until they are able to be assessed in conjunction with understanding the criteria for application, and the geographical area to which they apply.

Proposal 4 - Bicycle Parking and end of trip facilities

Question 1 – Do you agree that PTAL should be used to determine bicycle parking rates and end of trip (EoT) facilities for land use groups?

Council supports the increase of minimum rates for bicycle parking and end of trip facilities. The application of bicycle and end of trip facilities rates should be considered in conjunction with the strategic bicycling routes, in addition to the PTAL. As discussed above, the PTAL needs to be considered in conjunction with the local conditions to ensure the appropriate rates are set.

Question 2 - Do you agree with the proposed minimum bicycle parking rates?

The increase in bicycle parking rates is supported.

Question 3 – Do you agree with adopting new design standards for bicycle parking and EoT?

New design standards are appropriate and should be supported.

Proposal 5 – Consolidated parking and EoT facilities provision in the VPP

Question 1 – What do you think about consolidating parking requirements within a single, streamlined statutory control for cars, bicycles and EoT facilities?

The combining of the bicycle and car parking provisions is generally supported as it will make the Planning Scheme easier to read, use and assess for all stakeholders.

Modernising car and bicycle parking requirements

Discussion paper October 2023



Department of Transport and Planning

Acknowledgment

We acknowledge and respect Victorian Traditional Owners as the original custodians of Victoria's land and waters, their unique ability to care for Country and deep spiritual connection to it. We honour Elders past and present whose knowledge and wisdom has ensured the continuation of culture and traditional practices.

We are committed to genuinely partner, and meaningfully engage, with Victoria's Traditional Owners and Aboriginal communities to support the protection of Country, the maintenance of spiritual and cultural practices and their broader aspirations in the 21st century and beyond.



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Department of Transport and Planning

Modernising car parking and bicycle facilities requirements

Parking plays an important role in broader transport and land use strategies. Parking policies can have both a direct and indirect impact on the ability to achieve transport objectives and strategies.

DTP is seeking feedback on proposed reforms to planning requirements for car parking and bicycle facilities.

Why are we proposing changes to car parking and bicycle parking and facilities requirements?

Numerous changes have occurred in the way we work, shop and travel. A review of car and bicycle parking rates and bicycle facilities requirements will enable an update to the relevant planning provisions in line with current government policies for an integrated transport system, 20-minute neighbourhoods and the move towards net zero carbon emissions.

Clause 52.06 (Car parking) of the VPP sets out the standard rates and design requirements for car parking facilities. A planning permit is required to reduce or waive car parking requirements specified in Clause 52.06 or in a Parking Overlay.

An analysis of planning permit applications received between 1 July 2021 and 30 June 2022 showed that 862 new or amended planning permits were issued to waive or reduce car parking requirements. The average number of days for deciding on one of these applications was 121 days.

The current car parking requirements also result in the need to allocate land for car parking in areas where it may not be required, leading to inefficient use of limited available land which could be better utilised for housing, employment or open space.

Including a car parking space in a residential development can add up to \$50,000 to the cost of an apartment¹. Minimum car parking requirements can encourage an oversupply of car parking, which results in increased traffic, noise and emissions and a poorer quality urban environment.

Electric vehicle charging requirements are proposed to be implemented through the [National Construction Code 2022](#).

¹ P. Hatch, "Kids but no car: Meet one of the rarest families in Melbourne", *The Age*, January 4, 2023, National Infrastructure Victoria, "Our home choices, How more housing options can make better use of Victoria's infrastructure, March 2023



Clause 52.34 (Bicycle facilities) of the VPP sets out the standard rates and design requirements for bicycle parking facilities.

The use of bicycles as a mode of urban transport has increased in popularity. More bicycle parking, lockers, showers and change rooms are needed to encourage cycling as a viable alternative to car use and keep up with growing demand from bicycle users.

There are number of benefits for updating the bicycle parking rates and end-of-trip (EoT) facilities requirements. Cycling makes people physically active which in turn improves wellbeing, mental health and reduces risk of chronic disease. It also helps reduce greenhouse gas emissions as well as noise and pollution associated with cars.

Bicycle riding also reduces the need for surfaces to be paved for cars, thereby providing opportunities for less concrete and planting more canopy trees, which can improve the quality of the urban environment.

What changes are we proposing?

- **Public transport accessibility level (PTAL)** – Adopt a new PTAL-aligned car parking policy to remove or refine minimum car parking rates and apply maximum car parking rates.
- **New land use groups** – Remove outdated land use terms in Clause 52.06 and consolidate land use terms into seven categories based on car parking demand.
- **Updated car parking rates** – Implement updated car parking rates to align with public transport accessibility and the proposed PTAL parking policy.
- **Bicycle parking and end of trip (EoT) facilities** – Adopt new minimum rates and new design standards for bicycle parking and EoT facilities.
- **A consolidated parking and EoT facilities requirement in the VPP**

Department of Transport and Planning

Proposal 1 – Public transport accessibility level (PTAL)

Proposed changes

- Adopt a new, PTAL-aligned car parking policy position to remove or refine minimum car parking rates and apply maximum car parking rates.
- Develop PTAL mapping for all parking requirements.
- Digitally integrate parking rates with VicPlan.

What is PTAL?

PTAL is a measure of connectivity by public transport. The PTAL of a location is a representation of how well it is connected to public transport services (trains, trams and buses). It does not include trips by car.

A location will have a higher PTAL if:

- It is a short walking distance to the nearest station or stop.
- The wait time for nearby public transport services is short.
- More services pass at the nearest stations or stops.
- There are major transport hubs nearby.

A location will have a lower PTAL if:

- The nearest public transport services are beyond a reasonable walking distance.
- The nearest public transport services are infrequent.
- Few services pass at the nearest stations or stops.
- There are no major transport hubs nearby.

PTAL has been used overseas, including in London and Manchester in the United Kingdom, and in Ahmedabad and Surat in India, to inform car parking requirements and a range of other transport, development and planning policies.

How is PTAL calculated?

To calculate the PTAL value of a location, four sets of data could be used to determine the destinations that are accessible within a 60-minute public transport journey of that location:

1. A grid of locations over a specified area (e.g. Victoria, with the Melbourne GPO at the centre of the first grid square).
2. The location of all public transport stations and stops.
3. Walk networks (including all streets and paths) to calculate the walk time to the public transport network.
4. All public transport routes and their service frequency.

The PTAL value of each location is then converted to an index so it can be mapped. The index is proposed to have PTAL categories of high, medium, low and poor. This methodology is subject to data availability.

Chapter 2 of [Assessing transport connectivity in London](#) explains how to undertake the full calculation and understand the output.



How is the PTAL value for a location determined?

The PTAL value will fall within one of four categories; high, medium, low and poor. Some examples of areas in Victoria that could fall within each value are specified below.

High PTAL

- Areas within or adjacent to the Melbourne central city, and some major suburban and some regional centres.
- Very good/excellent access to multiple modes of public transport via multiple transport nodes.

Medium PTAL

- Areas peripheral to the central city or along key public transport corridors, or some major suburban and regional centres.
- Good access to multiple modes of public transport that connect to the central city or other urban centres.

Low PTAL

- Suburban areas with some proximity to public transport services and some regional centres.
- Access to some public transport with linear connections and limited transport modes.

Poor PTAL

- Suburban areas remote from public transport and some rural/regional areas.
- Limited or no public transport provision.

How is PTAL applied to car parking requirements?

A PTAL-aligned approach would result in the removal or refinement of existing minimum parking rates, while introducing a maximum car parking rate for some contexts, based upon the PTAL value of the area.

Under the proposed PTAL-aligned approach:

- **Minimum** car parking space rates would continue to apply if the PTAL is poor.
- **Maximum** car parking space rates would apply if the PTAL is high but there would be no minimum rate.
- **Both minimum and maximum** car parking space rates may apply if the PTAL is low or medium.

What are the benefits of the PTAL approach?

There are several benefits:

- **Reducing the number of planning permits to reduce or waive car parking**

A shift from minimum to maximum parking requirements in some areas would reduce the administrative burden on councils and applicants. A permit would only be required if a proposal seeks to exceed the maximum car parking rate in high and medium PTAL areas, rather than the current situation where a permit is required to reduce the standard number of car parking spaces.

- **No need to apply a Parking Overlay to vary the rates**

The Parking Overlay is the current tool to manage and enable local variations to the car parking requirements set out in Clause 52.06 for a given precinct or area. Councils are required to do a lot of strategic work to justify an overlay, and undertake a planning scheme amendment to implement the overlay which can be time consuming and costly.

- **PTAL is more sophisticated than the current default distance from the Principal Public Transport Network (PPTN)**

The PPTN is a tool for users to define areas 'well-served by public transport'. Unlike the PTAL methodology, the PPTN does not account for capacity, frequency and quality of transport.

- **Better use of land**

Using PTAL would provide an opportunity to better utilise urban land instead of providing car parking spaces.

- **Supports changing lifestyle and general behaviour**

Fewer car parking spaces in high PTAL areas may help to shift the community from being car dependent to being able to use alternative modes of transport if they choose.

What happens to the Parking Overlay?

The Parking Overlay in the VPP would remain unchanged to provide flexibility for local areas and specific strategic planning outcomes if needed by councils.

The Parking Overlay may continue to be required to reduce or increase parking requirements, or in areas where discrete factors exist outside of the PTAL calculations, which may allow a reduction of parking requirements such as where new public transport services or infrastructure is imminent.

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Digital implementation

The PTAL and corresponding parking requirement for different land uses could be directly integrated into VicPlan (the state-wide digital mapping tool), made accessible through a GIS mapping layer, and appear on planning property reports.

This would provide direct and accurate parking requirement information for parties interested in the development of a parcel of land.

It would also help to improve transparency in decision-making for state and local governments by making all car parking rates available on an accessible online platform.

This tool could also potentially be used to calculate rates on a property-by-property basis, depending on local conditions.

Tell us more

- Do you think PTAL is an appropriate way to apply car parking requirements?
- What do you think about the methodology used to define the suggested PTAL for Melbourne?
- Do you agree with removing minimum car parking rates in areas with a medium or high PTAL?
- What do you think about implementing a PTAL-aligned approach in regional Victoria?
- Do you agree that the Parking Overlay should remain in the planning scheme?
- What do you think about digital implementation of recommended rates through VicPlan?



Proposal 2 - New land use groups

Proposed changes

- Update land use terms for car parking by removing outdated terms and grouping land uses together based on parking demand.

Land uses currently contained in Clause 52.06-5 are proposed to be removed and replaced with an improved list of land use groups and car parking rates. This approach will allow for more streamlined consideration of applications when assessing land use changes that might not alter the likely trip generation levels. A trip is defined in transport modelling as a single journey made by an individual between two points by a specified mode of travel and for a defined purpose. Trip generation is the process of estimating the amount of traffic a proposed development will have once it is built and the land use is operating.

It is proposed to:

- remove outdated land use terms
- introduce new land use terms
- group land use terms based on trip generation characteristics
- update how required car parking spaces are calculated.

Land use categories

Seven typologies of land use that are based on the assessment of trip generation characteristics have been created, derived from how they generate visitor, student, resident and employee parking demand, as well as accessibility to public transport.

The seven land use groups and examples of land use term for those categories are shown in Table 1 and Figure 1.

Adopting minimum and maximum car parking rates

The table of proposed car parking rates has been developed to determine car parking requirements for various PTAL areas (see tables 3 to 9 'Proposed car parking rates'). These rates set out minimum and/or maximum car parking requirements.

For some PTAL categories, only maximum car parking rates apply and there are no minimum car parking requirements. The proposed removal and revision of minimum rates and inclusion of new maximum rates represents a new approach and the rationale for each proposed car parking rate is provided in tables 3 to 9.

The proposed rates provide the choice for people to reduce their use of cars and increase their use of alternative forms of transport.

Where public transport accessibility is higher, the proposed parking rates require fewer car parking spaces, more bicycle parking and more EoT facilities than is required under the existing rates.

It is expected that the new rates and land use groups will result in an overall reduction in applications for permits to reduce or waive existing car parking requirements.

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Benefits

There are a number of benefits to the proposed car parking rates and land use terms and groups:

- **Fit for purpose rates better aligned with land use characteristics**

This will reduce unused car parking spaces, reduce an oversupply of parking spaces, and provide the appropriate number of spaces for particular uses and locations.

- **Fewer applications for planning permits to reduce car parking rates**

Making an application for a car parking waiver or reduction is costly and time consuming. A reduced car parking requirement is appropriate in locations well serviced by public transport.

- **Less need to prepare a Parking Overlay to vary rates**

Introducing the PTAL methodology will result in fewer planning scheme amendments to implement a Parking Overlay, which can be time consuming and costly to councils and proponents.

- **Ensuring efficient use of land in locations well serviced by public transport**

Maximum car parking rates will allow land to be better utilised for other purposes, providing other benefits. It will also reduce the overall costs of new developments and will mean that those who choose not to own a car may not have to pay for parking to be constructed in a new development.

- **Drive behavioural change to other transport options**

Limiting car parking spaces in locations that are well serviced by public transport will provide people with more choice to reduce their use of a car and increase their use of alternative forms of transport. This will decrease dependency on car ownership, reducing costs for households and providing many other benefits for the economy, society and environment.



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Proposed land use groups and associated characteristics

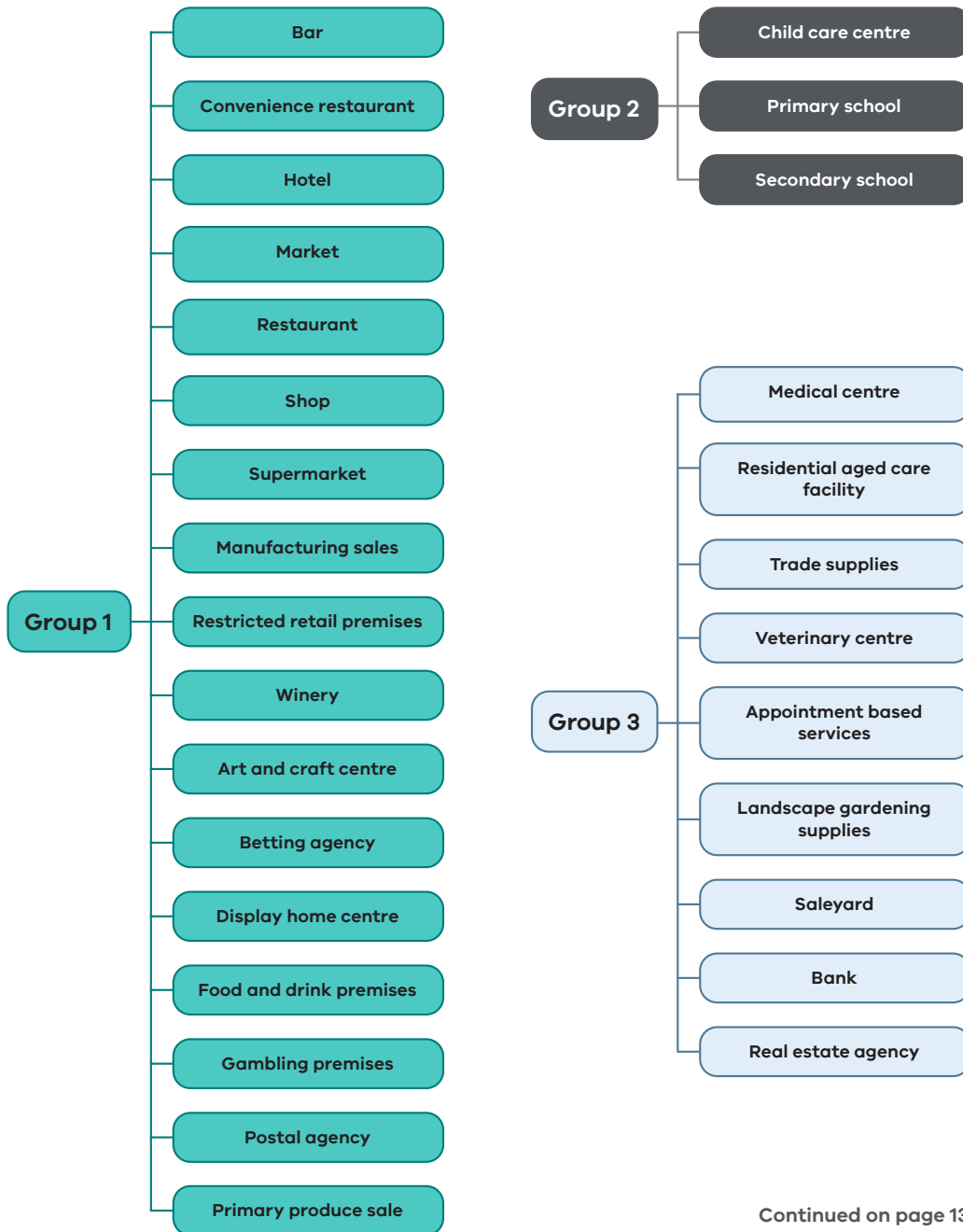
Table 1: Proposed land use groups and associated characteristics

Land Use Group	Characteristics	Example of proposed land use groupings
Group 1	<ul style="list-style-type: none"> High short/long-term visitor demand and medium employee demand High reduction in car parking demand as public transport access increases 	<ul style="list-style-type: none"> Bar Convenience restaurant Hotel Market Restaurant Shop Supermarket
Group 2	<ul style="list-style-type: none"> High short-term visitor demand and medium employee demand Limited reduction in car parking demand as public transport access increases, highly affected by peak hour 	<ul style="list-style-type: none"> Childcare Primary School Secondary School
Group 3	<ul style="list-style-type: none"> Moderate short-term visitor demand and medium employee demand Limited reduction in car parking demand as public transport access increases 	<ul style="list-style-type: none"> Medical centre Residential aged care facility Trade supplies Veterinary centre Appointment based services
Group 4	<ul style="list-style-type: none"> High residential demand and low visitor demand Moderate reduction in car parking demand for dwellings as public transport access increases 	<ul style="list-style-type: none"> Dwelling Residential hotel
Group 5	<ul style="list-style-type: none"> High long-term visitor demand Limited reduction in car parking demand as public transport access increases 	<ul style="list-style-type: none"> Cinema based entertainment facility Funeral parlour Place of assembly Restricted recreation facility Swimming pool
Group 6	<ul style="list-style-type: none"> High employee demand, low visitor demand High reduction in car parking demand as public transport access increases 	<ul style="list-style-type: none"> Industry Office Research and development centre Warehouse
Group 7	<ul style="list-style-type: none"> High short-term visitor demand, medium employee demand High reduction in car parking demand as public transport access increases 	<ul style="list-style-type: none"> Education centre (other)

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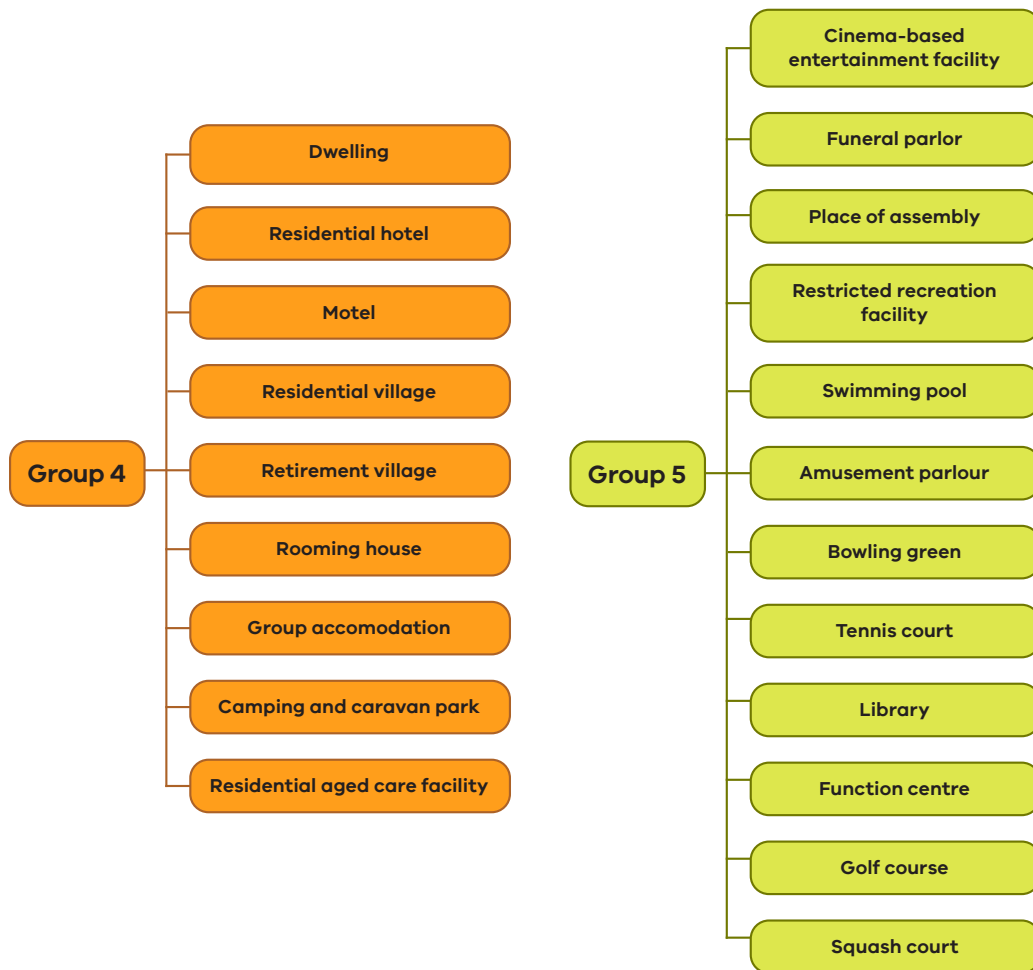
Examples of proposed land use groups and associated characteristics

Figure 1: Examples of proposed land use groups and associated characteristics



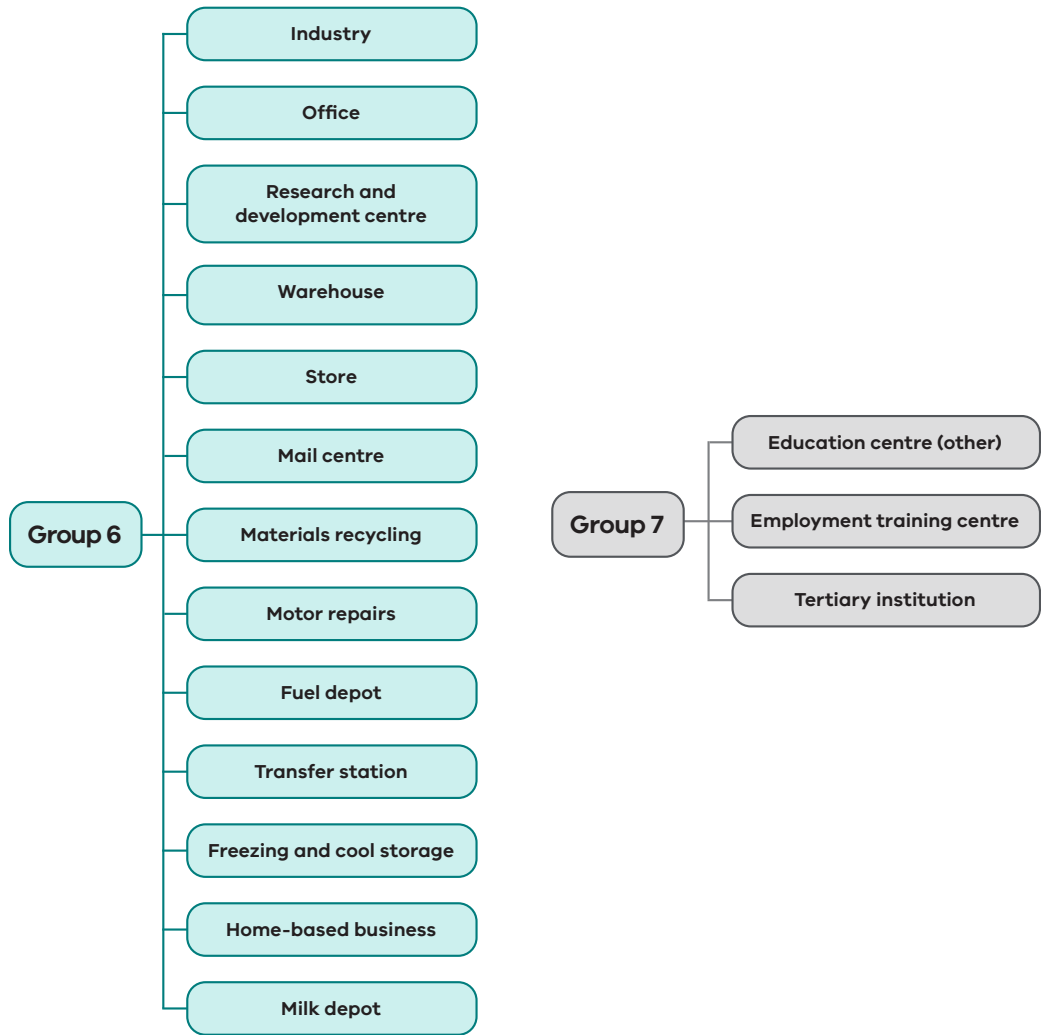
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Proposal 3 – Updated car parking rates

Proposed changes

- Implement car parking rates aligned with public transport accessibility level (PTAL).

Calculating the new car parking rates

New car parking rates are required to increase the proportion of active and public transport trips and lower the share of car trips. The rates were determined using the demand from employees, students, visitors and residents, the location of the site where the land use is proposed in relation to the relevant PTAL and the targeted proportion of trips by each transport mode.

Some of the car parking rates are required to be calculated from a maximum number of visitors for that land use. The maximum number of visitors have been calculated by using the demand generated by the car parking rates for those land uses from Clause 52.06. Table 2 below contains the specified maximum number of visitors for land uses in groups 1 and 5, where this is required to be calculated.

Table 2: Maximum number of visitors

Land use	Maximum number of visitors (/100m2)
Bar	7
Convenience restaurant	7
Hotel	7
Market	7
Restaurant	7
Shop	7
Supermarket	5
Manufacturing premises	7
Restricted retail premises	2
Swimming pool	5
Amusement parlour	9

The proposed rates (specified as a ratio), along with a rationale (specified as a percentage) for each proposed rate, is set out in tables 3 to 9. The 'max on site' refers to the maximum number employees/visitors on site at any one time.

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Proposed car parking rates

Table 3: Group 1 Car parking rates

PTAL level	Minimum/Maximum	Hotel, market, shop, supermarket, convenience restaurant, bar and restaurant
Poor	Minimum car	1 per 2 maximum visitors, and 1 per employee (max on site) Provides car parking for all employees. Assumes an average of 2 visitors per car accommodating for 100% car mode share
	Maximum car	N/A No maximums have been provided in Poor PTAL areas.
Low	Minimum car	1 per 2 employees (max on site) and 1 per 4 maximum visitors. Provides car parking for 50% of employees. Assumes 50% of employees travel by modes other than personal car transport. Assumes 25% of visitors will drive, with the remainder being passengers or using other modes of transport.
	Maximum car	1 per employee (max on site) and 1 per 2 maximum visitors Allows developers to provide up to one car park per employee. Allows for up to 50% of visitors to drive, with the remainder being passengers or using other modes of transport.
Medium	Minimum car	N/A Minimums have usually not been provided in Medium PTAL areas.
	Maximum car	1 per 2 employees (max on site) and 1 per 3 maximum visitors Prevents the oversupply of car parking in areas with multiple public transport options by providing a maximum of 50% of employees and a third of visitors.
High	Minimum car	N/A Car parking minimums have not been provided in High PTAL areas.
	Maximum car	1 per 4 employees (max on site) and 1 per 5 visitors Prevents the oversupply of car parking in areas with multiple public transport options by provided for a maximum of 25% of employees and 20% of visitors.

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Table 4: Group 2 Car parking rates

PTAL level	Minimum/Maximum	Childcare centre	Primary school and secondary school
Poor	Minimum car	1 per employee (max on site) Provides car parking for all employees	1 per employee (max on site) Provides car parking for all employees
	Maximum car	N/A No maximums have been provided in Poor PTAL areas.	N/A No maximums have been provided in Poor PTAL areas.
Low	Minimum car	1 per 2 employees (max on site) Provides car parking for 50% of employees. Assumes 50% of employees travel by modes other than personal car transport.	1 per 2 employees (max on site) Provides car parking for 50% of employees. Assumes 50% of employees travel by modes other than personal car transport.
	Maximum car	1 per employee (max on site) Allows developers to provide up to one car park per employee.	1 per employee (max on site) Allows developers to provide up to one car park per employee.
Medium	Minimum car	1 per 4 employees (max on site) It is expected that in Medium PTAL areas a parking provision for 25% of employees is necessary for education centres with children for safety and access reasons.	1 per 4 employees (max on site) It is expected that in Medium PTAL areas a parking provision for 25% of employees is necessary for education centres with children for safety and access reasons.
	Maximum car	1 per employee (max on site) Education facilities in medium PTAL areas should retain the option to provide parking for employees.	1 per employee (max on site) Education facilities in medium PTAL areas should retain the option to provide parking for employees.
High	Minimum car	N/A Car parking minimums have not been provided in High PTAL areas.	N/A Car parking minimums have not been provided in High PTAL areas.
	Maximum car	1 per 2 employees (max on site) Education facilities may choose to provide car parking for up to 50% of employees for safety and accessibility reasons.	1 per 2 employees (max on site) Education facilities may choose to provide car parking for up to 50% of employees though parking remains limited to 25% of visitors with the remainder expected to use alternative modes of transport

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Table 5: Group 3 Car parking rates

PTAL level	Minimum/Maximum	Trade supplies	Medical centre and veterinary centre	Appointment based services	Residential aged care facility
Poor	Minimum car	1 per employee (max on site), and 1 per 1 maximum visitors Provides car parking for all employees. Assumes an average of 1 visitor per car due to the nature of the land use.	1 per employee (max on site), and 2 per appointment room Provides car parking for all employees. Assumes one client in an appointment and one client waiting for each appointment room accommodating for 100% car mode share.	1 per employee (max on site), and 2 per appointment room Provides car parking for all employees. Assumes one client in an appointment and one client waiting for each appointment room accommodating for 100% car mode share.	1 per employee (max on site), and 1 visitor park per 5 dwellings Provides car parking for all employees. Accommodates for 1 visitor per 5 residents at any one time.
	Maximum car	N/A No maximums have been provided in Poor PTAL areas.	N/A No maximums have been provided in Poor PTAL areas.	N/A No maximums have been provided in Poor PTAL areas.	N/A No maximums have been provided in Poor PTAL areas.
Low	Minimum car	1 per 2 employees (max on site) 1 per 2 maximum visitors Provides car parking for 50% of employees. Assumes 50% of employees travel by modes other than personal car transport. Assumes 50% of visitors will drive, with the remainder being passengers or using other modes of transport.	1 per employee (max on site), and 1 per appointment room Provides car parking for all employees. Assumes one client in an appointment and one client waiting for each appointment room accommodating for 50% car mode share with the remainder using other modes of transport.	1 per employee (max on site), and 1 per appointment room Provides car parking for all employees. Assumes one client in an appointment and one client waiting for each appointment room accommodating for 50% car mode share with the remainder using other modes of transport.	1 per 2 employees (max on site), and 1 visitor park per 8 dwellings Provides car parking for 50% of employees. Car parking accommodates for 1 visitor per 8 residents at any one time. Remaining employees and visitors will be accommodated by other modes of transport.
	Maximum car	1 per employee (max on site), and 1 per 1 maximum visitors Allows developers to provide up to one car park per employee one car park per visitor.	1 per employee (max on site), and 2 per appointment room Allows developers to provide car parking for all employees. Assumes one client in an appointment and one client waiting for each appointment with 100% car mode share.	1 per employee (max on site), and 2 per appointment room Allows developers to provide car parking for all employees. Assumes one client in an appointment and one client waiting for each appointment with 100% car mode share.	1 per employee (max on site), and 1 visitor park per 5 dwellings Allows developers to provide car parking for all employees. Car parking accommodates for 1 visitor per 5 residents at any one time. Remaining visitors will be accommodated by other modes of transport.

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PTAL level	Minimum/Maximum car	Trade supplies	Medical centre and veterinary centre	Appointment based services	Residential aged care facility
Medium	Minimum car	1 per 2 employees (max on site), and 1 per 10 maximum visitors Due to the nature of the service provided at this land use, it is expected that some employees and visitors will require car parks for access, safety and mobility issues.	1 per 4 employees (max on site), and 1 per 2 appointment rooms Due to the nature of the service provided at this land use, it is expected that some employees and visitors will require car parks for access, safety and mobility issues.	1 per 2 employees (max on site), and 1 per 2 appointment rooms Due to the nature of the service provided at this land use, it is expected that some employees and visitors will require car parks for access, safety and mobility issues.	1 per 4 employees (max on site), and 1 visitor park per 10 dwellings Due to the nature of the service provided at this land use, it is expected that some employees and visitors will require car parks for access, safety and mobility issues.
	Maximum car	1 per employees (max on site), and 1 per 4 maximum visitors Trade supplies stores in Medium PTAL areas should retain the option to provide parking for employees, though parking remains limited to 25% of visitors with the remainder expected to use alternative modes of transport.	1 per employee (max on site), and 1 per appointment room Medical Centres and Veterinary centres in Medium PTAL areas should retain the option to provide parking for employees, though parking remains limited to 50% of visitors with the remainder expected to use alternative modes of transport.	1 per employee (max on site), and 1 per appointment room Appointment-based services in Medium PTAL areas should retain the option to provide parking for employees, though parking remains limited to 50% of visitors with the remainder expected to use alternative modes of transport.	1 per 2 employees (max on site), and 1 visitor park per 5 dwellings. Aged care services in Medium PTAL areas should retain the option to provide parking for 50% of employees and for 1 visitor per 5 dwellings, recognising the accessibility needs of aged care services
High	Minimum car	N/A Car parking minimums have not been provided in High PTAL areas.	N/A Car parking minimums have not been provided in High PTAL areas.	N/A Car parking minimums have not been provided in High PTAL areas.	N/A Car parking minimums have not been provided in High PTAL areas.
	Maximum car	1 per 2 employees (max on site), and 1 per 4 maximum visitors Trade supplies stores in High PTAL areas should retain the option to provide parking for 50% of employees, though parking remains limited to 25% of visitors with the remainder expected to use alternative modes of transport.	1 per 2 employees (max on site), and 1 per appointment room Medical Centres and Veterinary centres in High PTAL areas should retain the option to provide parking for 50% of employees, though parking remains limited to 50% of visitors with the remainder expected to use alternative modes of transport.	1 per 2 employees (max on site), and 1 per appointment room Appointment-based services in High PTAL areas should retain the option to provide parking for 50% employees, though parking remains limited to 50% of visitors with the remainder expected to use alternative modes of transport.	1 per 4 employees (max on site), and 1 visitor park per 5 dwellings Aged care services in High PTAL areas should retain the option to provide parking for 25% of employees and for 1 visitor per 5 dwellings, recognising the accessibility needs of aged care services

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Table 6: Group 4 Car parking rates

PTAL level	Minimum/Maximum	Residential hotel	Dwelling
Poor	Minimum car	1 per dwelling, and 1 per employee (max on site) Provides 1 car park per guest group, while providing car parking for 100% of employees.	1 per 1 bedroom dwelling, and 1 per 2+ bedroom dwelling, and 1 visitor space per 5 dwellings. Provides a minimum of 1 car park per dwelling, while providing appropriate off-street parking for short term and overnight visitors in developments of 5 or more dwellings.
	Maximum car	N/A No maximums have been provided in Poor PTAL areas.	N/A No maximums have been provided in Poor PTAL areas.
Low	Minimum car	1 per dwelling, and 1 per 2 employees (max on site) Provides 1 car park per guest group, while providing car parking for 50% of employees.	0.5 per 1 bedroom dwelling 1 per 2+ bedroom dwelling, and 1 visitor space per 10 dwellings. Allows for up to 50% of one bedroom dwellings to provide zero car parks with the remaining dwellings providing at least one park, while providing appropriate off-street parking for short term and overnight visitors to developments of 10 or more dwellings.
	Maximum car	1 per dwelling, and 1 per employee (max on site) Provides 1 car park per guest group and allows developers to continue to provide parking for all employees in Low PTAL areas.	1.5 per 1 bedroom dwelling, and 3 per 2+ bedroom dwelling, and 1 visitor space per 5 dwellings. Provides very light-touch limits on off-street residential car ownership in Low PTAL areas. Limits visitor spaces of 1 per 5 dwellings to encourage alternative modes of transport.
Medium	Minimum car	N/A Minimums have usually not been provided in Medium PTAL areas.	N/A Minimums have usually not been provided in Medium PTAL areas.
	Maximum car	1 per 2 dwellings, and 1 per 2 employees (max on site) Provides a maximum of 1 car park per two dwellings assuming 50% of guests will not require cars, and limits employee parking to 50%.	1 per 1 bedroom dwelling 2 per 2+ bedroom dwelling 1 visitor space per 10 dwellings. Provides light-touch limits on off-street residential car ownership in Medium PTAL areas. Limits visitor spaces to a maximum of 1 per 10 dwellings to encourage alternative modes of transport.
High	Minimum car	N/A Car parking minimums have not been provided in High PTAL areas.	N/A Car parking minimums have not been provided in High PTAL areas.
	Maximum car	1 per 5 dwellings, and 1 per 5 employees (max on site) Provides a maximum of 1 car park per 5 dwellings assuming 80% of guests will not require cars, and limits employee parking to 20%.	1 per 1 bedroom dwelling, and 2 per 2+ bedroom dwelling, and 1 visitor space per 10 dwellings. Provides light-touch limits on off-street residential car ownership in High PTAL areas. Limits visitor spaces to a maximum of 1 per 10 dwellings to encourage alternative modes of transport.

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Table 7: Group 5 Car parking rates

PTAL level	Minimum/Maximum	Swimming pool/Gym, Cinema based entertainment facility, Place of assembly (other) and Restricted recreation facility
Poor	Minimum car	1 per employee (max on site), and 1 per 3 maximum visitors Provides car parking for all employees. Assumes three visitors per car due to high propensity for children, families and elderly to attend.
	Maximum car	N/A No maximums have been provided in Poor PTAL areas.
Low	Minimum car	1 per 2 employees (max on site), and 1 per 4 maximum visitors Provides car parking for 50% of employees. Assumes 25% of visitors require car parks due to high propensity for children, families and elderly to attend.
	Maximum car	1 per employee (max on site), and 1 per 2 maximum visitors Allows developers to provide car parking for all employees. Allows for up to 50% of visitors to drive, with the remainder being passengers or using other modes of transport.
Medium	Minimum car	N/A Minimums have usually not been provided in Medium PTAL areas.
	Maximum car	1 per 2 employees (max on site), and 1 per 3 maximum visitors Prohibits the oversupply of car parking in areas with multiple public transport options by providing for a maximum of 50% of employees and a third of visitors.
High	Minimum car	N/A Car parking minimums have not been provided in High PTAL areas.
	Maximum car	1 per 4 employees (max on site), and 1 per 5 visitors Prohibits the oversupply of car parking in areas with multiple public transport options by providing for a maximum of 25% of employees and 20% of visitors.

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Table 8: Group 6 Car parking rates

PTAL level	Minimum/Maximum	Warehouses (other), Office (other), Industry (other) and Research and development centre
Poor	Minimum car	1 per employee (max on site) Provides car parking for all employees.
	Maximum car	N/A No maximums have been provided in Poor PTAL areas.
Low	Minimum car	1 per 8 employees (max on site) Provides car parking for 12.5% of employees. Assumes remaining employees are capable of using other parking options, public transport and active transport.
	Maximum car	1 per employee (max on site) Allows developers to provide car parking to all employees.
Medium	Minimum car	N/A Minimums have usually not been provided in Medium PTAL areas.
	Maximum car	1 per 4 employees Prohibits the oversupply of car parking in areas with multiple public transport options by providing for a maximum of 25% of employees as this is a regular place of work where active and public transport should be encouraged.
High	Minimum car	N/A Car parking minimums have not been provided in High PTAL areas.
	Maximum car	1 per 8 employees Prohibits the oversupply of car parking in areas with multiple public transport options by providing for a maximum of 12.5% of employees as this is a regular place of work where active and public transport should be encouraged.

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Table 9: Group 7 Car parking rates

PTAL level	Minimum/Maximum	Education centre (other)
Poor	Minimum car	1 per employee (max on site), and 1 per student (max on campus) Provides car parking for all employees and students.
	Maximum car	N/A No maximums have been provided in Poor PTAL areas.
Low	Minimum car	1 per 8 employees (max on site), and 1 per 8 students (max on campus) Provides car parking for 12.5% of employees and students. Assumes remaining employees and students are capable of using other parking options, public transport and active transport.
	Maximum car	1 per employee (max on site), and 1 per student (max on campus) Allows developers to provide car parking to all employees and students.
Medium	Minimum car	N/A Minimums have usually not been provided in Medium PTAL areas.
	Maximum car	1 per 4 employees (max on site), and 1 per 4 students (max on campus) Prohibits the oversupply of car parking in areas with multiple public transport options by providing for a maximum of 25% of employees and students as this is a regular place of work and education where active and public transport should be encouraged.
High	Minimum car	N/A Car parking minimums have not been provided in High PTAL areas.
	Maximum car	1 per 8 employees (max on site), and 1 per 8 students (max on campus) Prohibits the oversupply of car parking in areas with multiple public transport options by providing for a maximum of 12.5% of employees and students as this is a regular place of work and education where active and public transport should be encouraged.



Proposal 4 - Bicycle parking and end of trip facilities

Proposed changes

- Increase minimum rates for bicycle parking and EoT facilities.
- Introduce new design standards for bicycle parking and EoT facilities.

Cycling has become more popular over the past two decades. More than one million Victorians ride a bike each week and four in 10 Victorians say they would be interested in cycling more often to local services if the infrastructure was in place and the cycling experience was more desirable and appealing.

Increasing the minimum bicycle parking rate and adopting new design standards for bicycle parking and EoT facilities is necessary to increase the uptake of cycling as an active and sustainable mode of transport. Changes to bicycle parking and EoT facilities will also help to achieve the strategic goals of 20-minute neighbourhoods and net zero greenhouse gas emissions by 2050.

New bicycle parking rates and EoT facilities requirements

It is proposed to increase minimum rates for bicycle parking and adopt new design standards for EoT facilities based on the proposed land use and aligned with each PTAL.

The proposed rates (specified as a ratio), along with a rationale (specified as a percentage) for each proposed rate, is set out in tables 10 to 16. All bicycle parking spaces are required to be provided as secure bicycle parking spaces. The basis for the proposed bicycle parking and EoT facilities rates is a continuation of the existing minimum rates approach. The new bicycle parking rates are based on the land use and the PTAL.

The proposed rates draw upon baseline bicycle mode shares for different urban contexts set out by Austroads in Research Report AP-R528-16 Bicycle Parking Facilities: Updating the Austroads Guide to Traffic Management (2016) (AP-R528).

The proposed bicycle parking rates generally reflect the rates in AP-R528 revised to match the comparable PTAL, as this is the framework that has been adopted for the proposed car parking rates to create consistency for how the planning scheme could apply the car and bicycle parking requirements. Some adjustments have been made to reflect specific land uses within a PTAL column. The proposed EoT facilities rates reflect an increase to those in AP-R528.

The location-based targets of bicycle parking set out in AP-R528 are:

- Central City/Metropolitan Activity Centres – 30 per cent bicycle mode split target reflecting the high propensity for these urban environments to attract bicycle use, as they are major trip attractors and employment generators.
- Major Activity Centres – 20 per cent bicycle mode split target reflecting the moderate propensity for these urban environments to attract bicycle use, especially for local and short trips.
- Other urban areas – 10 per cent bicycle mode split target reflecting a reasonable starting point for general urban environments.

The EoT facilities rates recommended in AP-R528 are:

- One shower for the first five bicycle spaces or part thereof, plus an additional shower for each 10 bicycle parking spaces thereafter.
- One change room or direct access to a communal change room per shower.
- The proposed EoT facilities rates are set out in table 17.



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Proposed new design standards for bicycle parking

New design standards for bicycle parking will be implemented in the VPP:

- **Bicycle parking to be conveniently located to allow quick, easy access to and from destinations, bicycle routes and complementary facilities**

Conveniently located and clearly signed bicycle parking, particularly in areas with good existing active transport infrastructure, are required to enable and promote a higher cycling mode share.

- **Visitor bicycle parking to be at ground level, either inside buildings or on site, within 30 metres of the main entrance and clearly signed**

Visitor bicycle parking spaces that serve the building and site visitors by being accessible at-grade inside the building, within the site, or within 30 metres of the main entrance, are required to promote cycling as a mode of transport.

The inclusion of visitor bicycle parking located within 30 metres of the main entrance reflects the current Victorian provisions that require bicycle parking to be located within 30 metres of bicycle routes.

- **Long-stay bicycle parking to be provided at ground level or should be accessible via a ramp**

Long-stay bicycle parking located within a consolidated, secure location within the building with easy, at-grade access from storage to the street is required to ensure accessibility to a wide range of users.

- **All visitor parking and at least 50 per cent of long-stay bicycle parking to be horizontal and floor-mounted**

Horizontal bicycle parking prevents the need for lifting and increases accessibility for all cyclists and different bicycle models (e.g. cargo bicycles and electric models).

- **Bicycle parking to be clearly visible or clearly signed from main site entrances**

Bicycle parking that is clearly signed or visible from main site entrances will support a cyclist's decision-making process when choosing their mode of travel, particularly those navigating to unfamiliar destinations. Clear signage facilitates the findability of bicycle parking and ensures that bicycles are parked in appropriate locations.

This is particularly important at transport hubs and in inner-city areas to ensure that bicycle parking is sufficiently separated from vehicular parking areas.

- **At least 5 per cent of bicycle parking to allow users to park and lock electric bicycles and cargo bicycles**

Horizontal spaces with additional dimensions in all directions are required to enable larger models of bicycles such as electric and cargo bicycles to be parked and secured. This will ensure that bicycle parking facilities remain accessible and inclusive to a wide variety of cyclists.

- **Bicycle parking to be protected against theft, damage, and weather**

Double locking of a bicycle frame and at least one wheel should be achievable on all bicycle racks. Bicycle parking is required to be well lit, in a secure location, and either visible, under passive surveillance or monitored by security systems at all hours. Global best practice also indicates an industry standard to incorporate weather protection wherever possible.

Benefits

There are number of benefits for proposed bicycle rates and EoT facilities:

- **Encourage sustainable modes of transport**

Cycling helps reduce greenhouse gas emissions as well as noise and pollution associated with cars.

- **Cost savings without private car ownership**

The cost of buying and maintaining a bike is considerably less than buying and maintaining a car. Bicycle parking is also usually more accessible and more convenient than car parking.

- **Promote health and wellbeing ([Clause 18.02](#))**

Cycling makes people physically active, which can improve wellbeing, mental health and reduce the risk of chronic disease.

- **Dedicated convenient, secure, off-street bicycle parking and EoT facilities**

Convenient and secure off street bicycle parking and EoT facilities makes bicycle riding more attractive.

- **Maximise public investment in bicycle infrastructure**

More people using bicycles as a mode of transport may increase public investment in bicycle infrastructure, which is usually more cost-effective than investing in car infrastructure.

Tell us more

- Do you agree that PTAL should be used to determine bicycle parking rates and EoT facilities for land use groups?
- Do you agree with proposed minimum bicycle parking rates?
- Do you agree with adopting new design standards for bicycle parking and EoT?





Proposed bicycle and end of trip facilities rates

Table 10: Group 1 Bicycle parking rates

PTAL level	Minimum bike	Hotel, Market, Shop, Supermarket, Convenience restaurant, Bar and Restaurant
Poor	Minimum bike	1 per 10 employees (max on site), and 1 per 10 maximum visitors Providing capacity for 10% of employees and visitors to ride to work will help encourage active transport while recognising cars are still the dominant mode of transport in Poor PTAL areas.
Low	Minimum bike	1 per 5 employees (max on site) and 1 per 5 maximum visitors Providing capacity for 20% of employees and 20% of visitors to ride to work will help encourage active transport while recognising cars are still the dominant mode of transport in Low PTAL areas.
Medium	Minimum bike	1 per 3 employees (max on site) and 1 per 3 maximum visitors. Providing capacity for 33% of employees and 33% of visitors to ride will help encourage active transport in Medium PTAL areas.
High	Minimum bike	1 per 3 employees (max on site) and 1 per 3 maximum visitors. Providing capacity for 33% of employees and 33% of visitors to ride will help encourage active transport in High PTAL areas.

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Table 11: Group 2 Bicycle parking rates

PTAL level	Minimum bike	Childcare centre	Primary school and Secondary school
Poor	Minimum bike	1 per 10 employees (max on site) Employees should be encouraged to ride to work by providing secure bike parking.	1 per 10 employees (max on site) and 1 per 10 students. Employees should be encouraged to ride to work by providing secure bike parking. Providing capacity for 10% of students to ride to school will assist in promoting active transport.
Low	Minimum bike	1 per 5 employees (max on site) Education centres should encourage active transport for employees by providing secure bike parking for 20% of employees.	1 per 5 employees (max on site) and 1 per 5 students. Education centres should encourage active transport for employees by providing secure bike parking for 20% of employees 20% of students.
Medium	Minimum bike	1 per 3 employee (max on site) and 1 per 3 students Education facilities should actively encourage active transport by providing secure bike parking for 33% of employees and 33% of students.	1 per 3 employee (max on site) and 1 per 3 students Education facilities should actively encourage active transport by providing secure bike parking for 33% of employees and 33% of students
High	Minimum bike	1 per 3 employees (max on site) Education facilities should actively encourage active transport by providing secure bike parking for 33% of employees.	1 per 3 employees (max on site), and 1 per 3 students Education facilities should actively encourage active transport by providing secure bike parking for 33% of employees and 33% of students



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Table 12: Group 3 Bicycle parking rates

PTAL level	Minimum bike	Trade supplies	Medical centre	Veterinary centre	Appointment based services	Residential aged care facility
Poor	Minimum bike	1 per 10 maximum visitors Due to the nature of trade supplies stores, it is expected that bike use will be lower than other uses in Poor PTAL areas. Some visitors will still require bicycle parking, particularly for cargo bikes.	1 per 5 appointment rooms Medical centres in Poor PTAL areas should provide a range of parking options to improve accessibility. Allows for approximately 25% of visitors to use bicycles.	1 per 5 appointment rooms Assumes a low bike mode share due to animals being brought to veterinary centres.	1 per 10 employees (max on site) Assumes a low bike mode share due to the nature of the land use.	1 per 10 employees (max on site), and 1 visitor bike park per 10 dwellings Employees should be encouraged to ride to work by providing 10% secure bike parking. Providing capacity for 10% of visitors to ride to aged and retirement care will assist in promoting active transport.
Low	Minimum bike	1 per 5 maximum visitors Due to the nature of trade supplies stores, it is expected that bike use will be lower than other uses in Low PTAL areas. Some visitors will still require bicycle parking, particularly for cargo bikes.	1 per 2 appointment rooms Medical centres should provide a range of parking options to improve accessibility. Allows for approximately 20% of visitors to use bicycles.	1 per 2 appointment rooms While veterinary centres' primary services usually require visitors to transport animals, some visitors will be able to ride with their animals or may be visiting to purchase goods or seek advice without bringing animals. Allows for approximately 20% of users to use bicycles.	1 per 2 appointment rooms Appointment based services should provide a range of parking options to improve accessibility. Allows for approximately 20% of visitors to use bicycles	1 per 5 employees (max on site), and 1 visitor bike park per 5 dwellings Employees should be encouraged to ride to work by providing 20% secure bike parking. Providing capacity for 20% of visitors to ride to aged and retirement care will assist in promoting active transport.

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PTAL level	Minimum bike	Trade supplies	Medical centre	Veterinary centre	Appointment based services	Residential aged care facility
Medium	Minimum bike	1 per 3 employees (max on site), and 1 per 5 maximum visitors Due to the nature of trade supplies stores, it is expected that bike use will be lower than other uses in Low PTAL areas. Some visitors will still require bicycle parking, particularly for cargo bikes.	1 per 2 appointment rooms Medical centres should provide a range of parking options to improve accessibility. Allows for approximately 20% of visitors to use bicycles.	1 per 2 appointment rooms While veterinary centres' primary services usually require visitors to transport animals, some visitors will be able to ride with their animals or may be visiting to purchase goods or seek advice without bringing animals. Allows for approximately 20% of users to use bicycles.	1 per 2 appointment rooms Appointment based services should provide a range of parking options to improve accessibility. Allows for approximately 20% of visitors to use bicycles.	1 per 3 employees (max on site), and 1 visitor bike park per 3 dwellings Employees should be encouraged to ride to work by providing 33% secure bike parking. Providing capacity for 33% of visitors to ride to aged and retirement care will assist in promoting active transport.
High	Minimum bike	1 per 3 employees (max on site), and 1 per 5 maximum visitors Due to the nature of trade supplies stores, it is expected that bike use will be lower than other uses in Low PTAL areas. Some visitors will still require bicycle parking, particularly for cargo bikes.	1 per 2 appointment rooms Medical centres should provide a range of parking options to improve accessibility. Allows for approximately 20% of visitors to use bicycles.	1 per 2 appointment rooms While veterinary centres' primary services usually require visitors to transport animals, some visitors will be able to ride with their animals or may be visiting to purchase goods or seek advice without bringing animals. Allows for approximately 20% of users to use bicycles.	1 per 2 appointment rooms Appointment based services should provide a range of parking options to improve accessibility. Allows for approximately 20% of visitors to use bicycles.	1 per 3 employees (max on site), and 1 visitor bike park per 3 dwellings Employees should be encouraged to ride to work by providing 33% secure bike parking. Providing capacity for 33% of visitors to ride to aged and retirement care will assist in promoting active transport.

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Table 13: Group 4 Bicycle parking rates

PTAL level	Minimum bike	Residential hotel	Dwelling
Poor	Minimum bike	1 per 10 employees (max on site) Employees should be encouraged to ride to work by providing secure bike parking for 10% of employees.	1 per 1 bedroom dwelling, and 2 per 2+ bedroom dwelling, and 1 visitor bike park per 5 dwellings in an apartment development. Secure bike parking should be included for all residents of apartment developments. It is expected that other dwellings will be able to provide secure bike parking within the dwelling.
Low	Minimum bike	1 per 5 employees Employees should be encouraged to ride to work by providing secure bike parking for 20% of employees.	1 per 1 bedroom dwelling, and 2 per 2+ bedroom dwelling, and 1 visitor bike park per 5 dwellings in an apartment development. Secure bike parking should be included for all residents of apartment developments. It is expected that other dwellings will be able to provide secure bike parking within the dwelling. Providing visitor bike parking for 33% of dwellings in apartment development will encourage active transport for visitors.
Medium	Minimum bike	1 per 3 employees Employees should be encouraged to ride to work by providing secure bike parking for 33% of employees.	1 per 1 bedroom dwelling, and 2 per 2+ bedroom dwelling, and 1 visitor bike park per 2 dwellings in an apartment development. Secure bike parking should be included for all residents of apartment developments. It is expected that other dwellings will be able to provide secure bike parking within the dwelling. Providing visitor bike parking for 33% of dwellings in apartment developments will encourage active transport for visitors.
High	Minimum bike	1 per 3 employees Employees should be encouraged to ride to work by providing secure bike parking for 33% of employees.	1 per 1 bedroom dwelling, and 2 per 2+ bedroom dwelling, and 1 visitor bike park per 2 dwellings in an apartment development. Secure bike parking should be included for all residents of apartment developments. It is expected that other dwellings will be able to provide secure bike parking within the dwelling. Providing visitor bike parking for 33% of dwellings in apartment developments will encourage active transport for visitors.

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Table 14: Group 5 Bicycle parking rates

PTAL level	Minimum bike	Funeral Parlour	Swimming pool/Gym, Cinema based entertainment facility, Place of assembly (other) and Restricted recreation facility
Poor	Minimum bike	1 per 10 employees (max on site) Providing capacity for 10% of employees to ride will help encourage active transport while recognising cars are still the dominant mode of transport in Poor PTAL areas.	1 per 10 employees (max on site), and 1 per 10 maximum visitors Providing capacity for 10% of employees and visitors to ride will help encourage active transport while recognising cars are still the dominant mode of transport in Poor PTAL areas.
Low	Minimum bike	1 per 5 employees (max on site) Employees should be encouraged to ride to work by providing 20% secure bike parking.	1 per 5 employees (max on site), and 1 per 5 maximum visitors Employees and visitors should be encouraged to ride to recreation facilities by providing 20% secure bike parking.
Medium	Minimum bike	1 per 3 employees Employees should be encouraged to ride to work by providing secure bike parking for 33% of employees.	1 per 3 employees (max on site), and 1 per 3 maximum visitors Providing capacity for 33% of employees and 33% of visitors to ride will help encourage active transport in Medium PTAL areas.
High	Minimum bike	1 per 3 employees Employees should be encouraged to ride to work by providing secure bike parking for 33% of employees.	1 per 3 employees (max on site), and 1 per 3 maximum visitors Providing capacity for 33% of employees and 33% of visitors to ride will help encourage active transport in High PTAL areas.

Table 15: Group 6 Bicycle parking rates

PTAL level	Minimum bike	Warehouses (other), Office (other), Industry (other) and Research and development centre
Poor	Minimum bike	1 per 10 employees (max on site) Providing capacity for 10% of employees to ride will help encourage active transport while recognising cars are still the dominant mode of transport in Poor PTAL areas. This land use is a place of regular employment and so should provide higher than average bike parking.
Low	Minimum bike	1 per 5 employees Employees should be encouraged to ride to work by providing 20% secure bike parking in Low PTAL areas.
Medium	Minimum bike	1 per 3 employees Employees should be encouraged to ride to work by providing secure bike parking for 33% of employees.
High	Minimum bike	1 per 3 employees Employees should be encouraged to ride to work by providing secure bike parking for 33% of employees.

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Table 16: Group 7 Bicycle parking rates

PTAL level	Minimum bike	Education centre (other)
Poor	Minimum bike	1 per 10 employees (max on site), and 1 per 10 students (max on campus) Education centres regularly encourage active modes of transport for adult students and secure bike parking should be provided for 10% of employees and students on campus.
Low	Minimum bike	1 per 5 employees (max on site), and 1 per 5 students Employees and students should be encouraged to ride to work by providing 20% secure bike parking in Low PTAL areas.
Medium	Minimum bike	1 per 3 employees (max on site), and 1 per 3 students Education facilities should actively encourage active transport by providing secure bike parking for 33% of employees and students, with the remainder using alternative modes of transport.
High	Minimum bike	1 per 3 employees (max on site), and 1 per 3 students Education facilities should actively encourage active transport by providing secure bike parking for 33% of employees and students, with the remainder using alternative modes of transport.

Table 17: End of trip facilities rates

Land use group	Land uses	End of trip facilities rates
Group 1	Hotel, Market, Shop, Supermarket, Convenience restaurant, Bar and Restaurant	1 locker per bike park, and 1 shower facility per 5 employee bike parks
Group 2	Childcare centre, Primary school and Secondary school	1 locker per bike park, and 1 shower facility per 5 employee bike parks
Group 3	Trade supplies, Medical centre, Veterinary centre, Appointment based services, Residential aged care facility	1 locker per bike park, and 1 shower facility per 5 employee bike parks
Group 4	Residential hotel and Dwelling	N/A
Group 5	Funeral Parlour, Swimming pool/Gym, Cinema based entertainment facility, Place of assembly (other) and Restricted recreation facility	1 locker per bike park, and 1 shower facility per 5 employee bike parks
Group 6	Warehouses (other), Office (other), Industry (other) and Research and development centre	1 locker per bike park, and 1 shower facility per 5 employee bike parks
Group 7	Education centre (other)	1 locker per bike park, and 1 shower facility per 5 employee bike parks

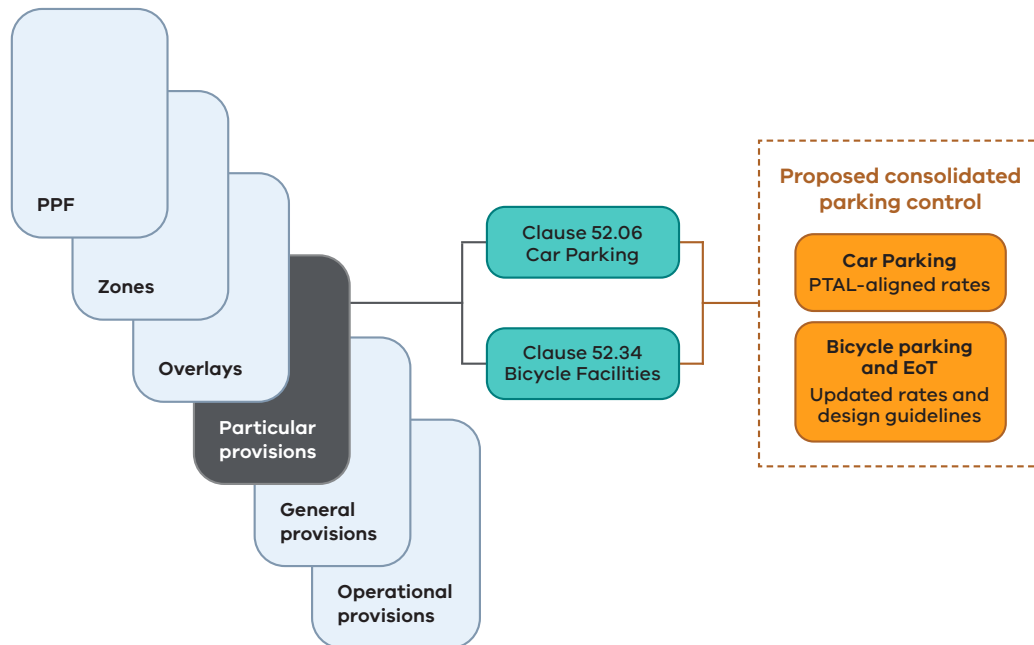
Proposal 5 – a consolidated parking and EoT facilities provision in the VPP

Proposed changes

- Consolidated planning provision for cars, bicycles and EoT facilities that replaces Clause 52.06 (Car parking) and Clause 52.34 (Bicycle facilities).

Car and bicycle parking are currently separated across two provisions in the VPP: Clause 52.06 (Car parking) and Clause 52.34 (Bicycle facilities).

Figure 2: Proposed consolidated planning provisions



It is proposed to consolidate car and bicycle parking requirements into one planning provision in the VPP.

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Planning applications to waive or increase car parking requirements

Under a new car parking provision, a planning permit will only be required to provide:

- less than the minimum rate, or
- more than the maximum rate set out in the proposed parking rates, or
- some or all of the parking on another site.

The proposed parking provision will allow an application to provide less parking than what is required by minimum rates set out in the proposed parking rates to be approved if the council is satisfied after considering following decision guidelines:

- The car parking proposed is adequate.
- Existing or planned public transport accessibility would allow convenient access to the site, including for people with disabilities.
- Disabled parking is provided either on the land or at an appropriate alternative location.
- Bicycle parking and EoT facilities are provided in sufficient quantity and quality to encourage active transport access to the site.

An application to exceed the maximum parking rates set out in proposed parking rates could be approved if the council is satisfied after considering following decision guidelines:

The car parking proposed is required, reflecting the specific circumstances of the site, including PTAL accessibility and the nature of the particular land use.

- Additional car parking is required for disability parking.
- Car parking is being provided on the land for precinct parking to service nearby land uses.

Design of car parking spaces

Existing car parking design standards relating to the dimension and access of spaces set out in Clause 52.06 will continue to apply.

Tell us more

- What do you think about consolidating parking requirements within a single, streamlined statutory control for cars, bicycles and EoT facilities?



Have your say

DTP is inviting your feedback on the proposals in this paper. Your feedback will contribute towards better planning and policy outcomes.

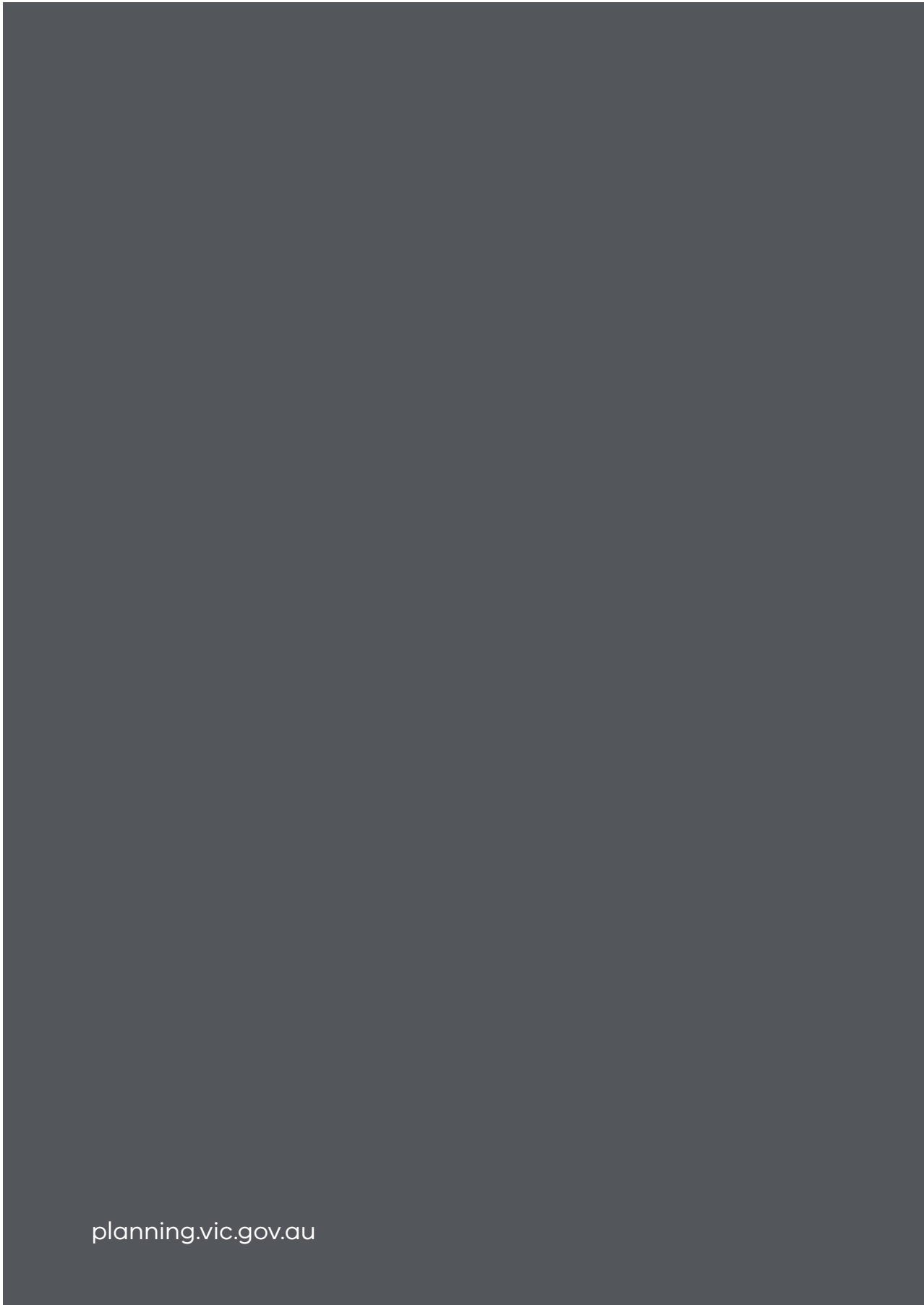
Submissions should be emailed to planning.systems@delwp.vic.gov.au

Your submission should clearly explain your, or your organisation's, position on a particular matter and describe any proposed changes, attaching supporting evidence if that would validate or assist in understanding your position.

Your organisation's submission may be made public.

Next steps

DTP will consider all submissions received and will then brief the Minister for Planning on recommendations for implementation.



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10.6 ASSET MANAGEMENT POLICY UPDATE

Environment, Recreation and Infrastructure - City Assets and Presentation
File No: PSF/23/177 – Doc No: DOC/23/302775

Executive summary

Purpose and background

The Service-Driven Asset Management Policy 2018 is due for review. This policy guides the management of Council assets to ensure that they can deliver nominated Council services. The revised Council's Asset Management Policy 2023 (Attachment 1) is presented for Council approval.

The intent of the Policy is to update Council's position regarding Asset Management, to ensure that Council's physical infrastructure assets are at an acceptable condition, meet ongoing service needs, and are managed in a financially responsible manner that meets legislative requirements.

Key issues

An evolution of the 2018 policy, the revised 2023 policy continues a drive towards service-driven asset management. It also promotes further responsible, effective, and data-supported management of Council's assets, in tandem with clear objectives that are agreed upon with key service areas in Council and sections of the community. By doing this, Council can maintain effective service delivery supported by fit-for-purpose assets.

Improving Asset Management Maturity

Council is continuously improving its asset management maturity. A maturity review in 2023 recommended several enhancements that are reflected in the new policy:

- inclusion of a vision
- defining Council's Asset Management Framework
- linkage to the integrated planning framework (i.e. Community Vision 2050, Asset 2021)
- explicit adoption of Asset Management Plans
- clarification of roles and responsibilities
- reference to professional development of Asset Management staff.

Recommendation

That Council adopts the revised 2023 Asset Management Policy (Attachment 1).

Support Attachments

1. Asset Management Policy 2023 ↓

Considerations and implications of recommendation

Social

The Asset Management Policy 2023 provides high level guidance for the delivery of assets which provide effective Council services, for use both directly and indirectly for the amenity and liveability of the Bayside community.

Reference to the Integrated Strategic Planning and Reporting Framework ensures that all underlying activities and plans respond to the Bayside 2050 Community Vision. i.e. Access, inclusivity and equity – We will work towards having safe, accessible and functional assets that respond continuously to changing needs.

Natural Environment

There are no direct natural environment implications associated with the recommendations in this report. Asset Management largely focuses on the renewal and management of existing council assets. Underlying plans and strategies that are governed by this policy (i.e. stormwater asset management) consider the relevant details such as the impact of stormwater management on the natural environment.

Climate Emergency

Changing climate conditions such as extreme weather events are likely to have a critical impact on how Council manages its assets longer term. The policy therefore reinforces these environmental management requirements in the Asset Management Vision, Objectives and Policy statement (to align with key strategic priorities and directions of Council, of which Climate Emergency is a key priority).

Built Environment

The Asset Management Policy 2023 guides the management of Council's infrastructure assets, which influence the built environment. Assets such as Council buildings, bridges, pathways and roads are highly visible and require a different approach to drainage assets which are largely hidden and should be primarily functional.

Customer Service and Community Engagement

No community consultation has been carried out while reviewing this policy. Consultation is undertaken in more detail as part of the development of the underlying service plans (infrastructure plans and strategies) and as deliberative engagement on the Asset Plan as required under the *Local Government Act 2020*.

Equity Impact

The implications of this report have been assessed and are compliant with the requirements of the Gender Equality Act 2020.

In development of this policy/strategy/plan/program/service, the requirement for Equity Impact pre-assessment has been completed. The pre-assessment concluded that this policy: b) does meet the requirement for a comprehensive Equity Impact Assessment (EIA).

The EIA and associated checklists were completed and approved on 14/11/2023.

Human Rights

The implications of the report have been assessed and are not considered likely to breach or infringe upon, the human rights contained in the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

Governance

Officers involved in the preparation of this report have no conflict of interest.

Legal

This Policy has been improved to support Council's compliance with its good governance and conduct obligations in line with various legislation. The *Local Government Act 2020* places obligations on councils in relation to asset management. The integrated planning and reporting legislation requires that Council must account for and plan for all of the existing assets under its ownership, and any new assets proposed in its Council Plan and Delivery Program and associated Resourcing Strategy.

Finance

A number of financial requirements need to be met under the Financial Management Act 1994, including audit of council records and processes by the Victorian Auditor General's Office. Asset management principles and the Service-Driven Asset Management Policy are inputs to the long-term financial planning framework and budget processes.

Links to Council policy and strategy

Asset Plan 2021.

[Council Policy]

Council policy title:	Asset Management Policy 2023
Council policy sponsor:	Director Environment, Recreation and Infrastructure
Adopted by:	Bayside City Council
Date adopted:	
Scheduled review:	July 2027
Document reference:	DOC/23/316017

1. Policy intent

Council is the owner and custodian of infrastructure assets used directly by the community, or by Council to provide a service to the community. These assets are important to the local community and are fundamental to service delivery now and in the future.

Implementing Asset Management ensures that these services are delivered in a socially, economically, and environmentally responsible manner, and in a way that does not compromise the ability of future generations to make their own choices. Asset Management achieves this through integrating customer values, priorities and an informed understanding of the trade-offs between risks, costs and service performance using best available data.

2. Policy purpose

This Policy establishes the guiding principles for the management of Council infrastructure assets, in accordance with the Bayside 2050 Community Vision, the Council Plan and Long-Term Financial Plan.

This Policy:

- demonstrates a commitment by Council to deliver its vision for service-driven Asset Management, which ensures that its physical assets are appropriately managed and relevant to meet community needs.
- establishes a framework to ensure that Asset Management is undertaken in a structured, coordinated, and financially sustainable manner, and adheres to legislative requirements.

- guides Council decision-making with respect to the Capital Works program, Annual Budget, and Long-Term Financial Plan.

3. Glossary - Definitions and Abbreviations

Term	Definition
Asset Plan	High-level summary that demonstrates Bayside Council's (Council) responsible and sustainable management of its infrastructure assets, and compliance with the <i>Victorian Local Government Act 2020</i> . It also models the funding required to meet the future service needs of the community.
Asset Investment	Actions on the asset which may include operations, maintenance, renewal, upgrade, expansion, new (creation) and disposal.
Asset Management Framework	Set of policies, strategies and plans that underpin the Asset Management processes and procedures of Council.
Asset Management Plan	Council maintains separate detailed Asset Management Plans for Roads, Buildings, Open Space and Drainage which are reviewed on a 4 yearly basis.
Infrastructure Assets	Physical assets that contribute to community access to major economic and social facilities and services.
Service Levels	Measures used to describe an asset's ability to meet the community expectations in terms of condition and fitness-for-purpose.
Community Vision	Consensus aspirational view of a desired future that sets out the key priorities, aspirations and values that Council and the community will use to help make decisions to shape the Bayside of the future.
Council Plan	Four-year plan setting out the vision and priorities for the upcoming Council term.
Long Term Financial Plan	10-year forecast of Council's capital and operating expenditure.

4. Scope

This Policy is applicable to all Council owned or managed infrastructure assets that deliver a nominated service to the Bayside community. The Policy applies to all Council services, departments, officers, employees, and contractors involved in the creation, maintenance, renewal, upgrade, and rationalisation of physical infrastructure assets, and all contracts applicable to these services.

The Policy is not applicable to the acquisition of property for investment or strategic purposes.

5. Asset Management Vision

Our vision for Asset Management at Bayside City Council is to be recognised as a model of excellence and innovation in delivering services to the community through efficient, sustainable, and responsible management of the assets.

This will be achieved through:

Service Excellence	Delivering high-quality services to our customers and businesses, through well-maintained and reliable assets.
Sustainability and Resilience	Maintaining assets and open spaces that are sustainable, resilient, and adaptable to changing environmental conditions, ensuring long-term service continuity and community well-being.
Financial Responsibility	Optimising public funds by making informed asset investment decisions that balance short-term affordability with long-term economic and environment value.
Data-Driven Decision-Making	Leveraging data and technology to inform Asset Management decisions, ensuring transparency and accountability in our processes
Community Engagement	Engaging the community to understand their needs and preferences, involving them in Asset Management decisions and prioritizing their interests as identified within the Bayside 2050 Community Vision.
Diversity, Equity, and Inclusion	Providing asset provision and management supports services that are accessible, equitable and inclusive ensuring community safety and fostering diverse utilisation.
Workforce Development	Investing in the workforce to build a skilled, adaptable, and innovative team capable of delivering effective Asset Management decisions.
Regulatory Compliance	Upholding the highest standards of compliance with relevant legislation and industry best practices, demonstrating our commitment to responsible Asset Management.
Continuous Improvement	Cultivating a culture of continuous improvement, regularly reviewing and enhancing our Asset Management plans, processes, and systems.
Legacy Building	Leaving a legacy of well-maintained assets that support the current and future needs of the community.

6. Objectives

To achieve the Asset Management vision the following need to be met:

- Developing an Asset Management framework which ensures that services and infrastructure are provided in a financially sustainable manner, with the

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appropriate levels of service to customers and the environment, including mitigation and planning for climate change risks in a manner consistent with Council's declared Climate Emergency.

- Safeguarding infrastructure assets including physical assets and employees by implementing appropriate Asset Management strategies and appropriate financial resources for those assets.
- Developing Asset Management plans that balance service, financial cost, and future risk to underpin the decision making in Council.
- Meeting the *Local Government Act 2020* requirement to produce and maintain a 10-year asset plan and Asset Management plans via a deliberative community engagement process and within an integrated planning framework.
- Improving the data available to the decision making of the council including the quality and accessibility of the data to decision makers within council.
- Creating an environment where all employees take an integral part in overall management of infrastructure assets, by creating and sustaining an Asset Management awareness throughout the organisation via training and development.
- Engaging the community in strategic planning and strategic decision making.
- Ensuring resources and operational capabilities are identified and responsibility for Asset Management is allocated.
- Demonstrating transparent and responsible Asset Management processes that align with demonstrated best practice to support social equity and civic participation through the consideration of impact assessments.

7. Policy statement

In fulfilling its responsibilities, Bayside City Council makes the following commitments:

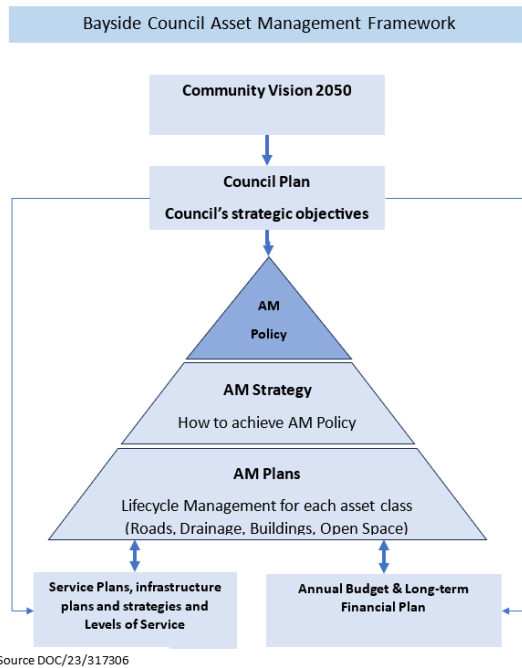
1. Ensure that its Asset Management practices are service driven and align with the strategic priorities and directions of Council and are informed by community input and local government financial reporting guidelines.
2. Continuously develops and maintains its Asset Management framework by providing sufficient financial resources to accomplish them through:
 - Updating its Asset Management strategy to reflect the status of Asset Management maturity.
 - Developing Asset Management plans for all major asset / service areas covering 10 years, which provide mitigation of the risks within the Risk Management Plan.
 - Undertaking regular and systematic reviews to all Asset Management plans to ensure the assets are managed, valued, and depreciated in accordance with appropriate best practice.

- Incorporating expenditure projections from Asset Management Plans into the organisation's Long-Term Financial Plan. When applicable, long term financial plans will form the basis of annual budget estimates with the service and risk consequences of variations documented.
 - Ensure alignment of the Asset Plan with the requirements of the *Local Government Act 2020*, so that future service levels and associated delivery costs will be determined in line with the council's community engagement policy.
 - Complete regular inspections to ensure agreed service levels are maintained and to identify asset renewal priorities.
 - Develop transparency and confidence through aligning Asset Management align with demonstrable good practices.
3. In making investment and maintenance decisions regarding its assets, Council shall:
- Drive financial sustainability by prioritising the renewal of existing assets over the creation of new assets, rationalising under-utilised assets and limiting asset expansion unless justified.
 - Adopt a life cycle management approach and technologies, optimising the performance cost and risk of the asset portfolio, and incorporating life cycle costing and net community benefit into Asset Investment categories.
 - Ensure service affordability, by providing those we serve with services and levels of service for which they are willing and able to pay.
 - Improve the robustness and repeatability of its decisions by utilising available data, and providing feedback where this data is insufficient.
4. Take an integrated approach to service and asset planning and reporting which:
- Aligns with Council's Community vision and broader governance frameworks.
 - Accounts and reports for asset expenditure in the appropriate Asset Investment categories.
5. Make investments to continuously improve Asset Management processes, systems and capabilities via the Asset Management and Data Improvement Plans. Improving capabilities includes staff development and training in Asset Management for all stakeholders.
6. Create a culture where all employees play a part in overall care for Council's assets by increasing awareness and providing training and professional development.

Meet all relevant legislative and regulatory requirements of the assets Council manages.

7. Continue to develop a corporate Asset Management system that is increasingly integrated with Financial/Accounting, Customer Request, and Geographic Information systems.

8. Asset Management Framework



Under the Asset Management (AM) Framework, this policy is guided by the 2050 Community Vision. It sets the foundation that aims to ensure that the Annual Budget and Long-Term Financial Plan is informed by meaningful AM Plans.

AM Plans in turn are informed by increasingly well-developed infrastructure plans and strategies.

AM Plans and Infrastructure Plans and Strategies are increasingly developed using improved data from asset inventories and deliberative community engagement on service level preferences.

9. Monitoring, evaluation & review

The application of this policy will be monitored and reported on through the Asset Management Steering Committee.

Specific performance measures will include:

- Asset Consumption Ratio and Asset Renewal Funding Ratio, as per the Australian Infrastructure Financial Management Guidelines (2009).
- Maturity Assessment through the National Asset Management Assessment Framework.

The Coordinator City Assets will be responsible for reporting to the Steering Committee on the application of the policy.

10. Roles & Responsibilities

Stakeholder	Responsibility
Council	<p>Adopting the policy, allocating resources, and providing high level oversight of the delivery of the organisation's Asset Management strategy and plans.</p> <p>Council is also responsible for:</p> <ul style="list-style-type: none"> considering the full cost of acquiring, maintaining, renewing and operating assets throughout their lifecycle, and providing assets that deliver sustainable benefits to the community at a level of service that justifies the cost of owning and operating these assets.
Executive Team	Championing the Asset Management strategy and Asset Management plans.
Asset Management Steering Committee	Overseeing the continued implementation, monitoring and review of this policy and the wider Asset Management framework and ensuring accountability and transparency through periodic reports to Council's Executive Leadership Team.
Manager City Assets and Presentation	The delivery of fit-for-purpose physical assets and related data which Council requires to provide services and ensuring that Asset Management is carried out in a responsible and efficient manner as described in the policy intent above.
Coordinator City Assets	<p>Asset Management activities including:</p> <ul style="list-style-type: none"> Asset Plan Asset Management Strategies Asset Management Plans Capital investment decision making support with lifecycle modelling Asset Management improvement plan Asset data and systems improvement plan Reporting to Steering Group on Asset Management maturity, performance and activities. Supporting service areas on infrastructure strategies.
Finance	Long Term Financial Plan that considers asset needs and balances cost risk and performance of assets.
Service Managers	Service infrastructure plans, community engagement on the plans, and developing levels of service.
Project Managers	Delivery of capital projects and ensuring hand back of appropriate assets and related data.

11. Related documents

Legislation	
	Local Government Act 2020 Road Management Act

Policies	Asset Accounting Policy Community Engagement Policy
Strategies/Plans	Asset Management Strategy Council Plan
Other	Community Vision 2050

Please note: This policy is current as at the date of approval. Refer to Council's website (<https://www.bayside.vic.gov.au/council/plans-strategies-and-policies>) to ensure this is the latest version.

Compliance Considerations

Human Rights Charter

This Policy has been assessed against the principles of the *Victorian Charter of Human Rights and Responsibilities Act 2006* (the Charter) and is considered to be compatible with the Charter. In assessing the proposed changes, consideration has also been given to the *Equal Opportunity Act 2010*.

Equity Impact Statement

The implications of this policy have been assessed and are compliant with the requirements of the *Gender Equality Act 2020*.

In the development of this Policy, the requirement for Equity Impact pre-assessment has also been completed. The pre-assessment concluded that this policy does meet the requirement and must complete the full Equity Impact Assessment.

The Equity Impact Assessment and associated checklists was completed on 14/11/2023.

Governance Principles

In the development of this Policy, the requirements of the Governance Principles as per the *Local Government Act 2020* have been considered and are summarised below:

LGA S 9.1	Governance Principle	Consideration
a)	Compliance with the law	<p>The <i>Local Government Act 2020</i> emphasises compliance and accountability in managing public assets in the following domains:</p> <ul style="list-style-type: none"> • Asset Management Plans • Asset Registers • Long-Term Financial Plans • Community Engagement • Reporting • Asset Valuation and Depreciation • Asset Maintenance and Renewal • Risk Management. <p>This policy addresses each of these domains.</p>

b)	Achieve best outcomes for the community	This policy demonstrates Council's commitment to providing assets that are fit for purpose to support the delivery of Council services in a financially responsible manner.
c)	Promote the sustainability of the municipality	This policy promotes assets and open spaces that are sustainable, resilient, and adaptable to changing environmental conditions, ensuring long-term service continuity.
d)	Engage the community in strategic planning and decision making	<p>The <i>Local Government Act 2020</i> does not require community engagement on an Asset Management Policy.</p> <p>The Act does require engagement on underlying decisions and plans, for example deliberative engagement on Infrastructure Plans (i.e. Public Toilet Strategy, Sporting Pavilion Strategy) and the Asset Plan.</p>
e)	Strive for innovation and continuous improvement	This policy explicitly promotes continuous improvement: regularly reviewing and enhancing our Asset Management plans, processes, and systems.
f)	Collaborate with all other levels of government and government agencies	This policy is Bayside specific and does not require collaboration. Underlying components of the AM Framework (Asset Strategy and Asset Management Plans and Infrastructure Strategies) may identify a requirement of collaboration on a case-by-case basis (for example, the Stormwater Asset Management Plan).
g)	Secure the ongoing financial viability of Council	The policy has significant impact on Council's ongoing viability. It delivers financial sustainability by focusing on asset renewal before new assets, rationalising under-utilised assets and limiting asset expansion unless justified.

h)	Strategic planning and decision making must take into account plans and policies in operation at all levels.	This policy outlines the Asset Management Framework which shows the integration with infrastructure plans and strategies developed by different parts of the organisation.
i)	Council decisions, actions and information must be transparent.	This policy will be reviewed and adopted through the public decision-making forum; Council Meetings. The policy will be publicly available via Council's website.

10.7 PROPOSED DISCONTINUANCE AND SALE OF ROAD ADJOINING 113 MALE STREET, BRIGHTON

Corporate Services - Commercial Services
File No: PSF/23/175 – Doc No: DOC/23/369271

Executive summary

Purpose and background

This report seeks approval to commence the statutory procedures under section 206 and Clause 3(a) and (b), Schedule 10 of the *Local Government Act 1989* and section 114 of the *Local Government Act 2020* to discontinue the road adjoining 113 Male Street, Brighton outlined in red in Attachment 1 (Subject Road), and to sell the Subject Road to the adjoining owners of 113 Male Street, Brighton via private treaty for \$43,000 plus GST. The land is identified as a road on Lodged Plan 850, contained within Certificate of Title Volume 11865 Folio 165.

Background

Council officers were contacted by the current owners of 113 Male Street, Brighton, who expressed their interest in acquiring the land. In accordance with the Discontinuance and Sale of Roads, Right of Ways and Reserves Policy 2022 (Council Policy), Council will only sell the landholding to abutting property owners.

Accordingly, as the land in question adjoins 113 Male Street Brighton and no other property owners uses it for access, it was offered to those owners to purchase (subject to this statutory process) in the first instance. The owners have agreed to purchase the land by signing a conditional 'Cost Agreement'.

Adjoining owner feedback will be sought in accordance with Section 223 of the *Local Government Act 1989*, should Council resolve to commence statutory proceedings.

Key issues

Access

Attachment 2 identifies in red the Subject Road along with site inspection images which shows a vehicle parked in the Subject Road.

The Subject Road adjoins the title boundary and existing garage of 113 Male Street, Brighton and has been utilised as a driveway and additional parking for a lengthy period of time.

There are no direct access points from other adjoining properties and no other adjoining owners utilise the Subject Road for access.

As the balance of the laneway will remain in its current state it is deemed to be of sufficient size for existing access requirements to continue unaffected.

Easements

The road is subject to an easement associated with a sewer main asset in favour of South East Water. If discontinued and sold, the easement will be required to be retained on title in favour of South East Water over all existing sewer mains located within the land.

If any other assets are identified in the Subject Land for which an easement is required, such easements will be retained on title in favour of the asset authority.

Environmental objectives

Due to the size and location of the Subject Land it is deemed not suitable for the creation of a pocket park and the underground easement makes it difficult to plant trees as it would pose a risk of damaging the sewer main.

Conclusion

Officers consider that the Subject Road is no longer reasonably required for public use and therefore deem it appropriate to proceed with the proposal to discontinue and sell the Subject Road to the adjoining owner of 113 Male Street, Brighton.

The owners of 113 Male Street, Brighton, have, by signing a conditional 'Cost Agreement', accepted Council's offer to sell the Subject Road for \$43,000 plus GST, subject to statutory approval.

Recommendation

That Council:

1. commences the statutory procedures in accordance with the Local Government Act 1989 and the Local Government Act 2020, to discontinue the Subject Road adjoining 113 Male Street, Brighton outlined in red in Attachment 1, and sells the Subject Road to the adjoining owners of 113 Male Street, Brighton for \$43,000 plus GST
2. gives public notice outlining the proposal in accordance with Section 223 of the Local Government Act 1989
3. establishes a Special Committee of Council and determines the membership of the Committee (with a minimum of three {3} councillors) to hear any submitters that wish to be heard
4. in the event that submission/s are received, convenes a Section 223 Special Committee of Council meeting on 13 February 2024 at 6.00pm at the Council Chamber, Boxshall Street, Brighton to hear any submitters that wish to be heard
5. following the consideration of any submissions, receives a further report at a future Council Meeting.

Support Attachments

1. Attachment 1 - 113 Male St, Brighton - LP850 ↓
2. Attachment 2 - 113 Male St, Brighton - Aerial and site visit images ↓

Considerations and implications of recommendation

Social

The discontinuance and sale of the Subject Road will remove the need for Council to maintain land that may no longer be required and to assist in delivering social needs.

It will also provide an opportunity for the owners of 113 Male Street, Brighton to gain title to the land.

Natural Environment

There are no impacts associated with this report.

Climate Change

There are no climate change implications associated with this report.

Built Environment

The Subject Land contains an underground sewer easement in favour of South East Water. If discontinued and sold, the easement will be retained on title in favour of South East Water over all existing sewer mains located within the land. If any other assets are identified in the Subject Land for which an easement is required, such easements will be retained on title in favour of the asset authority.

Customer Service and Community Engagement

Consultation has been undertaken with relevant Council departments and external service authorities and no objections to the proposal have been received.

Engagement will include the procedures under section 206 and Clause 3, Schedule 10 and 223 of the *Local Government Act 1989* as well as section 114 (2) of the *Local Government Act 2020* for the discontinuance and sale of the Subject Road.

The statutory procedures require Council to give public notice of its intention to discontinue and sell the Subject Road and invite submissions from interested parties. Submitters may request to be heard by a Special Committee of Council prior to a decision being made regarding the proposal.

In accordance with Council's Community and Stakeholder Engagement Policy 2021, there is no additional community engagement process which Council must undertake in relation to the proposed road discontinuance and sale proposal pursuant to section 114 (2)(b) of the *Local Government Act 2020*.

The following table summarises the statutory process:

Public Notice in The Age newspaper and on Council's website	Thursday 21 December 2023
Submissions close at 5:00pm	Monday 29 January 2024
Special Committee of Council to hear submissions	Tuesday 13 February 2024 at 6.00pm
Council Consideration of Submissions	At a future Council Meeting to be determined (all submitters will be advised of the date)

Human Rights

There are no Human Rights issues or implications identified in relation to this report.

Legal

Council is required to give public notice of its intention to discontinue and sell the subject road in accordance with section 206 and Clause 3, Schedule 10 and section 223 of the *Local Government Act 1989* and section 114 of the *Local Government Act 2020*, inviting submissions from affected parties.

Notification will be given on Council's website and will be published in appropriate newspapers. In addition, all adjoining property owners will be advised of the Proposal in writing and informed of their right to make a submission.

Submitters may request to be heard by a Special Committee of Council prior to a decision being made regarding the proposal. In the event that any submitters request to be heard in support of their written submission, a Special Committee of Council will hear and consider the submissions received.

If any written submissions are received, a further report will be presented to Council to enable the consideration of such submissions prior to making a decision on the proposal.

Finance

Council's independent valuer, Matheson Stephen Valuations (MSV), has valued the subject property at \$43,000.

As sale of land transactions attract GST, an additional amount will be collected from the purchaser at settlement to satisfy this requirement (see table below).

In accordance with Council Policy, the land has been allocated to the adjoining property owner of 113 Male Street, Brighton. The purchase price for the land to be sold is shown in the below table.

Table 1:

Lot	Property	Area	Market Value	GST	Purchase Price
1	113 Male Street, Brighton	18m2	\$43,000	\$4,300	\$47,300

The adjoining property owners have signed conditional 'Letter of Offer' to purchase the road for \$43,000 plus GST, subject to Council approval. Costs associated with the process are also recoverable including legal, valuation and advertising fees.

Links to Council policy and strategy

The sale of roads and right of ways and drainage reserves policy provides for the sale of land.

Council's Property Strategy 2022–26

Council's property portfolio is strategically aligned with its service delivery objectives and community needs. Council properties are well utilised, well maintained and generate high levels of public value.

Council Plan our Promise – we promise open and accountable civic leadership

Strategy: Ensure integrated planning and sound financial management while allocating resources to meet community needs.

Options considered**Option 1**

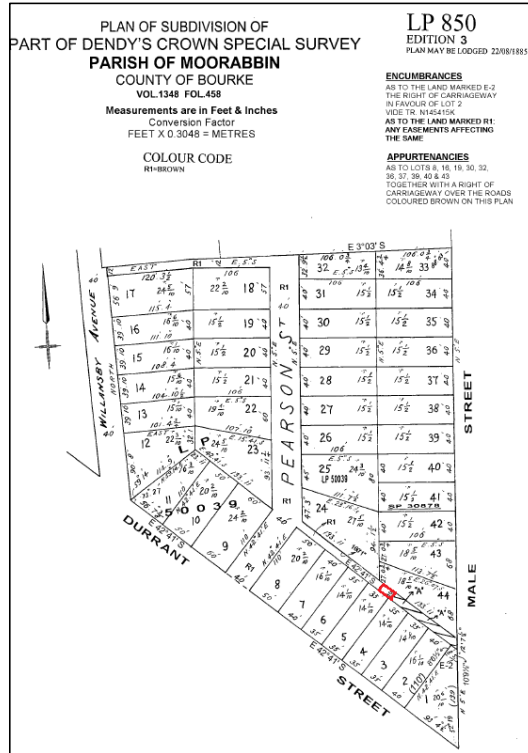
Summary	Commence statutory procedures to sell the section of road as proposed in this report.
Benefits	Land not required as a public road. Unlikely to cause community concern. Generates \$43,000 plus GST revenue. Council no longer legally liable or responsible for maintenance of the land which is essentially used for private carparking.
Issues	Requires statutory notices and opportunity for community comment however given the nature of the proposal is unlikely to generate significant community concern

Option 2

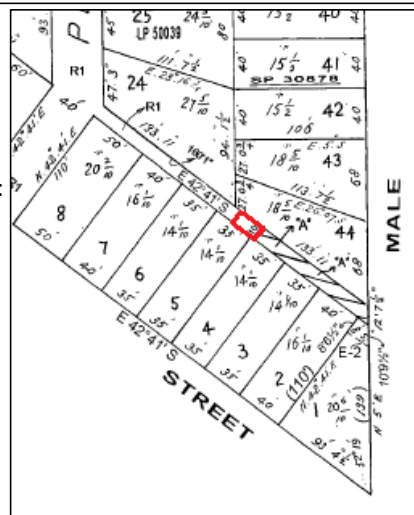
Summary	Retain the road in its current state.
Benefits	Unlikely to cause community concern.
Issues	This option will forgo \$43,000 plus GST of sales revenue that could be otherwise utilised for the Bayside community. This option will continue Council's financial and legal liability over the road, noting the Subject Road may no longer be required for public use and is essentially used for private parking.



**Proposed Discontinuance and Sale of Road
adjoining 113 Male Street, Brighton**



Full LP850 plan:

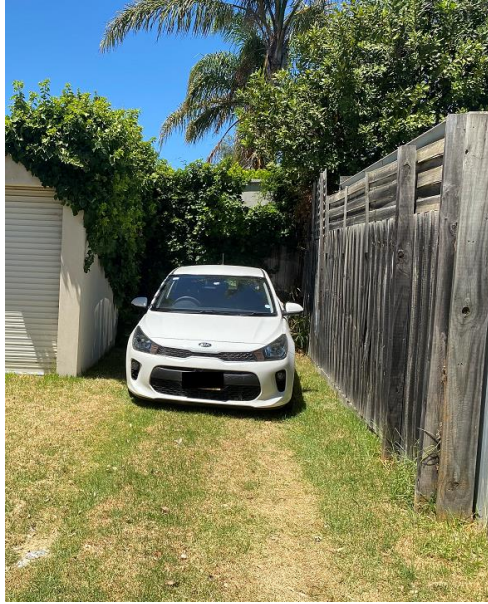


Enlarged relevant section:

Road proposed to be sold outlined in red



**Proposed Discontinuance and Sale of Road
adjoining 113 Male Street, Brighton**



10.8 CONTRACT CON/23/68 HEAD CONSULTANT FOR YALUKIT WILLAM GATEWAY BUILDING

Corporate Services - Commercial Services
File No: PSF/23/163 – Doc No: DOC/23/362477

In accordance with Chapter 2, Section 61(a) of Council's Governance Rules, a person is not permitted to present to this item as the report is a Tender Report relating to the awarding of a contract.

Executive summary

Purpose and background

This report seeks Council's approval to appoint a suitably experienced Principal Design Consultant to undertake the detailed design, documentation and construction administration services to the Yalukit Willam Nature Reserve Gateway Building under Contract CON/23/68.

The new Gateway Building Visitor Centre at Yalukit Willam will provide a welcoming and informative space for tourists, visitors, and community members to learn about and engage with the Nature Reserve. The Gateway Building will act as a hub for providing community education about aspects of the reserve as well offering space for community use. The building will be designed to be accessible, functional, and aesthetically pleasing, reflecting the character and values of the Reserve.

Council adopted the Elsternwick Park Master Plan at its 24 March 2020 Council meeting. The Master Plan provides the key direction for improvements at the Yalukit Willam Nature Reserve.

Some of the key aims of this Master Plan is to:

- respond to all the layers of history of the site, with an emphasis on its time before colonial settlement
- respect the Traditional Owners of the land and their past, present
- connection with the concept of the Master Plan of the reserve through a water link to the chain of ponds
- create an iconic, memorable place that people would like to visit regularly
- major meeting, gathering point for organised groups
- develop a design that leverages the site location and urban context, utilising juxtaposition to convey the message and demand reflection over human impacts on the natural world.

Key issues

An Expression of Interest (EOI) process was conducted in accordance with the Bayside City Council's Quotation and Tendering Procedure and section 108 of the Local Government Act 2020. RSM Australia Pty Ltd were engaged as Probity Advisors to ensure the process was conducted in a fair and transparent manner.

The EOI was advertised in The Age on Saturday 15 July 2023 and released through Bayside City Council's e-Tendering portal, eProcure. Submissions were received from the following companies:

1. Dock4 Architecture
2. Baumgart Clark Architects

3. WOWOWA Architecture
4. k20 Architecture
5. Zen Architects
6. NBRSArchitecture
7. Searle X Wardron
8. Architecture Associates
9. Sandy Law Architects
10. Terroir
11. Noxon
12. Canvas Projects.

Each submission was reviewed by the Tender Evaluation Panel (TEP) against predetermined evaluation criteria. The result of the analysis can be found in Confidential Attachment 1: Evaluation Matrix. From the evaluation of Stage 1, the following tenderers were shortlisted and invited to present a preliminary concept design:

1. k20 Architecture
2. Sandy Law Architects
3. Terroir
4. Canvas Projects.

The Second Stage of the process was conducted by two evaluation panels. One for evaluating design responses and one for pricing and technical responses. The Design Panel comprised Councillor El Mouallem, Councillor Laurence Evans OAM, Professor Alan Pert, Faculty of Architecture at the University of Melbourne, Strategic Advisor Marcus Gwynne, and Jill Colson, Director Environment, Recreation and Infrastructure.

The four shortlisted tenderers were requested to provide a concept design including a floor plan, elevations, a response to technical questions and a fee proposal. The Design Panel was impressed by the high quality of all four submissions received.

Generally, all submissions adhered to the requirements of the brief, with some notable divergence around ESD design certification levels. Multiple submissions offered an approach to services engagement that would allow council greater ESD certification authorship.

Plancost Australia Pty Ltd, prepared a preliminary cost report for each individual submission and a general assessment, comparing all submissions.

Following design, technical and cost assessments it was resolved that the submissions of both K20 and Terroir were the least likely to achieve the requirements of the brief and budget.

Interviews were then conducted with both Canvas Projects and Law Architects.

Through their expression of interest, design submission and interview, Law Architects proposed a design featuring an earthen wall traversing the site border, with a 'wooded gateway' through which park visitors would enter the site.

Canvas Projects proposed a design that engaged meaningfully with the local architectural vernacular including 'bayside blonde' brickwork. This concept featured a raised nature reserve viewing platform from which a cascading rain garden will channel collected rain water into the chain of ponds system below.

Council contacted Canvas Projects referees regarding their current ongoing works within the Cities of Wyndham, Wodonga and Hobsons Bay and received positive reviews and commentary from the relevant project managers.

This thorough assessment resolved that Canvas Project's submission was the most suitable submission in its capacity and endeavour to meet Council's brief and aspirations for the gateway site.

Canvas Projects Pty Ltd are the recommended tenderer for this project.

Recommendation

That Council:

1. awards Contract CON/23/68 Head Consultant for Yalukit Willam Gateway Building to Canvas Projects Pty Ltd (ABN 34 620 184 081) for the lump sum price of \$527,720 excluding GST and \$580,492 including GST
2. authorises the Chief Executive Officer to sign all necessary documentation related to Contract CON/23/68 Head Consultant for Yalukit Willam Gateway Building
3. advises the unsuccessful tenderers accordingly.

Support Attachments

1. Confidential Attachment 1 - CON2368 Head Consultant Evaluation Matrix EOI Stage (separately enclosed) (confidential)
2. Confidential Attachment 2 - CON2368 Head Consultant Evaluation Matrix Stage 2 (separately enclosed) (confidential)

Considerations and implications of recommendation

Social

The Yalukit Willam Gateway Building is aimed at providing a welcoming and informative space for tourists, visitors, and community members to learn about and engage with the Nature Reserve. Some of the key aims of the project are:

- Connection with the concept of the masterplan of the reserve through a water link to the chain of ponds.
- Create an iconic, memorable place that people want to visit time and time again.
- Meeting and gathering point for organised groups.
- The design must leverage of the site's location and urban context, utilising juxtaposition to convey the message and demand reflection over human impacts on the natural world.

Natural Environment

Great consideration has been taken in selecting a consultant who has shown consideration of the unique nature of the Yalukit Willam Nature Reserve and will ensure the design and construction methodologies are sympathetic to the surrounding environment as well as the flora and fauna.

- Materials, durable with the ability to sustain extreme weather conditions inclusive of flooding, locally sourced.
- Carbon zero footprint requirements will be incorporated into the design, including the use of recycled materials such as blonde bricks.

Climate Emergency

Design of the Yalukit Willam Gateway Building aligns with Bayside's declaration of a climate emergency with specific focus on:

- Theme 4 - Transform to a climate responsive built environment.
- Theme 5 - Protect and enhance our natural environment.

The project team has consulted with relevant experts/consultants to ensure that any on-site material is to be tested, worked with and disposed of correctly based on whether it is clean fill or in any way contaminated, to ensure that the environment is not damaged. Any impacted tree and tree roots will be managed as per Council tree management guidelines to protect and retain trees, where possible.

Built Environment

The proposed building design will be in sympathy with and complement the future landscape setting. The Gateway Building will be memorable, functional and durable, providing a sense of arrival and a visual reference point in the landscape, in turn creating a place that respects and responds to the history and existing landscape of the site.

Customer Service and Community Engagement

There has been considerable consultation already with key stakeholders and the community during the development of the master plan and on the preferred look and feel of a new Gateway Building.

Human Rights

The implications of this report have been assessed and are not considered likely to breach or infringe upon the human rights contained in the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

Governance

Officers involved in the preparation of this report have no conflict of interest.

Legal

This Request for Tender was undertaken in accordance with the Bayside City Council's Quotation and Tendering Procedure and section 186 of the *Local Government Act 2020*.

Finance

There is an allocation of \$485,693 in the Four Year Capital Program for design works associated with the Gateway Building project. Further budget of \$7,794,746 has been allocated for construction and ancillary nature reserve infrastructure from 2024–25 to 2026–27, including anticipated Federal grant funding of up to \$10, 000, 000. The Chief Financial Officer has advised that the shortfall amount can be taken from existing reserves.

Links to Council policy and strategy

This project is consistent with the 2021–25 Council Plan as identified under Goal 3 – Our Place, Theme 9 – The Built Environment – We will plan for and implement effective stewardship of all Council assets to ensure our infrastructure is safe, accessible, adaptable and environmentally sustainable to provide high levels of value to our community.

A key objective of this goal is to ensure Infrastructure and assets are sustainable, accessible and fit-for-purpose now and for the future.

10.9 CONTRACT 23/126 COMPUTER FLEET REPLACEMENT 2023

Corporate Services - Information Technology
File No: PSF/23/166 – Doc No: DOC/23/351443

In accordance with Chapter 2, Section 61(a) of Council's Governance Rules, a person is not permitted to present to this item as the report is a Tender Report relating to the awarding of a contract.

Executive summary

Purpose and background

The purpose of this report is to award contract number CON/23/126, for the replacement of Council's computer fleet.

Council requires a fleet of computers for all staff and Councillors, and to all council operated sites (e.g. Corporate Centre, Libraries, Maternal & Child Health centers, Gallery, Peterson Youth Centre and the Black Rock Activity Centre), to enable services to be provided to the community.

Key issues

Council's current computer fleet contract is expiring and is due for renewal. The purpose of the new contract is to provide Council with fit for purpose computer equipment and services for the next three years.

Market Testing

Officers sought quotations for the computer fleet replacement, through the pre-approved Victorian Government procurement panel offered by the Department of Premier and Cabinet, Buying for Victoria.

Submissions were received from Dell Technologies, HP Australia, Acer Computer Australia, Computers Now and ASI Solutions. These suppliers provided a schedule of rates with itemised prices for each component required, and the additional services they offer.

Selection Criteria

The following criteria (Listed in order of importance) were used to evaluate the quotes and develop the evaluation report:

1. Solution Viability
2. Price
3. Method
4. Experience and References.

Market test analysis

The evaluation was carried out by analysing the price and the quality of the solution provided by the suppliers during the market testing process.

During the evaluation process, Dell Technologies was assessed as providing a better overall solution that will allow Council's to continue to operate its services at competitive market value.

Recommendation

That Council:

1. awards contract number CON/23/126 for Computer Fleet Replacement 2023 to Dell Technologies (ABN 46 003 855 561), for the total sum of \$1,280,741 Excluding GST, over the 3 year contract term
2. authorises the Chief Executive Officer to sign all necessary documentation related to contract number CON/23/126.

Support Attachments

1. Con 23 126 Evaluation Fleet Replacement (separately enclosed) (confidential)

Considerations and implications of recommendation

Social

There are no social implications associated with this report.

Natural Environment

There are no implications to the natural environment associated with this report.

Climate Emergency

Dell Technologies is on a path to Net Zero emissions and recycles or reuses material in its packaging and electronics.

Built Environment

There are no implications to the built environment associated with this report.

Customer Service and Community Engagement

Having a refreshed computer fleet will allow Council officers to continue to provide quality services to the community.

Equity Impact

The implications of this report have been assessed and are compliant with the requirements of the Gender Equality Act 2020.

Human Rights

The implications of the report have been assessed and are not considered likely to breach or infringe upon, the human rights contained in the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

Governance

Officers involved in the preparation of this report have no conflict of interest.

Legal

This contract requires Council's approval to authorise the Chief Executive Officer to sign all necessary documentation related to contract number CON/23/126 as the contract value exceeds the Chief Executive's financial delegation.

Awarding this contract via the Buying for Victoria panel of suppliers allows Council to be compliant with section 186 of the *Victorian Local Government Act* (Restriction on power to enter into contracts).

Finance

The costs are within the 2023–24, 2024–25, 2025–26 operating budget.

Council's Chief Financial Officer was consulted and has reviewed the recommendation outlined in this report.

Links to Council policy and strategy

Updating the computer fleet allows Council to be consistent with its strategic objective 'Delivering Contemporary ICT Services' as identified in Council's ICT Strategic Plan 2018–22.

10.10 COUNCIL ACTION AWAITING REPORT

Corporate Services - Governance
File No: PSF/23/167 – Doc No: DOC/23/375701

Executive summary

Purpose and background

This report presents to Council a schedule of actions pending for the period to 19 December 2023.

Key issues

This report contains resolutions of Council that require a further report to Council.

Recommendation

That Council notes the Council Action Awaiting Report.

Support Attachments

1. Council Action Awaiting Report - December 2023 ↓

Council Action Awaiting Report

DATE OF MEETING	ITEM	COUNCIL RESOLUTION	DIVISION	COMMENTS/STATUS
24/05/16	10.7	<p><u>Children's Sensory Garden Investigation</u> That Council:</p> <ol style="list-style-type: none"> 1. notes the typical elements of a suburban sensory garden; 2. proposes the CSIRO site is the preferred location for the establishment of a sensory garden in Bayside; 3. seeks community feedback regarding the concept of establishing a sensory garden in Bayside to inform future decisions on this matter; and 4. receives a further report detailing the financial implications associated with the establishment of a sensory garden. 	ERI	<p>A report will be provided to a future Council meeting detailing the implications of including a sensory garden in the planning of the one hectare passive open space in the CSIRO site.</p> <p>The timeline of this report will be subject to the transfer of land (one hectare passive open space) is confirmed and planning can commence.</p>
18/08/20	10.22	<p><u>CONTRACT CON/20/82 Moorabbin West, Hampton East and Sandringham Oval Reconstruction</u> That Council: ...</p> <ol style="list-style-type: none"> 5. receives a report at a future meeting detailing the outcomes of a review of the Sportsground Reconstruction Program. 	ERI	<p>A report will be submitted to a future meeting.</p>

DATE OF MEETING	ITEM	COUNCIL RESOLUTION	DIVISION	COMMENTS/STATUS
20/9/22	10.12	<p><u>Update on the Inquiry into the Protections within the Victorian Planning Framework</u></p> <p>That Council:</p> <p>...</p> <p>2. receives a further report once the committee's substantive findings and the Government response to the Committee's recommendations and proposed actions are publicly available.</p>	CPA	A report will be submitted to a future Council Meeting.
22/11/22	10.9	<p><u>CONTRACT CON/22/74 Thomas Street, Hampton Reconstruction (Foam Street – Bluff Road)</u></p> <p>That Council:</p> <p>...</p> <p>2. defers consideration of this matter to a future Council Meeting</p>	ERI	A report will be submitted to a future Council Meeting.
20/12/22	10.1	<p><u>Inter War Heritage Study - Next Steps</u></p> <p>That Council:</p> <p>...</p> <p>2. defers the commencement of the Inter-War Heritage Study and the allocation of the relevant funding to the newly elected Council in November 2024 for further consideration at the March 2025 Council Meeting</p>	CPA	A report will be submitted to the March 2025 Council Meeting.

DATE OF MEETING	ITEM	COUNCIL RESOLUTION	DIVISION	COMMENTS/STATUS
20/12/22	10.8	<p><u>Dendy Street Beach erosion mitigation - Update</u> That Council:</p> <ol style="list-style-type: none"> undertakes further investigation into the long-term option presented by The Nature Conservancy to address erosion at Dendy Street Beach engages a third-party independent consultant to review and compare all options recommended, including beach amenity and habitat for marine life, and report back to Council at a future meeting. 	ERI	A report will be submitted to a future Council Meeting.
16/5/23	13.1	<p><u>Notice of Motion - 328 - Community Groups involvement in the planning of Council events</u> That Council:</p> <p>.....</p> <ol style="list-style-type: none"> undertakes a critical review of the trial and reports back to Council in June 2024. 	ERI	A report will be submitted to the June 2024 Council Meeting.
27/6/23	10.7	<p><u>Concept Design for Hampton Hub</u> That Council:</p> <p>...</p> <ol style="list-style-type: none"> considers a report before 30 December 2023 on the findings of the feasibility analysis and community feedback on the development scenarios and considers the next steps. 	CPA	A report is included in this Agenda

DATE OF MEETING	ITEM	COUNCIL RESOLUTION	DIVISION	COMMENTS/STATUS
27/6/23	10.14	<p><u>Wangara Road Rehabilitation Plan and Masterplan</u></p> <p>That Council:</p> <p>...</p> <p>2. receives a further report once the Rehabilitation Plan has been endorsed by EPA Victoria</p>	ERI	A report will be submitted to a future Council Meeting.
15/8/23	10.1	<p><u>Urban Forest Precinct Plans</u></p> <p><u>PART A</u></p> <p>That Council:</p> <p>...</p> <p>2. requires the Cheltenham (including Pennydale) Urban Forest Precinct Plan 2023 to be amended, to provide greater clarity and details regarding the Pennydale urban area separate from the remainder of the Cheltenham precinct, prior to it being reported to Council for adoption at the February 2024 Council Meeting.</p> <p><u>PART B</u></p> <p>That Council:</p> <p>...</p> <p>2. seeks a report by February 2024 on the updated development of the Municipal Emergency Management Plan including preparations relating to fire management</p>	CPA	<p>A report will be submitted at or before the February 2024 Council Meeting.</p> <p>A report will be submitted at or before the February 2024 Council Meeting.</p>

DATE OF MEETING	ITEM	COUNCIL RESOLUTION	DIVISION	COMMENTS/STATUS
15/8/23	10.3	<p><u>Road Management Plan review</u></p> <p>That Council:</p> <p>...</p> <p>2. prepares a report for consideration in the 2024–25 budget on the financial and risk implications and community benefits of reducing the threshold from 25mm to 20mm in major activity centres and other pedestrian high traffic areas, such as aged care facilities. The report should also consider other budget allocation models for enhancing pedestrian safety in these areas.</p>	ERI	A report will be submitted to a future Council Meeting.
15/8/23	10.5	<p><u>Investigation into alternatives to glyphosate products for weed and invasive plant control in Bayside</u></p> <p>That Council:</p> <p>...</p> <p>5. receives an annual report to Council on the use of chemicals used in managing public open space</p>	ERI	A report will be submitted to a future Council Meeting.
15/8/23	10.8	<p><u>Integrated Transport Strategy - Implementation Progress During 2022–23</u></p> <p>That Council:</p> <p>...</p> <p>2. receives a report on the delivery of the Bayside Integrated Transport Strategy (ITS) during 2023-2024 and the updated Action Plan at the August 2024 Council Meeting.</p>	ERI	A report will be submitted at or before the June 2024 Council Meeting.

DATE OF MEETING	ITEM	COUNCIL RESOLUTION	DIVISION	COMMENTS/STATUS
15/8/23	13.1	<p><u>Notice of Motion - 329 - Stray Golf Balls - Brighton Golf Course</u> That Council: ... 3. receives a report at the June 2024 Council meeting on the impacts of the mitigation strategies implemented.</p>	CORP	A report will be submitted at the June 2024 Council Meeting.
19/9/23	10.1	<p><u>Climate Emergency Action Plan - Annual Update</u> That Council: ... 3. receives a report in 2023–24 detailing delivery of Year 4 of the Climate Emergency Action Plan 2020–25</p>	ERI	A report will be submitted at or before the June 2024 Council Meeting.
21/11/23	10.2	<p><u>Proposed Leases Brighton Golf Course</u> That Council: ... 5. following the consideration of any submissions, receives a further report at a future Council meeting.</p>	CORP	A report will be submitted to a future Council Meeting.

DATE OF MEETING	ITEM	COUNCIL RESOLUTION	DIVISION	COMMENTS/STATUS
21/11/23	10.6	<p><u>Domestic Animal Management Plan 2022-26 Annual Update</u></p> <p>That Council:</p> <p>...</p> <p>5. prepares a report on the ability to introduce a permit scheme for dog walkers, with a particular focus on walkers with four (4) or more dogs, who utilise council reserves. The report is to be presented to Council at or before the February 2024 Council Meeting.</p>	CPA	A report will be submitted at or before the February 2024 Council Meeting.

11. Reports by Delegates

1. **Association of Bayside Municipalities** – The Mayor, Cr Fiona Stitfold
2. **Metropolitan Transport Forum** – The Director Environment, Recreation and Infrastructure
3. **Inner South Metropolitan Mayors' Forum** – The Mayor, Cr Fiona Stitfold
4. **South East Councils Climate Change Alliance** – Crs Clarke Martin and The Mayor, Cr Fiona Stitfold

12. Urgent Business

13. Notices of Motion

13.1 NOTICE OF MOTION - 331 - MAINTAINING EXISTING CAR PARKING PROVISIONS WITHIN ACTIVITY CENTRES

City Planning and Amenity - Urban Strategy
File No: PSF/23/162 – Doc No: DOC/23/347949

I, Cr Hanna El Mouallem, hereby give notice that I intend to move at the Council Meeting to be held on 19 December 2023 at 6.30pm at the Council Chamber, Civic Centre, Boxshall Street, Brighton the following Notice of Motion:

Motion

That Council, further to its decision at the December 2022 Council Meeting to consider 6 sites for conversion to public open space, resolves to exclude any current car parking sites and existing on-street carparking within Activity Centres from conversion to open space through the:

- a. development of the Open Space Strategy
- b. current work being progressed as part of the Higher Order Connectivity Corridors
- c. implementation of the Property Strategy
- d. use of open space reserve to purchase appropriate land in Activity Centres for open space
- e. consideration for multideck parking with open space at roof level.

Cr Hanna El Mouallem

Rationale

Given the on-going car parking pressures within Activity Centres and the economic viability of shopping centres, it is appropriate that Council preserves and enhance the existing car parking provisions within activity centres and therefore exclude Activity Centres from opportunities to covert existing car parking to open space.

Future provisions of open space should be confined to those areas not dependant on car parking provisions or the purchase of land for the purpose of open space utilising open space reserves.

Support Attachments

Nil

14. Confidential Business

Motion

That pursuant to Section 66(2)(a) of the Local Government Act 2020 (the Act), the Council resolves that so much of this meeting be closed to members of the public, as it involves Council consideration of matters coming within some or all of the following categories listed in Section 3(1) (confidential information) of such Act:

- (a) Council business information*
- (b) security information*
- (c) land use planning information*
- (d) law enforcement information*
- (e) legal privileged information*
- (f) personal information*
- (g) private commercial information, being information provided by a business, commercial or financial undertaking that—
 - (i) relates to trade secrets; or*
 - (ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage;**
- (h) confidential meeting information*
- (i) internal arbitration information*
- (j) Councillor Conduct Panel confidential information*
- (k) information prescribed by the regulations to be confidential information for the purposes of this definition*
- (l) information that was confidential information for the purposes of section 77 of the Local Government Act 1989.*

14.1 MINUTES OF THE CHIEF EXECUTIVE OFFICER'S EMPLOYMENT MATTERS ADVISORY COMMITTEE HELD ON 31 OCTOBER 2023

(LGA 2020 Section 3(1)(f) personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs.)

14.2 SOUTH EAST METROPOLITAN ADVANCED WASTE PROJECT

(LGA 2020 Section 3(1)(a) Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released.)

As Chief Executive Officer, I hereby declare that the contents of this agenda relating to the closed meeting of the ordinary meeting of Council are deemed confidential and accordingly members of Council are reminded that the contents of the agenda are not to be disclosed to any other party.

Mick Cummins

Chief Executive Officer