



TOWN PLANNING PERMIT APPLICATION REPORT

134 DRUMMOND STREET, OAKLEIGH

SEPTEMBER 2024

Planning Report developed by C. Kairouz Architects & Town Planning

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1. Introduction

This Town Planning Report has been prepared to accompany an application for the development of the land described as 134 Drummond Street, Oakleigh (the subject site).

The proposal is for the use of a childcare facility with building and works.

The proposal is for:

- Retention of the existing heritage dwelling with alterations.
- A contemporary upper-level extension.
- Change of use from residential to childcare.

More specific details are included in the plans prepared by C. Kairouz Architects & Associates.

This report provides:

- A description of the subject site and surrounds.
- A description of the proposal.
- A summary of the applicable statutory planning framework; and
- An assessment of the proposal considering relevant town planning considerations

2. Site and Context

The site falls within an eclectic locale from a use and form perspective, immediately abutting the Oakleigh Activity Centre, and within *Residential, Commercial and Civic Area North of the Railway Station Heritage Overlay Precinct*, HO92.

The site provides opportunity to provide to childcare facilities being located within an established area intended for growth within Monash and again within Metropolitan Melbourne; where population growth is anticipated to be absorbed.

2.1. Locality

The subject site is a historical four lot consolidated site located at the corner of a major road (Drummond Street) and residential Street (Palmer Street).

The broader location of the site identifies its immediate proximity to The Oakleigh Major Activity Centre. This activity centre is one of five major activity centres within Monash and plays important local and regional roles within the economic and community sectors. The activity centre is comprised of a variety of built forms and land uses ranging in scale from single to 5 storey structures.

The immediate surrounds of the activity centre see a community focus and a reduction in height, typically of single and double storey form, with more historical form and materials present north of the centre. From a locational perspective, this area it is well located to accommodate a non

residential change of use within existing amenities and established infrastructure.

The subject site is located within proximity to the following:

- Across the road, west of the subject site is Warrawee Park Oval, a large recreational open space area.
- South of the land, a cluster of heritage buildings repurposed with varying uses (places of worship, education, offices and shops).
- Within walkable distance from Arthurton Road an activity area rich in diverse amenities and facilities.
- Walking distance of the Oakleigh Train Station, serviced by both the Cranbourne and Pakenham train lines.

Noting the subject site is located approximate from following specific services:

- 85 metres from Oakleigh Hall and Oakleigh Library.
- 150 metres from Oakleigh Primary School and Kindergarten.
- 175 metres from St David's Uniting Church Balkara Parish.
- 250 metres from Oakleigh Bowling Club
- 275 metres from the Oakleigh/Atherton Road Bus Stop; routes 624, 693, 704, 742, 800, 802, 804 and 862.
- 280 metres from the Oakleigh Activity centre, including train Oakleigh Station.
- 315 metres from National Route A1/A60 (Princes Highway).
- 475 metres from State Route 15 (Warrigal Road).

2.2. Road Network

The subject site has two frontages: Palmer Street and Drummond Street.

Drummond Street is a Council Road, connecting to major arterial roads, with Dandenong Road/Princess Highway to the south, and Monash Freeway to the north. Angled on street parking is available to both sides of Drummond Street with restricted two-hour parking.

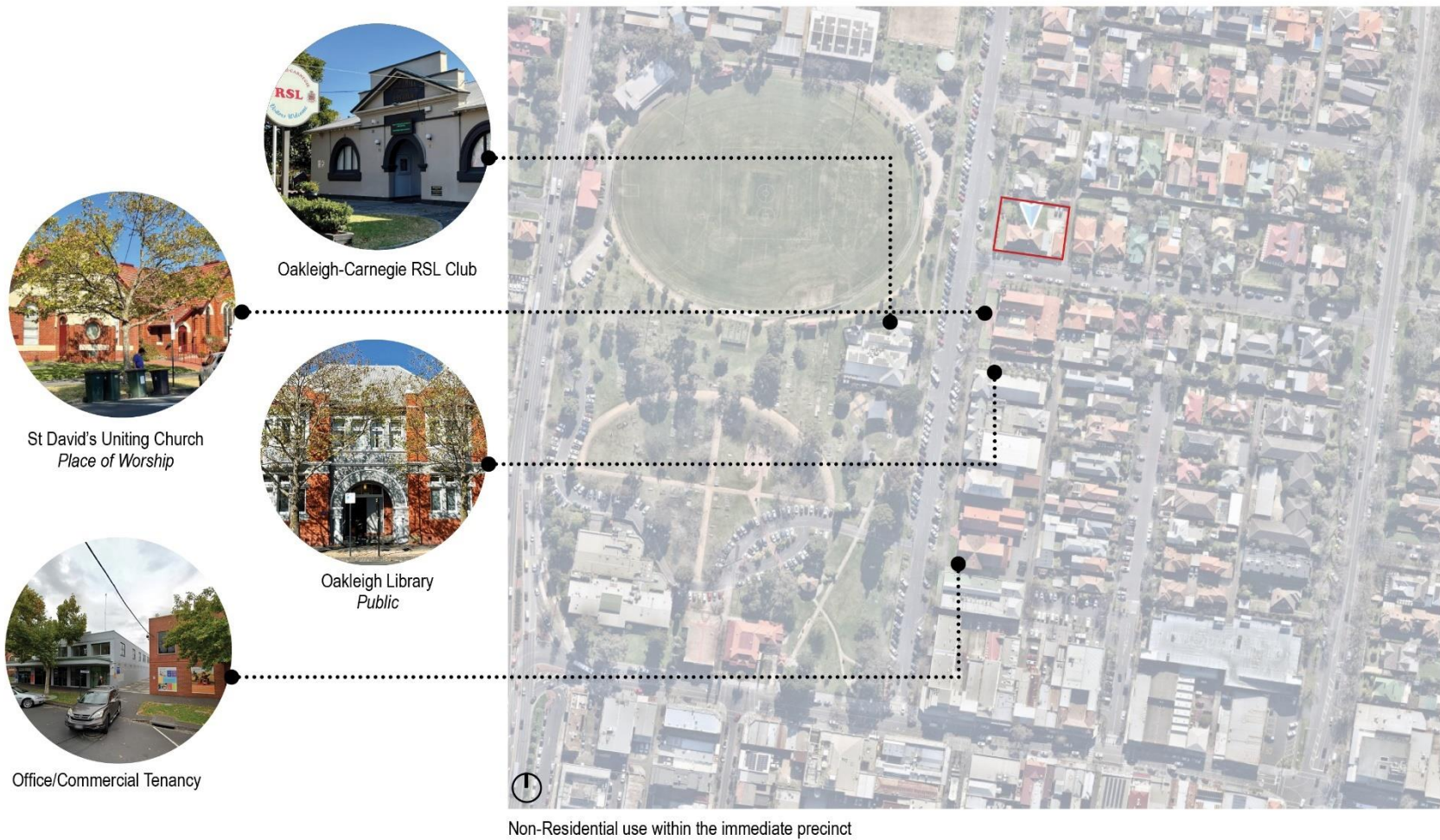
Palmer Street is a residential street with two-hour restricted parking to both sides of the Street with uses limited to residential, also within a heritage area.

To the east of the site, a laneway runs parallel to the site, currently servicing 128-134 Drummond Street, Taylor Street and Palmer Street, between Drummond Street (west) and Atkinson Street (east). Notably, despite the ability to service vehicular access, a crossover on a lot is common to Drummond Street and Palmer Street.

There is a clear hierarchy of road networks, with Drummond Street operating as a municipal road, Palmer Street as the primary residential street network, and the east laneway as a secondary service laneway.



Figure 2.1: Aerial view of subject site and surrounds (Nearmap, August 2024)



2.3. Site Description

The site is comprised of four individual allotments legally described as Lots 17, 18, 19, 20 in Deposited Plan LP2243. It considered regular in shape, with the following dimensions:

- The north boundary is 38 metres.
- The east boundary is 30.55 metres.
- The south boundary is 38.41 metres.
- The west boundary is 30.55 metres.

The site area is 1,167.6sqm

There are no easements impacting the subject land.

As described in the Heritage Impact Statement (HIS completed by Urbis, Item 2.2, p3): The site:

- *Was constructed in c1905-09, the building at 134 Drummond Street, Oakleigh, is a single-storey Queen Anne Revival Federation villa historically known as 'Needreba'.*
- *The dwelling has walls of face red brick with rendered dressings (now painted), and a hipped roof clad in Marseille-patterned terracotta tiles adorned with decorative finials.*
- *A return verandah extends along part of the western and northern elevations, terminated by gabled projecting bays to either end.*

Recent additions including a double garage accessible via Palmer Street are also relative to the existing site conditions.

The land has little variation sitting at its lowest 61AHD (northeast) and highest 61.83 AHD (southwest).

The subject site is a corner allotment with three frontages:

- Drummond Street to the west (primary)
- Palmer Street to the south (secondary)
- Laneway to the rear

Within Drummond Street and the wider area, the land size is considered atypical.



2.4. Interfaces

The site has the following abutments:

- To the north is 132 Drummond Street, a single storey weatherboard and brick dwelling with a pitched, tiled roof and a single crossover located on the southernmost side of the site's frontage on Drummond Street, providing on-site vehicle access and parking.
- To the east, 1 Palmer Street; a single storey weatherboard dwelling, with a pitched, tiled roof and a single crossover located to the east most side of the site's frontage, providing on-site vehicle access and parking.
- To the south, Palmer Street, a 2-way residential street with a 50km/hr speed limit and 2-hour restricted parking between 8am and 6pm, Monday to Friday, 'authorised Oakleigh Halls users excepted.'
- To the south of Palmer Street, The Archangel Michael & St Anthony Coptic Orthodox Church, a double storey brick church fronting the corner of Drummond Street and Palmer Street.
- To the west; Warrawee Park Oval, the Oakleigh Cricket Club and Oakleigh Chargers Football Club. A large public oval and related sporting facilities and amenities.

With regard for the wider neighbourhood character, Palmer Street is of low setting and predominately residential, typically of Victorian, Federation and Interwar construction and period.

Located along both Palmer and Drummond Street there are a variety of public/community buildings. Typically of 2 storeys and predominately brick form.

The remainder of Drummond Street (approaching Atherton Rd) is comprised of more commercial/ sheer streetscape.

Example of Public Building located on Drummond Street/Palmer Street.



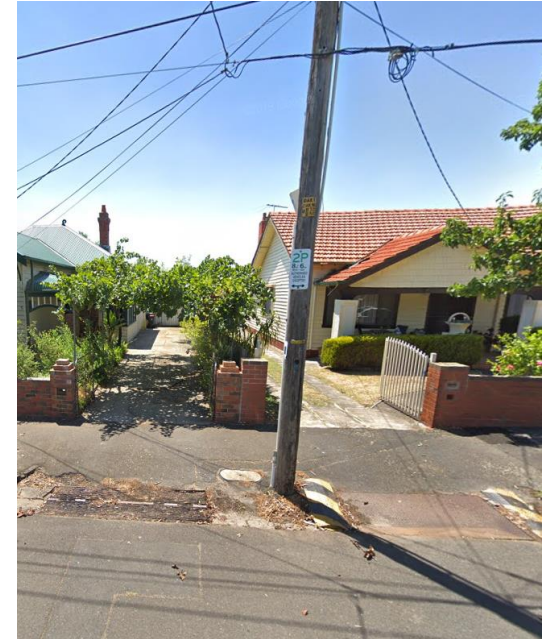
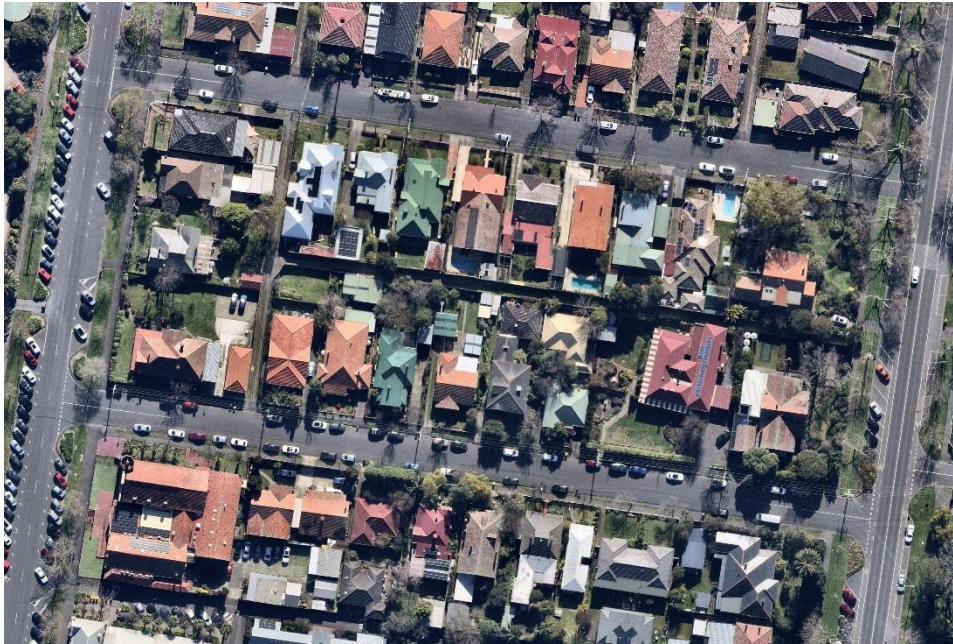
Example of commercial building along Drummond Street towards Atherton Road.





- site boundary
- 1 photo locations





Crossovers / Vehicular Access

Typically crossovers to the street, despite rear service lane
(atypical for heritage areas)

Long crossover in front of subject site (fronting Palmer
Street), inclusive of access to site and access to lane

Long crossovers running length of side boundary common,
providing spatial break between dwellings

2.5 VCAT Context

Originally, the proposal tested at VCAT in 2007 was for:

- 60 children.
- Hours of operation were 6am-6pm.
- 8 full time and 1 part time staff were required.
- Part demolition of the existing garage along with the rear portion of the existing dwelling.
- 6 car spaces were provided on site to the northern portion accessed via a double width crossover
- Another 8 spaces (tandem) were proposed to be accessed via the laneway and positioned behind the dwelling on 1 Palmer Street.
- Play areas proposed to the northern portion of the site, east of the parking area

At the time, a permit was required for the following:

- Site's location in the General Residential Zone 1
- Heritage Overlay (HO92)

Chapter 17 of the Decision refers to Clause 22.09 where a set of criteria was extracted from Clause 22.09 and determined that : *considering the findings contained in both tables, it can be said that the review site is in a location that is acceptable in principle* (19)

With respect to traffic, a double crossover to Drummond Street was proposed with a reinstatement of the crossover on Palmer Street which enabled two on street parking spaces to be created. The number of spaces was not contested. In 2007, the Monash 'Guide to Parking in Monash' Policy indicates a reduction of 1 car space which was also contemplated and considered acceptable at the time.

The layout of the tandem was also tried and considered *not conventional and perhaps not desirable* (27).

The landscaped character is key and considered a common theme through all policy metrics at the time.

Key comment noted: 33. *In my view the main concern is the position of customer car parking... The format of the proposed parking area involves a much wider and more highly formalised parking area with hard surfacing with a width of around 12m. The spaces are setback 1.17m from the Drummond Street frontage with an opening of at least 6m in width. Two car spaces would sit forward of the front verandah of the heritage building.*

36. *I am not persuaded the physical presentation of the parking area is acceptable as it is too wide and too dominant in this streetscape.*

40. *In relation to the form of the addition to the rear, I do not share the same concerns as the Council as to the styling and presentation of the addition to Palmer Street. The flat roof section is acceptable as is the position of the small first floor element that is recessed and does not sit forward of the dwelling at No 1 Palmer Street. The form appears to comply with the principles....and a palette of materials and finishes ... would ensure an appropriate degree of fit.*

42. I note the proposal is consistent with the local policy insofar as it retains a residential building albeit does not propose a continuation of a residential use.

Using 1 Palmer Street for 8 spaces resulted in a non-compliant open space for 1 Palmer. This is why the comment on ch.45 states *I think that open space provided for a three-bedroom dwelling is quite minimal given the proportions of the space and a smaller childcare centre with less staff parking would improve the outcome.* The reliance on 1 Palmer Street for more parking was where the suggestion for less children was derived.

The following lessons are extracted:

- Heritage and change was considered acceptable
- The use proposed was broadly acceptable based on context.
- The failing of the form and location of crossovers encumbered the ability to respond to the resounding requirement for landscaping.
- The need to rely on 1 Palmer Street for additional parking for staff was a fundamental failing, and where the suggestion for less children came from. To say it another way, the suggestion for less children did not come from the heritage policy.

The double crossover on Drummond Street was poor in design and limited the landscaping also sitting forward of heritage. Another jarring element of the historically proposed.

3. Proposal

Referring to the architectural drawings the following is proposed.

The demolition of some onsite vegetation.

Demolition of the existing garage, concrete path, previous extension (inclusive of flat roof, walls and flooring) and the partial demolition of the existing roof to accommodate new structural loads.

Land use of Childcare.

Widening of the existing crossover located on Palmer Street.

Construction, building and works with a two storey form.

Proposed Childcare use:

Trading hours of Monday to Friday, 6:30am-6:30pm, not inclusive of public holidays.

Maximum Capacity of 86 Children.

Proposed Car Parking:

18 car parking spaces provided, inclusive of 1 disable car parking space.

Vehicle access to the site provided via crossover on Palmer Street, directly abutting the existing laneway.

Proposed Built Form:

Introduces a 2-storey building with 1 entry accessible via the car park located to the rear of the site.

The proposal is massed to front Drummond Street to ensure a cohesive streetscape and to protect the residential amenity of Palmer Street.

Proposed Fencing:

An extension to the existing is 0.65-metre-high brick fence to a 1.7-metre-high permeable black battens fence.

Existing 2 metres high south side, permeable fencing to remain, proposed rear fencing to match existing fencing.

Existing 2-metre-high north side, pailing fencing is remain.

4. Planning Controls and Policies

4.1. Zone

The subject site is impacted by the Neighbourhood Residential Zone – Schedule 1.

- *“To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To recognise areas of predominantly single and double storey residential development.*
- *To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.”*

A permit is triggered under Clause 32.09-2 ‘table of uses.’

A permit is triggered under Clause 32.09-9 ‘buildings and works associated with Section 2 use.’

A permit is triggered under Clause 32.09-15 ‘signage.’

Setout by clause 32.09-13 “Decision Guidelines” the following must be considered by the responsible authority prior to deciding on this application.

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of this zone.*

- *The objectives set out in the schedule to this zone.*
- *Any other decision guidelines specified in a schedule to this zone.*
- *The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.*

Non-residential use and development.

- *Whether the use or development is compatible with residential use.*
- *Whether the use generally serves local community needs.*
- *The scale and intensity of the use and development.*
- *The design, height, setback and appearance of the proposed buildings and works.*
The proposed landscaping.
- *The provision of car and bicycle parking and associated accessways.*
- *Any proposed loading and refuse collection facilities.*
- *The safety, efficiency and amenity effects of traffic to be generated by the proposal.*

Schedule 1 to the zone is not applicable to this proposal as this is not a residential development.

4.2. Overlays

Heritage Overlay:

The subject site is impacted by the Heritage Overlay, Schedule 92.

This overlay seeks to:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To conserve and enhance heritage places of natural or cultural significance.*
- *To conserve and enhance those elements which contribute to the significance of heritage places. To ensure that development does not adversely affect the significance of heritage places.*
- *To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.*

A permit is triggered under clause 43.01-1 for the construction and carrying out of works.

Setout by clause 43.01-8 "Decision Guidelines" the following must be considered by the responsible authority prior to deciding on this application.

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.*

- *Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.*
- *Any applicable heritage design guideline specified in the schedule to this overlay.*
- *Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.*
- *Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.*
- *Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.*
- *Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.*
- *Whether the proposed subdivision will adversely affect the significance of the heritage place.*
- *Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of the heritage place.*
- *Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.*
- *Whether the lopping or development will adversely affect the health, appearance or significance of the tree.*
- *Whether the location, style, size, colour and materials of the proposed solar energy system will adversely affect the significance, character or appearance of the heritage place.*

The schedule to the Overlay specifies that only 'solar energy system controls' apply to this site.

4.3. Particular Provisions

Car Parking

Clause 52.06-5 'number of car parking spaces required under Table 1' requires a rate of 0.22 car parking space for every 1 child under Childcare land use.

Signage

Clause 52.05, 'Signs' seeks:

- To regulate the development of land for signs and associated structures.
- To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.
- To ensure signs do not contribute to excessive visual clutter or visual disorder.
- To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.

The Zone identifies this site as within Category 3, 'High Amenity areas.'

Clause 52.05-13, Category 3, Section 2 'permit required' stipulates that a permit is required.

5. Assessment

Planning policy establishes the overarching strategic directives for land use and development within Metropolitan Melbourne. Policy encourages development and diversity of uses in locations that are supported by access to existing services, facilities, and jobs to facilitate a more compact, efficient urban form.

The key considerations in this report relate to the proposed land use and how it responds to the directives of the Zone, Overlay, State and Local Planning Policy. To address this, the application is informed by Decision Guidelines under the Zone and Heritage Overlay.

The following permit triggers are established:

- Clause 32.09-2 (Zone – use)
- Clause 32.09-9 (Zone – form)
- Clause 32.09-12 (Zone – signs)
- Clause 43.01-1 (Heritage Overlay – Built Form)
- Clause 52.05-13 (Particular Provisions - Signage)

Proposed Use and Form

The Neighbourhood Residential Zone (NRZ1) primarily seeks to ensure sufficient residential development and also aims to provide services including to “allow for educational uses to serve local community needs in appropriate locations.”

The subject site is an appropriate location for the proposed childcare use. Sitting on the cusp of the Oakleigh Major Activity Centre. The proposal will provide support to the existing services and residents. In turn supporting

the objectives of the zone and limiting non-residential use in locations that are established with varying use.

The subject site is located within an eclectic essential area, with regards to non-residential use. To the south and west of the site land use is exclusively for community, recreation, or commercial purposes. Demonstrating that although the subject site is located within a residential zone its context is largely non-residential.

Many of the surrounding sites are community, civil or other non-residential uses of heritage buildings. Showing a preference for heritage conservation whilst promoting non-residential, positive community use.

In retaining and refurbishing the existing heritage structure, the proposal seeks to enhance the role heritage plays within the streetscape and acknowledges the precinct wide heritage overlay.

In considering Clause 2.04 ‘Strategic Framework Plan,’ the site abuts the Oakleigh major activity centre, sitting at the top of the hierarchy. It also borders closely to the National Employment and Innovation Cluster (NEIC). Read alongside Clause 2.03-1 ‘Settlement,’ Monash notes the role of this activity centre is to focus on providing ‘mixed commercial uses and communities facilities’ amongst other land uses.

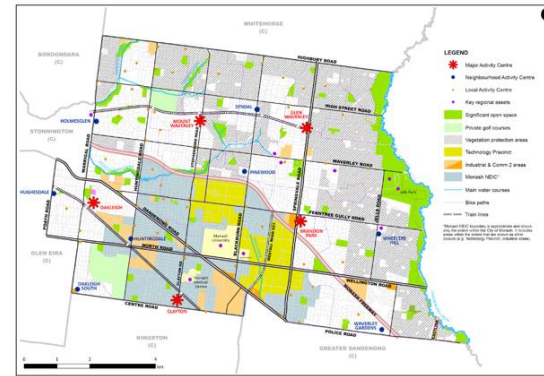
From a locational perspective and Clause 2, the site suitably meets the criteria noting:

- As shown in purple via the Strategic Framework Plan of 2.04-1, with Oakleigh (marked red) sitting at the top of the Monash A/C Hierarchy

and bordering the National Employment and Innovation Cluster (NEIC).

- As shown in Cl. 2.04-3, the Residential Development Plan shows whilst commencing the heritage precinct, the site directly abuts Activity area.
- The site sits within the PPTN, notably 280m from the Oakleigh Train Station.
- Sits within immediate proximity to other uses, in particular, the Coptic Church (the owner of this subject land).

Clause 2.01 'Context,' highlights the mass residential land use (67%) within Monash, in conjunction with Clause 2.03-5 'Housing,' which seeks to accommodate the predicted population growth and their housing requirements. Childcare is considered to be an essential service, provisioning these services directly abutting a major activity centre is key in promoting a balanced and serviced outcome for the residents of Monash.



Clause 2.04-1 Strategic

Framework Plan



Clause 2.04-3 Residential

Development Plan

Clause 13.07-1L-01 applies to non-residential use or development in a residential site and focused on amenity and car parking and is relevant to the development proposed.

With 5 Strategies (General, Locational, Urban Design, Car Parking, Landscaping) the response and regard of this application notes:

- As taken from the HGIS, the additions have deep setback, a large northern front garden and maintains the current rhythm, responding positively to the preferred character of the area and its heritage context.
- The traffic impacts are considered acceptable given it uses an existing crossover directly abutting a laneway. When looking at the existing aerial imagery, the area is already significantly paved, and does not propose a loss of vegetation to accommodate. Additionally, taking from the Demand Assessment completed, the site is capable of accommodating the shortfall at no expense to the secondary street of Palmer Street. Additionally, when read in conjunction with the amended landscape plan, greater effort and landscaping at the front and rear is now provided.
- Regarding the location as shown, the site is located to boarder a major activity centre and NEIC, fronting a main road, with vehicular access of a residential street being the corner lot. Whilst

it is noted to avoid non-residential uses in heritage precincts, and in lower order residential streets and cul-de-sacs, uniquely it is also noted to *give preference to locations within larger activity centres for centre-based uses*. The site is a unique opportunity to complement the surrounding uses and provide an essential service to a growing community and area.

- As noted in Urban Design strategies, *support the use of a residential heritage place for non-residential purposes where it enables retention of the place and any alterations or additions do not impact on its heritage significance*. This directive compliments the proposal in its current form, noting the heritage report and feedback integrated into the current design and layout.
- Notably, car parking talks to:
 - Avoiding reliance on on-street car parking
 - Site and design development to minimise off-site amenity impacts associated with car parking.

In this respect, we note the site sits within a unique pocket. At the front of Drummond Street frontage, there is a long strip of public parking available. Whilst the proposal does not rely on this, the car parking demand assessment is capable of conveying a significant

surplus of spaces to accommodate the minor shortfall without disrupting the existing amenities on Palmer.

It is also noted that mature trees are proposed to the rear of the parking area in direct relationship with private yards as the east abuttal is a laneway.

With the proposal updated to comply with car parking measures, it is considered capable of carrying the anticipated volume of car parking adequately.

The application responds to Clause 15.01-5L, Monash Preferred Neighbourhood Character *All areas Strategies* by:

- Maintaining the front, side and rear setback of the heritage dwelling.
- Providing a recessed upper form
- Maintains space between dwellings/form
- Enables landscaping to the rear, particularly around the car parking
- Limits the paved area of car parking to the rear of the site. When looking at the current conditions, there is little change in this regard.

- Provides generous front landscaping opportunities to Drummond Street and is capable of providing additional planting throughout the site.

Clause 17.02-2S, Out of Centre Developments requires:

Give preference to locations in or on the border of an activity centre for expansion of single use and retail, commercial and recreational facilities.

Ensure out of centre proposals are only considered where the proposed use or development is of net benefit to the community in the region served by the proposal....

Clause 19.02-2-S strategies include:

Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.

Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access

Conclusion

The proposal responds appropriately to the statutory and strategic considerations of the municipality.

The proposal provides an appropriate response to the surrounding context and seeks to work with Council in providing quality Childcare services in a harmonious and integrated manner.

Council should look to formulate an approval subject to reasonable and suitable conditions.

Appendix A: State and Local Policy

Clause 2.01 'Context,' outlines the municipality of Monash as one of Melbourne's most populous municipalities, with over 190,000 residents as of 2021. It is located approximately 20 kilometres south east of the Central Business District. It is an established residential and business region within metropolitan Melbourne.

Characterised largely by mature canopy trees, identified heritage areas and its urban garden character. The municipality is predominantly residential (67%), with some educational, business and industry clusters.

Monash faces the following issues:

- *Consideration of development that is consistent with preferred neighbourhood character for the area.*
- *Determining appropriate locations for, and design of, multi-dwelling and new development to support a polycentric approach.*
- *Continued success of and activities associated with the Monash National Employment and Innovation Cluster, Monash Technology Precinct.*
- *The need for more sustainable transport patterns.*
- *Maintaining and enhancing the city's natural areas.*
- *Guiding change within activity centres.*

Clause 2.02 'Vision,' outlines Council's primary focus for the future, noting the following key objectives:

- *A Sustainable City*
- *Inclusive Services*
- *Enhanced Places*
- *Good Governance*

Council seeks to proactively address climate change, increase vegetation coverage and prioritise sustainable transport options.

Clause 2.03 'Strategic Direction,' outlines how Council will achieve its vision.

Clause 2.03-1 'Settlement – Activity Centres' highlights Monash the established network of activity centres within Monash. It identifies Oakleigh as a 'major activity centre,' whose role it is to focus on providing:

- *higher order goods*
- *specialty retailing*
- *entertainment*
- *mixed commercial uses*
- *offices*

- apartments
- hotels
- community facilities
- public transport

The following strategic directions apply:

- *Support use and development of activity centres in a way that maintains the hierarchy of centres and promotes the development and expansion of retail and related facilities consistent with to the centre's role.*
- *Enhance the structure and function of activity centres by encouraging a variety of mixed-use development, enhancing streetscapes and access including public transport, walking and cycling, improving car parking and creating attractive environments for the benefit of the local community.*

Clause 2.03-3 'Environmental Risk and Amenity,' notes under 'Non-residential uses and development in residential areas' that "Poorly located, sited, and designed non-residential uses in residential areas can progressively erode the garden city character and reduce residential amenity." As a result, Council seeks to, "Encourage non-residential uses

and development to minimise impacts on residential amenity and garden city character."

Clause 2.03-4 'Built environment and heritage,' notes the retention of garden city neighbourhood character is important to the community and an essential component of Monash's residential areas. Council has undertaken significant work to identify Monash's preferred neighbourhood character throughout the municipality in order to ensure development does not erode neighbourhood character. As a result, Council seeks to,

- *Maintain and enhance the garden city character by ensuring that development contributes to the garden city character including through the conservation of existing trees and the planting of canopy trees.*
- *Ensure that development enhances the character of the neighbourhood, consistent with the identified preferred future character.*

Further, Monash contains important examples of historical architecture, predominantly in the Oakleigh area. Conservation or sensitive redevelopment of these places is a key issue for the future image of the municipality. Monash is committed to the ongoing review of heritage sites

within the municipality to ensure the protection of important elements of architectural, cultural or historical significance to the community. As a result, Council seeks to:

- Conserve and enhance places of heritage significance in a way that contributes to the economic and cultural growth and for the broader community.*
- Allow for the redevelopment of heritage places in a way that does not adversely impact heritage significance.*

Clause 2.03-8 'Infrastructure, Education Facilities' identifies the municipality as a key educational hub. Council seeks to:

- Retain and support the range of public and private educational facilities in Monash.*

Development infrastructure, notes that physical infrastructure by its appearance, function and location should positively contribute to the visual amenity and wellbeing of the City, while providing a reliable, efficient and safe range of services.

Council seeks to:

- Promote development that maximises the use of existing infrastructure.*
- Facilitate the provision of reliable, efficient and safe physical infrastructure for the community.*
- Ensure the provision of infrastructure does not compromise local amenity or character.*

Clause 11 'Settlement,' acknowledges the role of planning to anticipate and respond to the needs of existing and future communities through the provision of land and resources. Ensure sufficient provision of land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

Clause 11.01-1S 'Settlement,' seeks to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Clause 11.01-1R Settlement – Metropolitan Melbourne,' seeks to ensure and manage appropriate growth (with the urban growth boundary) in and around Metropolitan Melbourne. This requires the diversification of neighbourhoods, with varying densities, strong transportation links and well supported activity centres of varying size, roles and functions.

Clause 11.02-1S 'Supply of urban land,' aims to "To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses."

Clause 11.02-2S 'Structure Planning,' seeks to "facilitate the fair, orderly, economic and sustainable use and development of urban areas."

Clause 11.02-3S 'Sequencing of development,' aims "To manage the sequence of development in areas of growth so that services are available from early in the life of new communities."

Clause 11.03 'Planning for Places,' provides area specific guidance for areas and precincts identified for growth or within growth protection areas.

Clause 11.03-1S 'Activity Centres,' aims to encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community. Council will achieve this through the following strategies:

- *Build up activity centres as a focus for high-quality development, activity and living by developing a network of activity centres that:*
 - o *Comprises a range of centres that differ in size and function.*

- o *Is a focus for business, shopping, working, leisure and community facilities.*
- o *Provides different types of housing, including forms of higher density housing.*
- o *Is connected by transport.*
- o *Maximises choices in services, employment and social interaction.*
- *Support the role and function of each centre in the context of its classification, the policies for housing intensification, and development of the public transport network.*
- *Undertake strategic planning for the use and development of land in and around activity centres.*
- *Give clear direction on preferred locations for investment.*
- *Encourage a diversity of housing types at higher densities in and around activity centres.*
- *Reduce the number of private motorised trips by concentrating activities that generate high numbers of (non-freight) trips in highly accessible activity centres.*
- *Improve access by walking, cycling and public transport to services and facilities.*

- *Support the continued growth and diversification of activity centres to give communities access to a wide range of goods and services, provide local employment and support local economies.*
- *Encourage economic activity and business synergies.*
- *Improve the social, economic and environmental performance and amenity of activity centres.*

Clause 11.03-1R 'Activity Centre – Metropolitan Melbourne,' will achieve Council's objective at the regional level through the following strategies:

- *Support the development and growth of Metropolitan Activity Centres by ensuring they:*
 - o *Are able to accommodate significant growth for a broad range of land uses.*
 - o *Are supported with appropriate infrastructure.*
 - o *Are hubs for public transport services.*
 - o *Offer good connectivity for a regional catchment.*
 - o *Provide high levels of amenity.*
- *Locate significant new education, justice, community, administrative and health facilities that attract users from large geographic areas in or on the edge of Metropolitan Activity Centres or Major Activity Centres with good public transport.*

- *Locate new small scale education, health and community facilities that meet local needs in or around Neighbourhood Activity Centres.*
- *Ensure Neighbourhood Activity Centres are located within convenient walking distance in the design of new subdivisions.*

Clause 11.03-1L-01 'Activity Centres – Monash,' seeks to

- *To provide the range of civic, retail, recreational, residential, entertainment, health, educational, restaurant and other service requirements of the community.*
- *To promote more sustainable transport usage within activity centres.*
- *To encourage public transport, walking and cycling, and by concentrating activities that generate high numbers of trips in highly accessible locations.*
- *To promote and enhance the unique characteristics of each activity centre to ensure a strong sense of identity and character, including appropriate signage.*
- *To encourage the provision of appropriate buffers and interface between commercial, residential and industrial land uses to minimise adverse impacts.*

Council will achieve each of the above objectives through the designing development to:

- *Provide casual surveillance of open areas.*
- *Design buildings to address the future amenity of the occupants, visitors and those using public streets by maximising accessibility, passive surveillance and internal amenity.*
- *Maintain the vibrancy of the street by encouraging “active frontages” with retail, leisure and cultural facilities.*
- *Encourage hospitality and entertainment precincts in the major activity centres to meet demand and maximise employment opportunities in these industries.*
- *Incorporate uses with active commercial frontages on the ground floor of a multistorey development where the location of the development is in a core retail or business area of the activity centre.*
- *Ensure new residential development achieves architectural and urban design outcomes that positively contribute to neighbourhood character.*
- *Promote residential development above ground floor development and car parks.*

- *Limit adverse amenity impacts on adjoining residential development and character.*

Clause 11.03-1L-06 ‘Oakleigh Major Activity Centre,’ aims to:

- *To promote the Activity Centre as a focus for convenience, multi-cultural dining, shopping and community services serving both the local and wider catchments.*
- *To increase residential accommodation that provides housing diversity and choice, including affordable housing, within the centre.*
- *To provide for a mix of land uses, including health, fitness, medical services and a wide range of arts, cultural, leisure, social and entertainment facilities, that support the strategic role of the activity centre.*
- *To maintain a strong retail focus for the centre.*

Council will achieve these objectives through the following precinct wide strategies:

- *Encourage the development of integrated shopping, offices, housing, recreation and community services, that provide a mix and level of activity that attracts people, creates a safe*

environment, stimulates interaction and provides a lively community focus.

- *Encourage increased employment opportunities within the activity centre.*
- *Encourage the expansion and enhancement of education facilities located on the periphery of the Activity Centre.*
- *Facilitate use and development within the Oakleigh Major Activity Centre that:*
 - o *Promotes the Centre as a focal point for the community, fostering its social and cultural development.*
 - o *Increases diversity and density of dwellings.*
- *Consolidate Precinct 1 and 2 as the retail core of the Oakleigh Major Activity Centre.*
- *Support the location of major retail developments that may serve a wider catchment area in the retail core of the Oakleigh Major Activity Centre.*
- *Encourage commercial, residential and mixed use development within and adjacent to the retail core.*
- *Provide adequate new car parking spaces for any new use or development replacing the existing public car park spaces so that*

the total number of public car parking spaces within the Oakleigh Major Activity Centre is not reduced.

- *Encourage the configuration and consolidation of land where necessary to create viable development sites and optimal development of the centre.*
- *Avoid the fragmentation of land through subdivision that would undermine the development objectives for the Centre*

Clause 15 'Built Environment,' recognises the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods. It notes that Planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context.

Clause 15.01-1S 'Urban Design,' seeks to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity. Council will achieve this through the following strategies:

- *Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.*
- *Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.*
- *Ensure the interface between the private and public realm protects and enhances personal safety.*
- *Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.*
- *Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.*
- *Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.*
- *Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.*
- *Promote good urban design along and abutting transport corridors.*

Clause 15.01-1R 'Urban Design – Metropolitan Melbourne,' aims to create a distinctive and liveable city with quality design and amenity. Council will achieve this through the following strategies:

- *Support the creation of well-designed places that are memorable, distinctive and liveable.*
- *Integrate place making practices into road space management.*
- *Strengthen Melbourne's network of boulevards.*
- *Create new boulevards in urban-growth areas and selected existing road corridors across Melbourne.*
- *Provide spaces and facilities that encourage and support the growth and development of Melbourne's cultural precincts and creative industries.*

Clause 15.01-1L-01 'Signs,' aims:

- *To facilitate signs that provide orderly and effective identification of businesses and other land uses.*
- *To support signs that are complementary to the built form and landscape character of the locality and minimises impacts on residential amenity.*

Council will achieve this through the following strategies:

- *Locate, site and design signs for non-residential uses so that they do not adversely affect the amenity of residential areas particularly along non-arterial roads.*
- *Site and design signs in residential neighbourhoods so they are unobtrusive and respectful of neighbourhood character.*
- *Discourage the proliferation of signs along major transport routes including roadways and railways.*
- *Design signs to integrate with the architectural design, scale and construction detail of the building, premises or retail centre it is located at.*
- *Facilitate business identification signs that add vitality and colour to high order shopping centres.*
- *Encourage signs in activity centres that reinforce the centre's role in the activity centre hierarchy, including signs that:*
 - o *Are vibrant, colourful and integrated in the Glen Waverley Activity Centre.*
 - o *Identify major tenants in an orderly and coordinated manner for enclosed shopping complexes.*
 - o *Reflects the village character in Mount Waverley and Oakleigh activity centres.*

- *Encourage the use of a consistent design theme for business identification signs in retail and business centres to promote the identity of the centre.*
- *For businesses outside of retail precincts, limit the location and extent of signs to those that are necessary to identify the business and provide necessary directional information.*
- *Encourage signs in the Monash Technology Precinct that foster the garden city image of the city by promoting clear, modern corporate identification and maintain a sense of spaciousness between signs.*
- *Discourage signs in landscaped setback areas where they will erode the amenity and character of the area.*

Clause 15.01-1L-02 'Tree Conservation for a garden city,' will:

- *Retain existing semi-mature and mature canopy trees, wherever possible, to maintain the existing tree canopy.*
- *Design and site development to retain and conserve existing street trees.*
- *Incorporate landscaping that reinforces the garden city character in all development, including by planting semi-mature canopy trees*

with spreading crowns in open space areas, along boundaries adjacent to neighbouring open space and in front setbacks.

Clause 15.01-2S 'Building Design,' aims to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

Council will achieve this through the following strategies:

- *Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development.*
- *Ensure development responds and contributes to the strategic and cultural context of its location.*
- *Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.*
- *Improve the energy performance of buildings through siting and design measures that encourage:*
 - o *Passive design responses that minimise the need for heating, cooling and lighting.*
 - o *On-site renewable energy generation and storage technology.*

- o *Use of low embodied energy materials.*
- *Restrict the provision of reticulated natural gas in new dwelling development.*
- *Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.*
- *Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.*
- *Encourage water efficiency and the use of rainwater, stormwater and recycled water.*
- *Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.*
- *Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.*
- *Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.*
- *Ensure development is designed to protect and enhance valued landmarks, views and vistas.*

- *Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.*
- *Encourage development to retain existing vegetation.*
- *Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.*

Clause 15.01-2L-02 'Environmentally Sustainable Development,' seeks to achieve best practice in environmentally sustainable development from the design stage through to construction and operation. Council will achieve this through the following strategies:

- *Facilitate development that minimises environmental impacts.*
 - *Encourage environmentally sustainable development that:*
 - *Is consistent with the type and scale of the development.*
 - *Responds to site opportunities and constraints.*
 - *Adopts best practice through a combination of methods, processes and locally available technology that demonstrably minimise environmental impacts.*
- *Reduce both energy use and energy peak demand through design measures such as:*

- *Building orientation.*
- *Shading to glazed surfaces.*
- *Optimising glazing to exposed surfaces.*
- *Inclusion of or space allocation for renewable technologies.*
- *Reduce total operating potable water use through appropriate design measures such as water efficient fixtures, appliances, equipment, irrigation and landscaping.*
- *Encourage the appropriate use of alternative water sources (including greywater, rainwater and stormwater).*
- *Incorporate best practice water sensitive urban design to improve the quality of stormwater runoff and reduce impacts on water systems and water bodies.*
- *Achieve a healthy indoor environment quality, including thermal comfort and access to fresh air and daylight, prioritising passive design over mechanical heating, ventilation, cooling and lighting.*
- *Reduce indoor air pollutants by encouraging use of low-toxicity materials.*
- *Minimise noise levels and noise transfer within and between buildings and associated external areas.*

- *Design development to promote the use of walking, cycling and public transport, in that order; and minimise car dependency.*
- *Promote the use of low emissions vehicle technologies and supporting infrastructure.*
- *Promote waste avoidance, reuse and recycling during the design, construction and operation stages of development.*
- *Encourage use of durable and reuseable building materials.*
- *Ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities.*
- *Protect and enhance biodiversity by incorporating natural habitats and planting indigenous vegetation.*
- *Reduce urban heat island effects through building design, landscape design, water sensitive urban design and the retention and provision of canopy and significant trees.*
- *Encourage the provision of space for productive gardens, particularly in larger residential developments.*
- *A Sustainable Design Assessment (including an assessment using BESS and STORM/MUSIC or other methods) for:*

- *A non-residential building with a gross floor area of 500 square metres to 1000 square metres.*
- *A Sustainability Management Plan (including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan for:*
- *A non-residential building with a gross floor area of more than 1000 square metres.*

Clause 15.01-4S 'Healthy Neighbourhoods,' aims to achieve neighbourhoods that foster healthy and active living and community wellbeing. Council will achieve this through the following strategies:

- *Design neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity by providing:*
 - *Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.*
 - *Streets with direct, safe and convenient access to destinations.*
 - *Conveniently located public spaces for active recreation and leisure.*

- *Accessibly located public transport stops.*
- *Amenities and protection to support physical activity in all weather conditions.*

Clause 15.01-4R 'Healthy Neighbourhoods – Metropolitan Melbourne,' seeks to "Create a city of 20 minute neighbourhoods, that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home."

Clause 15.01-5S 'neighbourhood character,' aims to recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Council will achieve this through the following strategies:

- *Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.*
- *Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.*
- *Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:*
 - *Pattern of local urban structure and subdivision.*

- *Underlying natural landscape character and significant vegetation.*
- *Neighbourhood character values and built form that reflect community identity.*

Clause 15.01-5L 'Monash preferred neighbourhood character,' aims:

- *To build upon the important contribution that landscaping makes to the garden city character of Monash, and preserve and enhance the treed character.*
- *To protect and enhance the special character of the heritage precincts, the creek environs and the Dandenong Valley Escarpment.*

Council will achieve this through the following strategies:

- *Provide setbacks from street frontages consistent with surrounding buildings.*
- *Recess garages and carports from the front walls of buildings to ensure they are not a dominant element seen from the street.*
- *Provide side setbacks that maintain an open, spacious streetscape character and separation of dwellings and reflect the rhythm of dwelling spacing.*

- *Minimise visual bulk to neighbouring properties, by setting back buildings from adjacent secluded private open space.*
- *Provide separation between dwellings constructed on the same site to break up built form and support additional landscaping.*
- *Provide rear setbacks that support a green corridor of open space along adjoining backyards.*
- *Complement the landscape setting of adjoining public open space areas or creek environs by minimising the scale and massing of the development, and incorporating landscaping, to ensure vegetation is the dominant element when viewed from the public open space or the creek reserve.*
- *Minimise walls on boundaries and provide spacing between dwellings to maintain the character of open vegetated backyards.*
- *Design development on corner blocks to incorporate side street setbacks that provide a transition to the street setback of adjoining buildings.*
- *Minimise hard paving throughout the site, particularly in street setbacks.*
- *Provide landscaping on both sides of driveways.*

- *Retain and plant canopy trees, in front and rear setbacks to soften the appearance of the built form from surrounding properties and any creek environments, and contribute to the landscape character of the area.*
- *Avoid environmental weeds and artificial grass.*
- *Site buildings to minimise the need to remove significant trees and protect significant trees on the site and adjoining properties.*
- *Provide screening trees and scale down building form to adjoining properties.*
- *Avoid front fences where that is a characteristic of the immediate neighbourhood.*
- *Limit driveway widths and lengths to the minimum necessary to provide functional vehicle access.*
- *Limit vehicle crossovers to minimise traffic disruption and retain and enhance nature strips and street trees.*
- *Design buildings and dwellings two storeys or greater to incorporate sufficient articulation, including recessed upper levels, to respect the prevailing scale of the adjoining dwellings and the neighbourhood.*
- *Limit blank, or continuous walls.*

- *Provide roof forms and pitches consistent with other dwellings in the neighbourhood.*
- *Design front fences to:*
- *Maintain the character of open streetscapes and the pattern of low fencing.*
- *Retain views of the building from the street.*
- *Discourage reproduction or mock-historic building styles incorporating superficial detailing.*
- *Provide robust and low maintenance building materials and finishes that withstand weathering and create minimal adverse impacts (for instance, safe walking surfaces and limited reflective materials).*
- *Design and site utility areas to minimise their visual and amenity impact from the public realm.*

Heritage areas strategies

- *Ensure development reflects the prevailing building scale and presents as single storey to the street, with double-storey built form constructed behind a hipped or gabled roof line.*
- *Support development that occupies a low proportion of the site.*

Oakleigh Activity Centre Residential Area strategies

- *Create a transition from commercial areas to adjoining residential areas.*
- *Support development that reflects the key architectural elements within the residential areas of the Oakleigh Activity Centre (including, pitched, hipped and/or gabled roof forms).*

Clause 15.03 'Heritage,' identifies and protects places of historical, cultural and architectural significance.

Clause 15.03-1S 'Heritage conservation' seeks to ensure the conservation of places of heritage significance. Council will achieve this through the following strategies:

- *Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.*
- *Provide for the protection of natural heritage sites and man-made resources.*
- *Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.*

- *Encourage appropriate development that respects places with identified heritage values.*
- *Retain those elements that contribute to the importance of the heritage place.*
- *Encourage the conservation and restoration of contributory elements of a heritage place.*
- *Ensure an appropriate setting and context for heritage places is maintained or enhanced.*
- *Support adaptive reuse of heritage buildings where their use has become redundant.*
- *Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.*

Clause 15.03-1L 'Heritage,' outlines the localised strategies ensure the conservation of a place of historical significance:

General strategies

- *Encourage the bulk and setback of buildings and works to respect the significance of existing heritage places.*
- *Encourage buildings and works to be compatible with, and not adversely affect, the significance of the heritage place and any other significant place in the local area context.*
- *Discourage buildings and works that alter the character of their immediate environs to the extent where the existing heritage significance is no longer respected.*
- *Design and site buildings and works to respect the stylistic character of the street and surrounding streets.*
- *Discourage development containing diverse characteristics in streetscapes with an existing cohesive character.*
- *Design non-contributory buildings, where publicly visible, to be sympathetic with the styles popular during the inter-war years.*
- *Encourage colours to respect the significant streetscapes and the period of the building.*
- *Avoid the use of bright colours and primary colours.*

Alterations and additions to existing contributory buildings strategies

- *Discourage the alteration of original elements including windows, doors and verandahs, unless they have been defaced, in which case they should be reconstructed to their original form.*
- *Encourage the reconstruction of removed elements where it would assist in the recovery of the cultural heritage significance of the building, unless contemporary requirements render this impractical.*
- *Design and site alterations and additions to complement rather than overwhelm the contributory building or obscure the contributory building's existing elevation treatments, including by:*
 - o *Setting back or setting apart the additions from the facade line established by the contributory buildings.*
 - o *Setting back additions from the street frontage a sufficient distance so they do not overwhelm or obscure views of the contributory building from the street.*
 - o *Setting back second floor additions from the street to be behind the building's existing façade.*

- *Where an addition or alteration forms a part of the building facade or other contributory element, design and carry out these works in a form and tradition that maintains the significance to the building.*
- *Design additions so they constitute a simplified version of the building to which they relate.*
- *Where a contemporary design for the additions is proposed, incorporate a visual link to the contributory building to which the additions relate.*
- *Setback garages from the facade line to give prominence to the dwelling rather than the garage.*
- *Avoid carports in the front setback.*
- *Retain existing materials and finishes (other than paint finishes), if practicable.*
- *Encourage proposed materials to match existing materials or constitute a change that complements the style or period of the building.*
- *Allow the use of alternative materials where their introduction is discreet and does not compromise the appearance of the contributory fabric.*

- *Maintain unpainted surfaces in their natural state, particularly face brickwork, rough cast and stucco given their rarity.*
- *Encourage the use of replacement roofing materials to match the materials of the existing roof that is proposed to be removed.*

Clause 17.01 'Employment,' seeks to strengthen and diversify the economy; particularly to support the development and opportunities for emerging industries and education.

Clause 17.02-2S 'Out-of-Centre Development,' seeks the management of out-of-centre development. Council will implement the following strategies to achieve this:

- *Discourage proposals for expansion of single use retail, commercial and recreational facilities outside activity centres.*
- *Give preference to locations in or on the border of an activity centre for expansion of single use retail, commercial and recreational facilities.*
- *Discourage large sports and entertainment facilities of metropolitan, state or national significance in out-of-centre locations unless they are on the Principal Public Transport*

Network and in locations that are highly accessible to their catchment of users.

- *Ensure that out-of-centre proposals are only considered where the proposed use or development is of net benefit to the community in the region served by the proposal or provides small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.*

Clause 19.02-2S 'Education Facilities,' aims to encourage and assist in the integration of education and early childhood facilities with local and regional communities to achieve this, council must consider the location, demographic trends, current and future demand and recognise the specialised role of these institutes and that it may be present in built form, height and scale.

Clause 19.03 'Development Infrastructure,' seeks to ensure the timely and efficient provision and execution of development to meet the communities needs and the implementation of development contribution plans whilst sustainably managing water supply, demand, resources and waste and other services, resources and waste.