

Future Nillumbik Committee

to be held virtually
on Tuesday 14 July 2020 commencing at 7:00pm.

Agenda

Carl Cowie
Chief Executive Officer

Friday 10 July 2020

Distribution: Public

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Future Nillumbik Committee

Councillors

Cr Karen Egan (Mayor) – Bunjil Ward
Economic Development and Marketing Portfolio

Cr Jane Ashton – Sugarloaf Ward
Environment and Sustainability Portfolio

Cr Grant Brooker – Blue Lake Ward
Community Services Portfolio

Cr Peter Clarke – Wingrove Ward
Planning Portfolio

Cr John Dumaresq – Edendale Ward
Infrastructure Portfolio

Cr Peter Perkins – Ellis Ward
Social Infrastructure Portfolio

Cr Bruce Ranken – Swipers Gully Ward
Finance and Governance Portfolio

Officers

Carl Cowie – Chief Executive Officer

Blaga Naumoski – Executive Manager Governance, Communications and Engagement

Nillumbik Shire Council

Contents

| | |
|--|------------|
| 1. Welcome by the Chair | 1 |
| 2. Reconciliation statement | 1 |
| 3. Apologies | 1 |
| 4. Confirmation of minutes | 1 |
| 5. Disclosure of conflicts of interest | 1 |
| 6. Officers' reports | 3 |
| Planning Portfolio | |
| FN.017/20 Submissions received to the Draft Eltham Major Activity Centre Structure Plan | 3 |
| FN.018/20 Submissions received to the Draft Diamond Creek Major Activity Centre Structure Plan | 251 |
| 7. Supplementary and urgent business | 465 |
| 8. Confidential reports | 465 |

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Nillumbik Shire Council

**Agenda of the Future Nillumbik Committee meeting to be held
Tuesday 14 July 2020 commencing at 7:00pm.**

1. Welcome by the Chair

Members of the public are advised the meeting will be recorded and an audio recording of the meeting will be made publicly available on Council's website.

2. Reconciliation statement

The reconciliation statement to be read by the Chairperson

Nillumbik Shire Council acknowledges the Wurundjeri people who are the Traditional Custodians of this Land. We would also like to pay respect to the Elders both past and present and extend that respect to other Indigenous Australians present.

3. Apologies

Recommendation

That the apologies be noted.

4. Confirmation of minutes

Confirmation of minutes of the Future Nillumbik Committee Meeting held on Tuesday 9 June 2020.

Recommendation

That the minutes of the Future Nillumbik Committee Meeting held on Tuesday 9 June 2020 be confirmed.

5. Disclosure of conflicts of interest

Committee members should note that any conflicts of interest should also be disclosed immediately before the relevant item.

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6. Officers' reports**FN.017/20 Submissions received to the Draft Eltham Major Activity Centre Structure Plan****Portfolio: Planning****Distribution: Public****Manager: Rosa Zouzoulas, Executive Manager Planning and Community Safety****Author: Paul Fyffe, Senior Strategic Planner****Leigh Northwood, Strategic Planning Lead****Julie Paget, Strategic Planner****Summary**

This report summarises submissions received in response to public consultation on the draft Eltham Major Activity Centre Structure Plan.

It is an action of the Council Plan to review the Eltham Major Activity Centre Structure Plan (2004), which is now outdated. To this end, Council developed a new draft structure plan. A copy of the draft structure plan is provided as **Attachment 1**.

On 25 February 2020, Council endorsed the draft structure plan for community consultation, which was conducted from 10 March to 29 April 2020 (7 weeks). Council received 36 submissions during the consultation. A redacted summary of submissions is provided as **Attachment 2** and a redacted copy of all submissions is provided as **Attachment 3**.

There is appreciable support in submissions for a number of the objectives and strategies within the plan, such as improving the design and walkability of the Bridge Street Business Area and support for community uses in vicinity of the Eltham Library. However, there were also concerns raised in submissions, particularly regarding the extent and style of development proposed and/or entertained, a perceived lack of support for indigenous vegetation and a lack of certainty regarding a number of the plan's terms, objectives and strategies.

A report is scheduled to be presented to the July Ordinary Council Meeting which will respond to issues raised in submissions, including to recommend any changes considered necessary.

Recommendation

That the Committee (acting under delegation from Council) notes:

1. The submissions received in response to community consultation on the draft Eltham Major Activity Centre Structure Plan.
2. A report will be presented to the July Ordinary Council Meeting which will recommend changes to the draft Eltham Major Activity Centre Structure Plan.

Attachments

1. Eltham Activity Centre Structure Plan - draft for public consultation March to April 2020
2. Summary of submissions - draft Eltham Activity Centre Structure Plan - Redacted

6. Officers' reports**FN.017/20 Submissions received to the Draft Eltham Major Activity Centre Structure Plan**

3. All submissions - draft Eltham Activity Centre Structure Plan - Redacted

Background

1. Since 2002, the Eltham Activity Centre has been designated by State Government policy as one of approximately 120 major activity centres in Melbourne.
2. The purpose of a major activity centre (MAC) is to provide an attractive regional hub for growth where housing is concentrated in close walking distance to jobs, services, retail, community facilities and public transport.
3. The State's activity centre policy aims to create an urban structure which better responds to current social and environmental challenges, such as a lack of affordable housing, high levels of car dependency, a lack of local employment and an ageing population.
4. State policy has consistently set clear requirements for an activity centre, such as:
 - There will be growth in employment, services, retail and housing.
 - Development will be consolidated around any public transport hub, including by allowing higher building heights.
 - Housing will be concentrated at a minimum of medium density.
 - The relevant Council will develop and maintain a structure plan to guide development of the centre in accordance with State policy.
5. Consistent with these requirements:
 - Council has had in place since 2004 a structure plan for the Eltham MAC.
 - Maximum building heights of 3-5 storeys have been applied to the Eltham Town Centre since 2014. These maximum heights, which include significant application of a mandatory 3 storey height limit, are the strongest and lowest height controls that the State Government would allow for Eltham at the time.
 - The Activity Centre Zone has been applied to the Eltham Town Centre since 2016.
 - Council has conducted or successfully advocated for certain key improvements recommended by the existing structure plan. For example, the Eltham Town Square has been redeveloped.
6. The existing structure plan is now 16 years old and is highly dated. Consequently, Action 4.3.1 of the Council Plan 2017-2021 is to review and update the structure plans for the Shire's two activity centres at Eltham and Diamond Creek.

The draft Eltham Major Activity Centre Structure Plan

7. A new draft structure plan has been prepared for Eltham, which is provided as **Attachment 1**. The draft is largely an update on the existing policy settings, noting:
 - It retains the current range of building heights, 3-5 storeys, but recommends some minor variations in the application of that range.

6. Officers' reports

FN.017/20 Submissions received to the Draft Eltham Major Activity Centre Structure Plan

- Proposes some variations to other existing urban design requirements, such as to require larger front setbacks in residential areas, thus allowing more planting.
 - It largely retains the existing boundaries of the activity centre, except to recommend two logical inclusions in Diamond Street of Andrew Park and a large aged care facility, which is currently managed by St Vincent's Care.
 - It proposes the long-overdue application of urban design provisions to the Bridge Street Business Area to improve its amenity and functionality.
 - It retains an emphasis on providing a safe pedestrian and cycling environment, whilst providing appropriate traffic flow and advocating to the State Government for substantial improvement to Eltham's public transport precinct.
 - It proposes no substantial changes to zoning provisions in relation to land use.
8. Council considered the draft Eltham Major Activity Centre Structure Plan at the February 2020 Ordinary Council Meeting and endorsed it for public consultation.

Policy context

9. This report directly supports the achievement of Council Plan 2017-2021 strategy:
- Review existing precinct structure plans within activity centres to encourage investment and development.

Budget implications

10. The cost of preparing the new structure plan is estimated at \$40,000 and this cost is provided for in the Strategic Planning budget.

Consultation/communication

First Round of Public Consultation: July – September 2018

11. An initial extensive round of public consultation to inform the structure plan review was conducted between July and September 2018. This consultation extensively relied on a survey, with complimentary activities, to capture what the community likes about the centre, what they don't like and what improvements they would like to see.
12. A substantial community response was received and examples of the key themes provided in the response are:
- The activity centre should better reflect Eltham's heritage and unique landscape setting.
 - The centre is quite disjointed and presents significant barriers for safe and easy movement, particularly for pedestrians.
 - The station precinct is poorly designed, hard to access and isolated.
 - Opportunities to provide a more engaged centre, with more community and social activity, should be optimised.
 - The design of the centre is not inclusive, particularly for the aged and young.

6. Officers' reports

FN.017/20 Submissions received to the Draft Eltham Major Activity Centre Structure Plan

13. All of the issues raised in the first round of public consultation have been considered in the drafting of a new structure plan, together with consideration of other relevant matters, such as State Planning Policy requirements for the Eltham MAC.

Consultation on the Draft Structure Plan

14. The public exhibition period for the draft plan ran from to 10 March 2020 to 29 April 2020 (7 weeks).

15. Consultation activities included:

- Officers presented the plan to certain focus groups which assist Council, such as Council's Positive Ageing Advisory Committee.
- Hard copies of the structure plan were placed in the Council offices, the Shire's living and learning centres and public libraries.
- The following were directly notified in writing of the consultation:
 - All owners and occupiers of land in the Eltham Major Activity Centre, including the residential areas.
 - Owners and occupiers of the proposed inclusions into the centre.
 - The Department of Transport and also, Melbourne Water.
 - The Eltham Chamber of Commerce and Industry.
 - Council's database of community members who have registered as being interested in the project.
- A public notice was placed in the Diamond Valley Leader.
- Notification was provided on Council's website and social media platforms with periodic reminders issued.
- An information stall was held in the Eltham Town Square on Saturday (10:00 to 12:00pm), 14 March 2020.
- A user-friendly page was provided on Participate Nillumbik, dedicated to the project, which advised of the consultation, provided a copy of the draft structure plan and also provided options to submit feedback.

16. The consultation conducted is considered sufficient within the context of the current COVID-19 situation, noting:

- The seven week consultation period was significantly longer than the standard four week engagement period.
- The use of on-line platforms for the consultation was not disrupted.
- Council officers were always contactable by both phone and email.
- A number of consultation activities and practices were conducted significantly prior to the current lock-down situation, such as making copies of the draft plan available in public venues and presenting to groups.

6. Officers' reports**FN.017/20 Submissions received to the Draft Eltham Major Activity Centre Structure Plan**

- Council provided additional reminders on social media of the consultation, particularly in the latter stages of the consultation period.
17. The following suggest the COVID-19 situation has had limited impact on the consultation:
- The consultation had a notable presence on local social media. For example, both structure plans had a dedicated video segment on the community's "Nillumbik Now" Facebook page.
 - Officers received minimal requests for extensions to the consultation period on the grounds of the current COVID-19 situation. All direct requests for extensions were accepted.

Issues/options

18. A total of 36 submissions were received to the draft Eltham structure plan. Of these:
- 19 were provided as traditional stand-alone submissions i.e. emailed or posted.
 - 17 were provided as on-line responses to a series of broad questions on Council's Participate Nillumbik website.
19. Submissions were received from a variety of sources, such as private individuals, the Department of Transport, The Eltham Chamber of Commerce and Industry and local community groups.
20. A redacted summary of submissions is provided as **Attachment 2** and a redacted copy of all submissions is provided as **Attachment 3**.
21. Officers have distilled 8 key opinions or themes from submissions, including:
- a) The plan will fundamentally ruin Eltham "village", particularly by its support for economic growth, medium density housing and building heights of 3-5 storeys.
 - b) The plan's support for certain types of entertainment and a night-time economy will encourage noise and disruptive activities.
 - c) The plan needs to provide more clarity, detail or consistency in its treatment of certain matters, such as existing conditions, intended land-use outcomes and suggested improvements to the road network and/or urban design provisions.
 - d) Particular attention needs to be provided on protecting and promoting the local business community when considering options to stimulate the centre's economy.
 - e) The plan does not adequately support indigenous over native and exotic vegetation.
 - f) The plan should propose more facilities, such as playgrounds, an outdoor gym and park lighting.
 - g) An improved approach is required to providing medium density housing, one which better serves the needs of future residents and protects adjoining residents.

6. Officers' reports

FN.017/20 Submissions received to the Draft Eltham Major Activity Centre Structure Plan

- h) A number of the recommendations proposed by the plan have, explicitly or implicitly, notable support, such as to:
 - i. Provide a more cycling and pedestrian friendly centre.
 - ii. Better incorporate the aged care facility at Diamond Street into the centre.
 - iii. Better align the Diamond Creek trail through the centre.
 - iv. Advocate for much needed improvements to the public transport hub.
 - v. Enhance the contribution of open space to the well-being of residents.
 - vi. Improve the appearance and function of the Bridge Street Business Area.
 - vii. Increase front setback requirements in the residential areas.
 - viii. Support an anchor employer in the centre.
- 22. It is emphasised that firstly, these eight opinions or themes do not capture all the points made for and against the draft Structure Plan and secondly, not all submissions voiced or agreed with these eight themes.
- 23. A clear example of this is the response to the recommendation in the structure plan to encourage an anchor employer to locate in the centre. Whilst there was notable support for this proposal. There were strong opinions voiced, often opposing, about which type of employment anchor should be encouraged and where it should go. There were also submissions that did not support an anchor employer, which was often part of a broader voice of opposition to economic consolidation within the activity centre.
- 24. A report will be presented to the July 2020 Ordinary Council Meeting which will consider and respond to issues raised in submissions.

Conclusion

- 25. Council has been provided valuable feedback from the submissions received, which will assist it to further develop the draft Eltham Major Activity Centre Structure Plan. A recommended response to issues raised in submissions, including consideration of changes to the document, will be presented to the July 2020 Ordinary Council Meeting.

6. Officers' reports**FN.018/20 Submissions received to the Draft Diamond Creek Major Activity Centre Structure Plan****Portfolio: Planning****Distribution: Public****Manager: Rosa Zouzoulas, Executive Manager Planning and Community Safety****Author: Julie Paget, Strategic Planner****Paul Fyffe, Senior Strategic Planner****Leigh Northwood, Strategic Planning Lead****Summary**

This report summarises submissions received in response to public consultation on the draft Diamond Creek Major Activity Centre Structure Plan.

It is an action of the Council Plan to review the Diamond Creek Major Activity Centre Structure Plan (2006), which is now outdated. To this end, Council developed a new draft structure plan. A copy of the draft structure plan is provided as **Attachment 1**.

On 25 February 2020, Council endorsed the draft structure plan for community consultation, which was conducted from 10 March to 29 April 2020 (7 weeks). Council received 43 submissions during the consultation. A redacted summary of submissions is provided as **Attachment 2** and a redacted copy of all submissions is provided as **Attachment 3**.

There is notable support in submissions for a number of the objectives and strategies within the plan, such as the provision of a multi-purpose community building and support to continue to advocate for the removal of the level crossing. However, there were also concerns raised in submissions, particularly regarding the extent and style of development proposed and/or entertained, a perceived lack of car parking provision and a lack of certainty regarding a number of the plan's terms, objectives and strategies.

A report is scheduled to be presented to the July Ordinary Council Meeting which will respond to issues raised in submissions, including recommended changes.

Recommendation

That the Committee (acting under delegation from Council) notes:

1. The submissions received in response to community consultation on the draft Diamond Creek Major Activity Centre Structure Plan.
2. A report will be presented to the July Ordinary Council Meeting which will recommend changes to the draft Diamond Creek Major Activity Centre Structure Plan.

Attachments

1. Diamond Creek Major Activity Centre Draft Structure Plan - Draft for public consultation March to April 2020
2. Summary of submissions - Draft Diamond Creek Major Activity Centre Structure Plan - Redacted

6. Officers' reports

FN.018/20 Submissions received to the Draft Diamond Creek Major Activity Centre Structure Plan

3. All submissions - Draft Diamond Creek Major Activity Centre Structure Plan - Redacted

Background

1. Since 2002, the Diamond Creek Activity Centre has been designated by State Government policy as one of approximately 120 major activity centres in Melbourne.
2. The purpose of a major activity centre (MAC) is to provide an attractive regional hub for growth where housing is concentrated in close walking distance to jobs, services, retail, community facilities and public transport.
3. The State's activity centre policy aims to create an urban structure which better responds to current social and environmental challenges, such as a lack of affordable housing, high levels of car dependency, a lack of local employment and an ageing population.
4. State policy has consistently set clear requirements for an activity centre, such as:
 - There will be growth in employment, services, retail and housing;
 - Development will be consolidated around any public transport hub, including by allowing higher building heights; and
 - Housing will be concentrated at a minimum of medium density.
5. The relevant Council will develop and maintain a structure plan to guide development of the centre in accordance with State policy.
6. Consistent with these requirements:
 - Council has had in place since 2006 a structure plan for the Diamond Creek MAC;
 - Maximum building heights of 3-5 storeys have been applied to the centre of Diamond Creek since 2014. These maximum heights, which include significant application of a mandatory 3 storey height limit, are the strongest and lowest height controls that the State Government would allow for Diamond Creek;
 - The Activity Centre Zone has been applied to the centre of Diamond Creek since 2016; and
 - Council has conducted or successfully advocated for certain key improvements recommended by the existing structure plan. For example, the improvements to the Marngrook and Diamond Creek ovals.
7. The existing structure plan is now 14 years old and is highly dated. Consequently, Action 4.3.1 of the Council Plan 2017-2021 is to review and update the structure plans for the Shire's two activity centres at Eltham and Diamond Creek.

6. Officers' reports**FN.018/20 Submissions received to the Draft Diamond Creek Major Activity Centre Structure Plan**

The draft Diamond Creek Major Activity Centre Structure Plan

8. A new draft structure plan has been prepared for Diamond Creek, which is provided as **Attachment 1**. The draft is largely an update on the existing policy settings, noting:
- It retains the current range of building heights from 3-5 storeys, but recommends some minor variations in the application of that range particularly around railway station 'retail core';
 - Proposes some variations to other existing urban design requirements, such as a town plaza/square 'heart', and to require larger front setbacks in residential areas, thus allowing more deep planting;
 - It retains the existing boundaries of the activity centre;
 - It retains an emphasis on providing a safe pedestrian and cycling environment, whilst providing appropriate traffic flow and advocating to the State Government for the removal of the level crossing and substantial improvement to amenity in and around the train station; and
 - It proposes no substantial changes to zoning provisions in relation to land use.
9. Council considered the draft Diamond Creek Major Activity Centre Structure Plan at the February 2020 Ordinary Council Meeting and endorsed it for public consultation.

Policy context

10. This report directly supports the achievement of Council Plan 2017-2021 strategy:
- Review existing precinct structure plans within activity centres to encourage investment and development.

Budget implications

11. The cost of preparing the new structure plan is estimated at \$40,000 and this cost is provided for in the Strategic Planning budget.

Consultation/communicationFirst Round of Public Consultation: July – September 2018

12. An initial extensive round of public consultation to inform the structure plan review was conducted between July and September 2018. This consultation extensively relied on a survey, with complimentary activities, to capture what the community likes about the centre, what they don't like and what improvements they would like to see.
13. A substantial community response was received and examples of the key themes provided in the response are:
- There is no town square or similar civic area in any of the commercial precincts;
 - The centre has various commercial nodes and other key locations (e.g. railway station) which are dislocated and/or isolated from each other, particularly for pedestrians;
 - There is a need to improve transport flow, movement around car parks and traffic congestion;

6. Officers' reports

FN.018/20 Submissions received to the Draft Diamond Creek Major Activity Centre Structure Plan

- Car parks around key supermarkets are poorly designed, ineffective, ugly and dangerous;
 - The facades and design of key commercial nodes are unattractive and need attention;
 - The railway crossing significantly divides the town, hampers free movement and is a safety issue;
 - Community desire to make the centre more pedestrian and cycle friendly;
 - Opportunities to provide a more engaged centre, with more community and social activity, should be optimised; and
 - The design of the centre is not inclusive, particularly for the aged and young.
14. All of the issues raised in the first round of public consultation have been considered in the drafting of a new structure plan, together with consideration of other relevant matters, such as State Planning Policy requirements for the Diamond Creek MAC.

Consultation on the Draft Structure Plan

15. The public exhibition period for the draft plan ran from 10 March 2020 to 29 April 2020 (7 weeks).
16. Consultation activities included:
- Officers presented the plan to various focus groups which assist Council, such as Council's Positive Ageing Advisory Committee; and
 - Hard copies of the structure plan were placed in the Council offices, the Shire's living and learning centres and public libraries.
17. The following were directly notified in writing of the consultation:
- All owners and occupiers of land in the Diamond Creek Major Activity Centre, including the residential areas;
 - The Department of Transport and Melbourne Water;
 - The Diamond Creek Traders Association; and
 - Council's database of community members who have registered as being interested in the project.
18. A public notice was placed in the Diamond Valley Leader.
19. Notification was provided on Council's website and social media platforms with periodic reminders issued.
20. A user-friendly page was provided on Participate Nillumbik, dedicated to the project, which advised of the consultation, provided a copy of the draft structure plan and also provided options to submit feedback.
21. The consultation conducted is considered sufficient within the context of the current COVID-19 situation, noting:

6. Officers' reports**FN.018/20 Submissions received to the Draft Diamond Creek Major Activity Centre Structure Plan**

- The seven week consultation period was significantly longer than the standard four week engagement period;
 - The use of on-line platforms for the consultation was not disrupted; and
 - Council officers were always contactable by both phone and email.
22. A number of consultation activities and practices were conducted significantly prior to the current lock-down situation, such as making copies of the draft plan available in public venues and presenting to certain groups.
23. Council provided additional reminders on social media of the consultation, particularly in the latter stages of the consultation period.
24. The following suggest the COVID-19 situation has had limited impact on the consultation:
- The consultation had a notable presence on local social media. For example, both structure plans had a dedicated video segment on the community's "Nillumbik Now" Facebook page; and
 - Officers received minimal requests for extensions to the consultation period on the grounds of the current COVID-19 situation. All direct requests for extensions were accepted.

Issues/options

25. A total of 43 submissions were received to the draft Diamond Creek structure plan. Of these:
- 23 were provided as traditional stand-alone submissions i.e. emailed or posted;
 - 20 were provided as on-line responses to a series of broad questions on Council's Participate Nillumbik website; and
 - Submissions were received from a variety of sources, such as private individuals, the Department of Transport, Melbourne Water, The Diamond Creek Traders Association and local community groups.
26. A redacted summary of all submissions is provided as **Attachment 2** and a redacted copy of all submissions is provided as **Attachment 3**.
27. Officers have distilled the following key themes from the submissions, including:
- The plan will detrimentally change the semi-rural, 'homely feel' of Diamond Creek, particularly by its support for growth, medium density housing and building heights of 3-5 storeys;
 - In particular the idea of apartments within the centre drew a strong negative response and there is concern that the type of density being suggested is too intense and will overwhelm the existing dwellings and those that adjoin the centre;
 - Many submitters were unaware that the current planning controls allowed heights of 3-5 storeys in the activity centre. Responses to perceived increases in heights were varied, some requesting no increases, some moderate increases and some noting a maximum of 2-3 storeys in the Major Activity Centre was adequate;

6. Officers' reports**FN.018/20 Submissions received to the Draft Diamond Creek Major Activity Centre Structure Plan**

- Proposed commercial development produced a mixed response from submitters. Commercial development was welcomed by some with the caveat that the size and type of commercial use should fit with the semi-rural nature of Diamond Creek and to avoid building commercial spaces that will not be used; and
- The nature of existing and future business was questioned by submitters, noting there was no perceived demand for increased retail and hospitality offerings. Submitters advocated for further consultation with the community and traders prior to further development.

28. Traffic management flow issues:

Station Street/Elizabeth Street

- Congestion particularly at the railway crossing, in and around the railway station and the Station Street/Elizabeth Street interaction;
- The one-way traffic flow proposed was generally supported but a number of submitters suggesting it runs the other way so that traffic exists at the traffic lights on Elizabeth Street;
- Support for the addition of footpath and additional parking along Elizabeth Street;
- Majority of submitters silent on Gipson Street bridge with minor numbers mixed in their response; and
- Concerns of potential loss of car parking if more development occurs around the station.

Main Hurstbridge Road

- Mixed response to traffic measures (including speed limit changes to Main Hurstbridge Road);
- Multiple calls for Main Hurstbridge Road to be duplicated, in particular at the level crossing;
- Existing congestion on Main Hurstbridge Road frequently cited;
- Concerns over increasing congestion generally due to proposed potential development.

Other transport issues

- Concerns over lack of car parking required in association with any increase in development, particularly in relation to Precinct 4 (retail core);
- Support for better access to railway station for both pedestrians and vehicles.
- The provision of car parking was raised by a number of submitters. There appears to be general concern that car parking can already be difficult and that any redesigning of the areas around the station and the main retail hub would need to ensure no net loss of spaces.

6. Officers' reports

FN.018/20 Submissions received to the Draft Diamond Creek Major Activity Centre Structure Plan

- The proposal to advocate for the removal of the railway level crossing by Council appears to have general community support, however the idea of a sky rail is generally not supported.
- The measures to increase pedestrian and bicycle accessibility through the precincts was generally supported, with the exception being bike lanes on Main Hurstbridge Road which had a mixed reaction.

Other key issues raised

- The landscaping treatments in multiple precincts were mentioned and encouraged. The idea of using landscaping as a buffer was particularly encouraged.
 - The concept of a civic hub was generally welcomed along with strong support for a community building (retro fit or new) and potential library.
 - Particular concerns raised by residents of Gregg Street regarding the existing and proposed height limits to the rear of them which in turn front Main Hurstbridge Road.
 - The level of consultation was questioned by some submitters who believe that all residents of Diamond Creek should have been notified directly.
29. It is emphasised that these themes do not capture all the points made in submissions to the draft Structure Plan.
30. A clear example of this is the response to the recommendation in the structure plan to encourage future retailing opportunities relating to artisanal food production and hospitality. Whilst there was some support for this proposal, there was also objection and conjecture about which type of employment should be encouraged and where it should go. There were also submissions that did not support further artisanal food production and hospitality, which was often part of a broader voice of opposition to economic consolidation within the activity centre.
31. A report will be presented to the July Ordinary Council Meeting which will consider and respond to issues raised in submissions.

Conclusion

32. Council has been provided valuable feedback from the submissions received, which will assist it to further develop the draft Diamond Creek Major Activity Centre Structure Plan. A recommended response to issues raised in submissions, including consideration of changes to the document, will be presented to the July 2020 Ordinary Council Meeting.

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Future Nillumbik Committee Agenda

14 July 2020

- 7. Supplementary and urgent business**
- 8. Confidential reports**