



NOTICE PAPER

ATTACHMENTS EXCLUDED FROM AGENDA

Monday 6 May 2019

Attachments Excluded From Agenda

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Item 1

Attachment 1 Attachment A - Currie and Brown
Summary Cost Plan A

18/01/2019



**CITY OF STONNINGTON
PERCY TREYVAUD SPORTS PARK**

MASTER PLAN

INDICATIVE ESTIMATE DRAFT

18/01/2019

Element Groups	BPI	200	Gross Floor Area m2	Works Rate	TOTAL	New TOTAL
	Date	Jan-19				
			12,341	\$/m2	\$	12,341m2
CARPARK (1 Level)			6,757	1,381	9,330,000	9,330,000
BUILDING WORKS			5,584	2,594	14,485,000	14,485,000
Total Building Cost			12,341	1,930	23,815,000	23,815,000
Alterations					637,360	637,360
Central Energy Systems and Unique Services Items					238,150	238,150
ESD Initiatives					357,225	357,225
Lifts - 1 No.					302,000	302,000
Siteworks (Site Preparation, Roadworks, Landscaping, etc)					6,024,000	6,024,000
External Services					614,000	614,000
Preliminaries (Alterations to External Services)					817,000	817,000
Nett Construction Cost				2,658	32,805,000	32,805,000
Special Provisions:						
Information Communication & Technology (Inc AV)				0.50%	164,000	164,000
Infrastructure Upgrade Allowance				0.50%	164,000	164,000
Design Contingency				4.00%	1,312,000	1,312,000
Construction Contingency				5.00%	1,640,000	1,640,000
Temporary Hire Facilities (ie. Portable Building Rental)					100,000	100,000
Total Construction Cost				2,932	36,185,000	36,185,000
Other Project Costs:						
Furniture, Fittings and Equipment				0.5%	181,000	181,000
Extra Over for Kitchen Equipment					75,000	75,000
Consultants Fees				7.00%	2,533,000	2,533,000
Headworks & Authority Charges				0.50%	181,000	181,000
Client Management Costs					Excluded	Excluded
Total Project Cost - Current				3,173	39,155,000	39,155,000
Escalation: %/Annum Months %/Month Factor Total %						
To Construction Commencement:						
Nov-19	2.40%	9.0	0.20%	100.0%	1.80%	656,000
To Construction Completion:						
Jun-21	2.00%	20.0	0.17%	60.0%	2.00%	795,000
Total Project End Cost (excluding GST)				3,290	40,606,000	40,606,000

Notes:

1. We have allowed \$500,000 for adverse soil removal to the existing facility
2. We have allowed \$25,000 for asbestos removal to the existing facility

Item 1

Attachment 2 Attachment B - Apportionment of costs

MASTER PLAN COST APPORTIONMENT BETWEEN STADIUM AND CARPARK & BALANCE

INDICATIVE ESTIMATE DRAFT 18/04/2019

Element Groups	BPI 200		Gross Floor Area m ²	Works Rate \$/m ²	TOTAL	New TOTAL	Netball Stadium, associated Infrastructure & Carpark	Bowling Greens & Facilities	Tennis Courts and Facilities	Pavilion and Facilities	Landscape
	Date	Jan-19									
CARPARK (1 Level)			6,757	1,381	9,330,000	9,330,000	5,319,000	2,740,000	699,573	571,427	39,840
COURT BUILDING			3,503	2,561	8,972,000	8,972,000	8,972,000	1,602,600	409,525	333,875	20,000
SOCIAL SERVICES & AMENITIES BUILDING			2,081	2,649	5,513,000	5,513,000	3,167,000				30,000
Total Building Cost			12,341	1,930	23,815,000	23,815,000	17,456,000	4,343,000	1,109,000	905,000	0
Alterations					637,360	637,360	478,000	39,840	39,840	39,840	39,840
Central Energy Systems and Unique Services Items					238,150	238,150	179,000	20,000	20,000	20,000	20,000
ESD Initiatives					357,225	357,225	268,000	30,000	30,000	30,000	30,000
Lifts - 1 No.					302,000	302,000	76,000	75,500	75,500	75,500	75,500
Siteworks (Site Preparation, Roadworks, Landscaping, etc)					6,024,000	6,024,000	2,303,000	1,680,000	620,000	171,000	1,250,000
External Services					614,000	614,000	461,000	38,250	38,250	38,250	38,250
Preliminaries (Alterations to External Services)					817,000	817,000	376,000	110,250	110,250	108,250	110,250
Nett Construction Cost					2,658	32,805,000	21,599,000	6,337,000	2,043,000	1,388,000	1,438,000
Special Provisions:											
Information Communication & Technology (Inc AV)				0.50%	164,000	164,000	115,000	32,000	10,000	7,000	0
Infrastructure Upgrade Allowance				0.50%	164,000	164,000	108,000	32,000	10,000	7,000	7,000
Design Contingency				4.00%	1,312,000	1,312,000	864,000	253,000	82,000	55,000	58,000
Construction Contingency				5.00%	1,640,000	1,640,000	1,050,000	317,000	102,000	69,000	72,000
Temporary Hire Facilities (ie. Portable Building Rental)					100,000	100,000	76,000	8,000	8,000	8,000	0
Total Construction Cost					2,932	36,185,000	23,842,000	6,979,000	2,255,000	1,534,000	1,575,000
Other Project Costs:											
Furniture, Fittings and Equipment				0.5%	181,000	181,000	119,000	35,000	11,000	8,000	8,000
Extra Over for Kitchen Equipment					75,000	75,000	75,000	0	0	0	0
Consultants Fees				7.00%	2,533,000	2,533,000	1,669,000	489,000	158,000	107,000	110,000
Headworks & Authority Charges				0.50%	181,000	181,000	119,000	35,000	11,000	8,000	8,000
Client Management Costs					Excluded	Excluded					
Total Project Cost - Current					3,173	39,155,000	25,824,000	7,538,000	2,435,000	1,657,000	1,701,000
Escalation:	%/Annum	Months %/Month	Factor	Total %							
To Construction Commencement:											
Nov-19	2.40%	9.0	0.20%	1.80%	656,000	656,000	430,000	127,000	42,000	28,000	29,000
To Construction Completion:											
Jun-21	2.00%	20.0	0.17%	2.00%	795,000	795,000	520,000	154,000	52,000	32,000	37,000
Total Project End Cost (excluding GST)					3,290	40,606,000	26,774,000	7,819,000	2,529,000	1,717,000	1,767,000

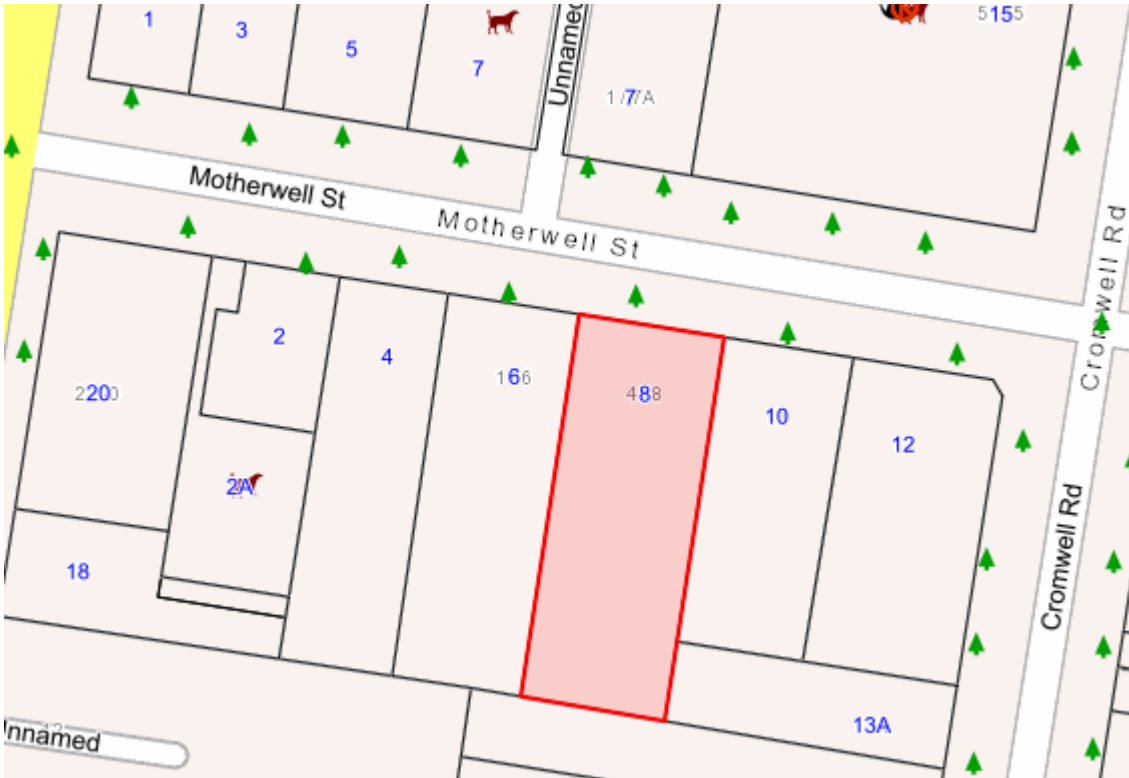
Notes:

- We have allowed \$500,000 for adverse soil removal to the existing facility
- We have allowed \$25,000 for asbestos removal to the existing facility

Item 4

Attachment 1 1 / 8 Motherwell Street South Yarra -
Attachment 1

1/8 MOTHERWELL STREET TOORAK - VEHICLE CROSSING APPLICATION ATTACHMENT 1
Site locality plan



View of the Golden Ash street tree



View of the proposed crossing location



Item 6

Attachment 1 Attachment 1 - Heritage Investigations

Places Investigated

Two Interwar Places – Federation Houses

1. 13-15 Avalon Road, Armadale
2. 44 Murphy Street South Yarra

Peer Review of Three Places – Federation Houses Study

1. 3 & 5 Wrexham Road, Windsor
2. 46 Kyarra Road, Glen Iris
3. 15 Mercer Road, Armadale

Twelve Individual Places in Armadale

1. 9 Erskine Street, Armadale
2. 12 Erskine Street, Armadale
3. 122 Kooyong Road, Armadale
4. 124 Kooyong Road, Armadale
5. 126 Kooyong Road, Armadale
6. 128 Kooyong Road, Armadale
7. 130 Kooyong Road, Armadale
8. 134 Kooyong Road, Armadale
9. 1002 Malvern Road, Armadale
10. 1006 Malvern Road, Armadale
11. 1010 Malvern Road, Armadale
12. 1026 Malvern Road, Armadale

Potential Precinct Area

1. The Avenue, Windsor

Places to progress pursued through a planning scheme amendment.

Individual Places

1. 1026 Malvern Road, Armadale
2. 15 Mercer Road, Armadale

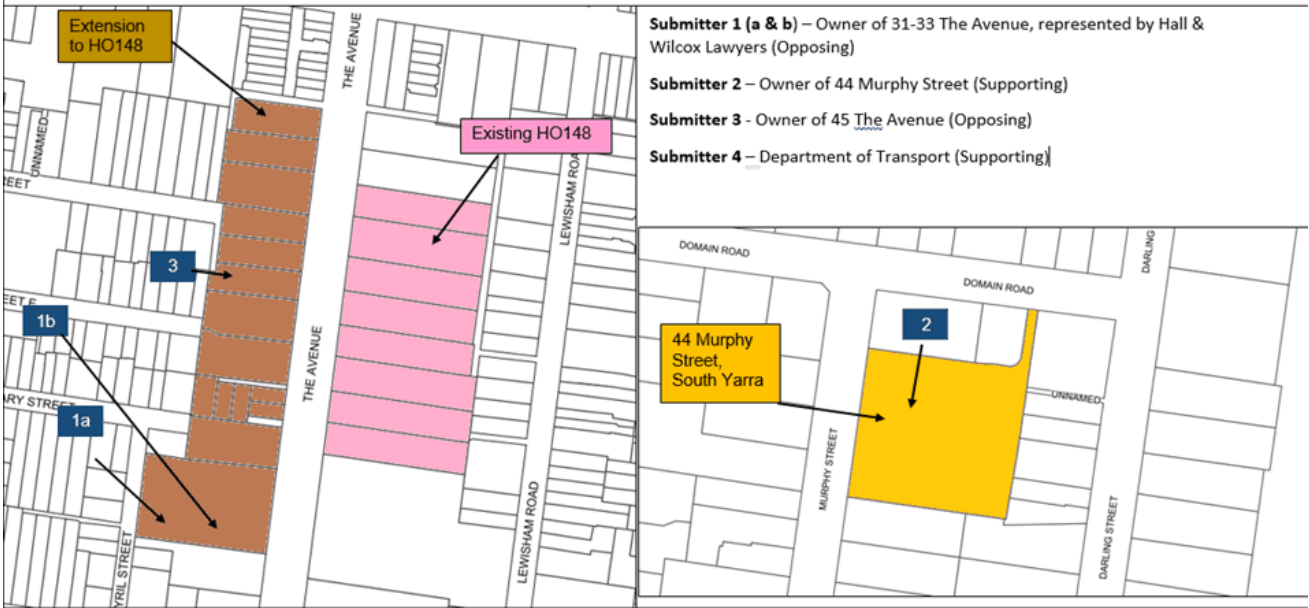
ITEM 6 ATTACHMENT 1 ATTACHMENT 1 - INDIVIDUAL PROPERTIES AND AREAS INVESTIGATED

3. 46 Kyarra Road, Glen Iris
4. 44 Murphy Street South Yarra

Item 6

Attachment 2 Attachment 2 - Map of Submissions

Amendment C282 – Map of Submitters



- Submitter 1 (a & b)** – Owner of 31-33 The Avenue, represented by Hall & Wilcox Lawyers (Opposing)
- Submitter 2** – Owner of 44 Murphy Street (Supporting)
- Submitter 3** – Owner of 45 The Avenue (Opposing)
- Submitter 4** – Department of Transport (Supporting)

Submitters not mapped:
 Submitter No. 4 (Department of Transport)

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Attachment 3 Attachment 3 - Table of Submissions

AMENDMENT C282– THE AVENUE PRECINCT EXTENSION AND THREE INDIVIDUAL PLACES

RESPONSE TO SUBMISSIONS

Themes:

- General Support
- Heritage Significance/Gradings/ Citation

THEME	SUMMARY OF MAIN ISSUES RAISED	OBJECTION /SUPPORT	COMMENT/ DISCUSSION	RECOMMENDATION
Submission 1A & 1B: 31-33 The Avenue, Windsor				
Heritage Significance	<p>1A:</p> <p>The property has always, in the past, been described as “insignificant” from a heritage and cultural point of view and we will be making further submissions when we are notified by your department for the public exhibition in November 2018.</p> <p>1B:</p> <p>1. An extension of the Precinct as proposed will lack the necessary cohesiveness given there is a mid-century block of flats and more modern townhouses immediately on the northern side of our client’s property, between it and the Victorian era buildings further to the north. These intervening, non-period buildings make the precinct disjointed and not readily readable as an intact heritage precinct.</p>		<p>1A:</p> <p>Comments from Council Officer:</p> <p>The <i>City of Prahran Character and Conservation Review 1993</i> notes that 31-33 The Avenue belongs to a precinct, identified for future investigation.</p> <p>Assessment undertaken by Bryce Raworth determined that the single storey Victorian villas at 31-33 The Avenue were significant to the precinct.</p> <p>1B:</p> <p>Comments from Council Officer:</p> <p>1. Bryce Raworth comments on the largely intact nature of the collection of late Victorian buildings within the Avenue Precinct in his memorandum of advice. He states that:</p> <p><i>Although the larger precinct would include some double-storey apartment blocks and townhouses – and would consequently not have the level of integrity and architectural distinction of the existing, more limited precinct – it would encompass both sides of the street and would be readily</i></p>	No change required.

			<i>legible as a precinct of predominantly Victorian development</i>	
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	<p>2. Further, buildings on our client's site have been significantly altered, with newer additions joining the two buildings at the middle and rear, detracting from the heritage significance and consistency of the buildings when compared to the other Victorian era buildings that are affected by HO148.</p> <p>3. The Moonee Valley panel supported the comments in the Advisory Committee's report on Review of Heritage Provisions in Planning Schemes, 2007 concerning the criteria to be applied, noting that this provides some clarity around the definition of a precinct:</p> <p><i>Criteria for the definition of precincts should take into account:</i></p> <ul style="list-style-type: none"> - <i>the geographic distribution of the important elements of the place, including buildings and works, vegetation, open spaces and the broader landscape setting</i> - <i>whether the place illustrates historic themes or a particular period or type of development</i> - <i>whether it is a defined part of the municipality recognised by the community</i> - <i>whether non-built elements such as</i> 		<p>2. Comments from Bryce Raworth Pty Ltd:</p> <p>We have inspected the buildings at 31 and 33 The Avenue once again, and have reviewed the submission as well as the 2018 citation for the extension to The Avenue precinct.</p> <p>Although the Victorian villas at 31 and 33 The Avenue have been adapted for use as medical consulting rooms – and have been linked to one another by a modern single-storey addition that is visible from the street – the two buildings remain readily legible to their Victorian form and contribute to the proposed The Avenue heritage precinct in terms of their period, form, scale and character.</p> <p>We believe they are of sufficient integrity and significance to warrant inclusion within the proposed extension to HO148.</p> <p>3. Comments from Bryce Raworth Pty Ltd:</p> <p>The memorandum by Bryce Raworth provides the Strategic justification for applying the Heritage Overlay to the area.</p> <p>Since the introduction of the first municipal heritage conservation studies in the 1970s, there have been numerous attempts to define an appropriate means of categorising sites of significance in terms of levels of significance. Nonetheless, it is clear that a broad range of factors can contribute to making a place significant. In accordance with the recommendations of the Review of Heritage Provisions in Planning Schemes Advisory Committee Consultation Paper (March 2007), the following factors should be considered when determining whether a precinct meets the threshold of significance for inclusion in the Heritage Overlay:</p> <ul style="list-style-type: none"> • rarity in the local context • degree of intactness • aesthetic value 	
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	<p><i>the subdivision pattern contribute to its significance</i></p> <p><i>With regard to the proportion of significant (or significant and contributory) buildings that is desirable within precincts, we consider that the stress on built fabric inherent in this question is misleading. Precincts need to be coherent, thematically and/or in terms of design and need to be justifiable in relation to protection of significant components. It is neither possible nor desirable to set hard and fast rules about percentages. (p.54)</i></p> <p>The Moonee Valley Panel noted further, at p.25, that:</p> <p><i>In addition to these useful tests, an element of “ground truthing” is required. The Panel concurs with Mr Raworth in that a key test for the credibility of a precinct is whether the layperson is able to recognise a particular precinct, that is, that the collection of buildings, its subdivision pattern and elements within the public realm provide a distinct feeling that the place is different to its surroundings. It is critical that the precinct’s ‘feel’ relates directly back to a clearly defined Statement of Significance and the historical theme that underpins it. This essentially goes to the question of integrity.</i></p>		<ul style="list-style-type: none"> • ability to demonstrate historic themes and patterns of development as documented in the Thematic and Environmental History <ul style="list-style-type: none"> • The Advisory Committee Report went on to define heritage precincts as being areas which: <ul style="list-style-type: none"> • contain buildings that derive considerable cultural significance from their context and/or relationship with others in the area; • have largely intact or visually cohesive streetscapes, creating precincts of historic and/or architectural integrity; • contain a large number of substantially intact buildings; • contain buildings that contribute to the historic or architectural significance of the area as a whole; • may contain historically or botanically contributory gardens, reserves and specimens. <p>This process is essentially a comparative one within the local area. There are, however, no definitive guidelines governing what constitutes a precinct. Nor is there an established minimum percentage of contributory places required to warrant a heritage control. That said, it is fair to say that a heritage precinct should be coherent, stylistically and thematically legible, largely intact, and contain a high proportion of contributory fabric.</p> <p>We believe that the extension to The Avenue precinct contains an appropriately high proportion of contributory buildings, even in its extended state. The area of the proposed extension demonstrates one of the existing precinct’s key periods of developments. The dwellings in the recommended precinct extension – including the Victorian</p>	
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	<p>And went to note, at 26, that:</p> <p><i>Overall, a key question for the Panel to consider in relation to the proposed new precincts is, while the exact reason the place is important does not have to be readily apparent, the layperson should be able to sense that they are in a precinct, which relates back to the cohesiveness of the grouping, integrity of buildings and identifiable precinct boundaries.</i></p>		<p>villas at 31 and 33 The Avenue – share many of the attributes listed in the existing statement of significance for HO148, including the generally uniform front and side setbacks, the largely consistent scale of built form, pitched roofs, and palette of materials.</p> <p>Although, as noted earlier, the larger The Avenue precinct would include some double storey apartment blocks and townhouses – and would consequently not have the level of integrity and architectural distinction of the existing, more limited precinct – it would encompass both sides of the street and would be readily legible as a precinct of predominantly Victorian development. In reality, the proportion of non-contributory infill introduced as a result of the precinct extension would remain comparatively low, even including the double storey buildings at 35 and 37 The Avenue.</p> <ul style="list-style-type: none"> • Despite that fact there is some double storey non-contributory infill development between the Victorian villas at 31 and 33 The Avenue and the balance of the proposed precinct extension to the north, it is the sharp transition to larger four-storey built form at 29, 27A and 27 The Avenue (on the western side of the street), and The Avenue hospital at 40 The Avenue (on the eastern side), that demarcates the streetscape and creates a readily legible southern boundary to the proposed The Avenue heritage overlay precinct. 	
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	<p>4. The current HO148 precinct (42-56 The Avenue, Windsor) contains mostly unaltered late Victorian and Federation example buildings. On the western side of The Avenue, the buildings at 39-45 present as largely unaltered late Victorian dwellings. On one view, it might plausibly be argued that the extension of HO148 to the properties at 39 - 45 would make sense. However, by including the properties at 31-33, 35 and 37 The Avenue, and the buildings at 47 and 49 The Avenue (also not Victorian/Federation buildings) the precinct would lack the level of consistency in theme, legibility and integrity and architectural distinction of the current precinct, particularly given the intervening non-period buildings at 35, 37, 47 and 49 The Avenue make no contribution and the alterations made to the buildings at 31-33 The Avenue detract from its importance. In these circumstances, it is submitted that the extension of HO148 as proposed would not be a readily legible and cohesive heritage precinct and would not meet the criteria identified above.</p>		<p>4. Comments from Bryce Raworth Pty Ltd:</p> <p>With the exception of the heavily altered Victorian villa at 47 The Avenue and the non-contributory elements within the streetscape, most of the Victorian and Federation buildings are largely intact to their original form, and contribute to the significance of the late nineteenth century precinct. On this basis, we believe that the western section of The Avenue from 31 to 53 (odd numbers) is of sufficient historical and aesthetic significance to warrant inclusion within HO148.</p> <p>Final Recommendations from Bryce Raworth Pty Ltd:</p> <p>Having regard for the above, we maintain that the buildings at 31-33 The Avenue are significant elements within the broader proposed The Avenue heritage overlay precinct. The two buildings share many of the attributes listed in the existing statement of significance for HO148, including the generally uniform front and side setbacks, the largely consistent scale of built form, pitched roofs, and palette of materials.</p>	
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Submission 2: 44 Murphy Street, South Yarra

<p>General Support</p> <p>Heritage Significance</p>	<ol style="list-style-type: none"> 1. The property is clearly 'significant'. I also note that there are no controls recommended for internal alteration, tree, fence or outbuildings. OK. Distinguished Melbourne architect Robert Bell Hamilton's brick front fence and bay seating at the front of the premises must also be included on the control. The actual entrance gates are newer additions and are beyond control 2. You may receive some opposition that must be negotiated between your panel of experts and owners who may not wish to have this heritage proposal applied. 3. A decrease in property values is often put forward, but this is a nonsense proposition and has no bearing as the passing of generations and time has clearly evidenced. It also has no bearing on heritage controls and the significance behind amendments for heritage protection. 4. I again submit my heritage recommendations in the attached research report that I compiled last year, when the proposal was first documented and disseminated to owners. (Please see attached report) 	<p>Support</p>	<p>1. Comments from Bryce Raworth Pty Ltd:</p> <p>The citation already makes reference to the brick walls at the driveway entrance with integrated seating being an original element. The citation also includes the modern driveway gates in the list of later additions of no significance. The statement of significance could nonetheless be amended to include the brick walls and integrated seating at the driveway entrance as elements that contribute to the significance of the place.</p> <p>No internal controls proposed. Internal alteration controls typically only apply to interiors of particular note and significance. The threshold of integrity and significance is high, and very few buildings within Stonnington warrant such a control. The decision not to recommend internal alteration controls is consistent with Planning Practice Note 1: Applying the Heritage Overlay (August 2018):</p> <p><i>Internal alteration controls over specified buildings can be applied in the schedule by including a 'yes' in the Internal Alteration Controls Apply? column. This provision should be applied sparingly and on a selective basis to special interiors of high significance.</i></p> <p>2. Noted.</p> <p>3. Comments from Bryce Raworth Pty Ltd:</p> <p>There have been a range of Australian studies that have sought to quantify the value of heritage places. Quantification studies (i.e. those studies looking beyond social impacts) have generally sought to identify the degree to which heritage values contribute to the price of residential properties, and whether or not listing such properties (i.e. seeking to ensure the maintenance of the heritage characteristics) affects property values.</p> <p>On the whole – and rebutting the common perception perpetuated by the media – the residential and commercial studies have demonstrated that property values have not</p>	<p>Citation to be amended to recognise brick front fence and bay seating as significant elements. No internal controls proposed.</p>
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	<p>5. You will see that I also recommend that the stained glass windows are treated as a part of the heritage control due to their rarity and significance and must never be wilfully removed. The interior common property entrance areas of the apartments and stairwells also need protection as these areas retain the character of the entire Tudor Village structure, built by Hamilton in 1933 and also include significant, bricking, metal work and stained glass windows.</p> <p>Photos and report are attached.</p>		<p>5. Comments from Bryce Raworth Pty Ltd:</p> <p>It is not practicable to list all of the elements of the building which might be original and significant. The citation adopts a standard format which identifies original materials and details as significance. Amending the citation to provide a more comprehensive list of all elements of significance creates a risk that any original items not on that list may be considered not significant. With respect to the interior common areas, refer comments above regarding internal alteration controls.</p> <p><u>Final Recommendations from Bryce Raworth Pty Ltd:</u></p> <p>Make minor amendments to the citation to include the brick walls and integrated seating at the driveway entrance in the list of elements the contribute to the significance of the place. The description can be amended to make reference to the metal work and stained glass as mentioned in the submitter's report.</p>	
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Submission 3: 47-47A The Avenue, Windsor				
Heritage Significance	<p>We request that the property at 47-47A The Avenue, Windsor be removed from the heritage Overlay for the following reasons.</p> <p>1. The external and internal Victorian features of the houses at 47 and 47A The Avenue were modified/alterd at least 55 years ago to the then-modern look to such an extent that no Victorian features have been left whatsoever, neither externally nor internally.</p> <p>Photos are attached.</p>	Objection	<p>Comments from Bryce Raworth Pty Ltd:</p> <p>We have inspected the site at 47 and 47A The Avenue once again, and have reviewed the submission relating to this building as well as the 2018 citation for the extension to The Avenue precinct.</p> <p>1. It is acknowledged that the Victorian villa at 47 The Avenue has undergone numerous unsympathetic alterations over the years and has been denuded of much of its Victorian detailing. For example, the original verandah has been removed and replaced with a small porch, the original front windows have been removed and the openings enlarged, and the original roof cladding replaced with roofing tiles. In addition, the facade has been rendered, and two of the three chimneys have been altered: only the chimney deepest within the site retains its Victorian detailing. The building was identified as being a 'contributory' heritage place in the 2018 citation – the equivalent of a C grading – on account of the unsympathetic alterations to its front facade (it should be noted that internal alterations have no bearing on whether a dwelling is considered to be contributory to its streetscape unless these are expressed externally). However, upon reconsideration, the order of change is such that the building's contributory status is marginal, and it may be better considered a non-contributory element within the streetscape.</p> <p>Nonetheless, non-contributory dwellings are typically included within the extent of heritage overlay areas because future development of these sites has the potential to undermine the significance of the broader heritage overlay area. In general, demolition of a non-contributory dwelling is not an issue subject to an appropriate replacement design. Council's heritage policy at set out at Clause 22.04 of the Stonnington Planning Scheme</p>	<p>47-47A The Avenue, Windsor, should be identified as a non-contributory element within the broader extended The Avenue heritage overlay precinct, HO148.</p>

	<p>2. A series of properties on the western side of the Avenue have been vastly modified or re-developed quite a number of years ago to be regarded as heritage buildings.</p> <p>3. If the property is not removed from the heritage List, it will bring about enormous problems to us.</p>		<p>encourages infill development that is compatible in scale, siting, massing, design, form and materials with the character of the broader heritage place or precinct</p> <p>2. With the exception of the heavily altered Victorian villa at 47 The Avenue and the non-contributory elements within the streetscape, most of the Victorian and Federation buildings are largely intact to their original form, and contribute to the significance of the late nineteenth century precinct. On this basis, we believe that the western section of The Avenue from 31 to 53 (odd numbers) is of sufficient historical and aesthetic significance to warrant inclusion within HO148.</p> <p>The western side of The Avenue from 31 to 53 (odd numbers) is of sufficient historical and aesthetic significance to warrant inclusion within HO148.</p> <p>3. Comments from Council Officer:</p> <p>The Heritage Overlay is one component for regulating land use and development via the Planning Scheme, which is a long established and accepted practice in Victoria. The Heritage Overlay, in most circumstances, does not prevent redevelopment, restoration and sympathetic additions and may not have significant impact to owners.</p> <p>Comments from Bryce Raworth Pty Ltd:</p> <p>Heritage controls aim to help prevent inappropriate development in heritage places. They are concerned with preserving heritage and ensuring that future development is appropriately sympathetic to the qualities of the heritage place. It is generally understood and accepted at all levels of Government that there is value in protecting heritage places. Under the Planning and Environment Act (1987), it is incumbent upon the various authorities 'to conserve and enhance those buildings, areas and other places which are of scientific, aesthetic architectural or historic interest, or otherwise of special cultural value.' Under current state policy, responsible authorities such as the City of Stonnington are obliged to identify, conserve and protect places of cultural value from inappropriate development.</p>	
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Submission 4: Department of Transport				
General Support	DoT has no objection to the proposed.	Support	Noted	No change required.

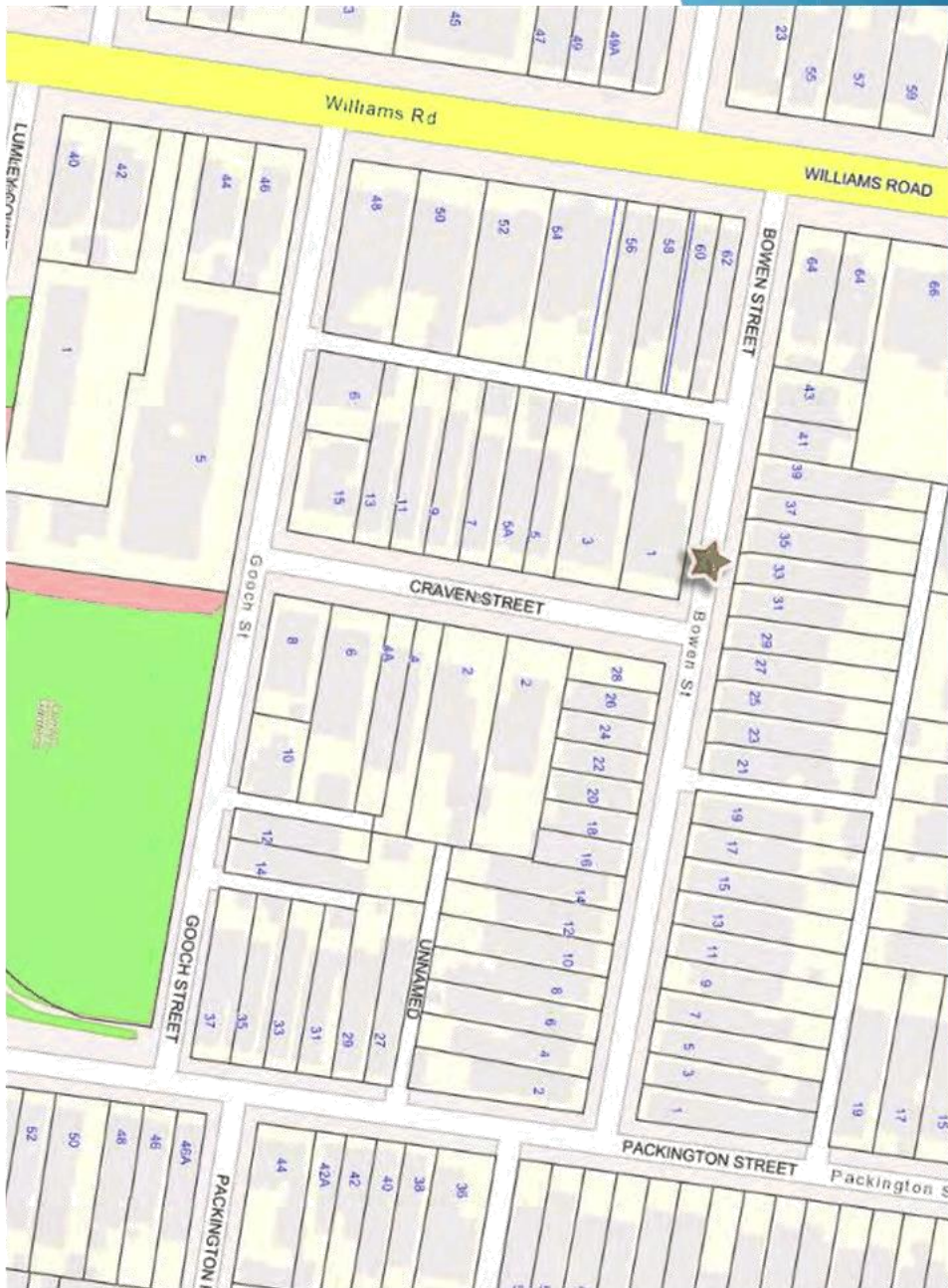
Item 7

Attachment 1 Attachment 1 - Bowen Street Tree
Images

Bowen Street, Prahran



Location



Street trees

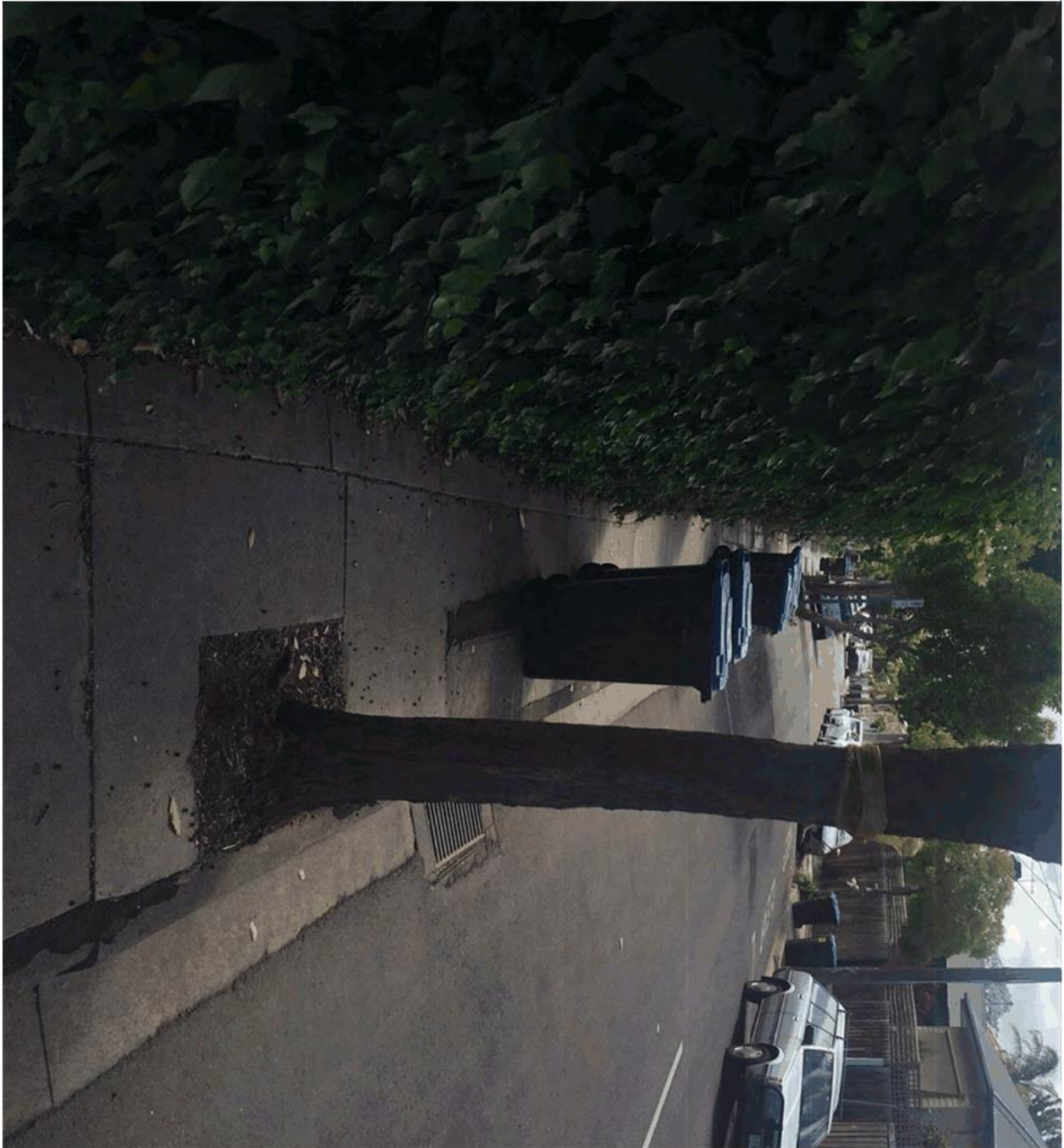
- 10 x *Lophostemon confertus* (Queensland Brush Box)
- 2 x *Melaleuca linarifolia* (Snow in Summer)
- 1 x *Melaleuca styphelioides* (Prickly Paperbark)
- 16 x *Tristaniaopsis laurina* (Kanooka / Water Gum)

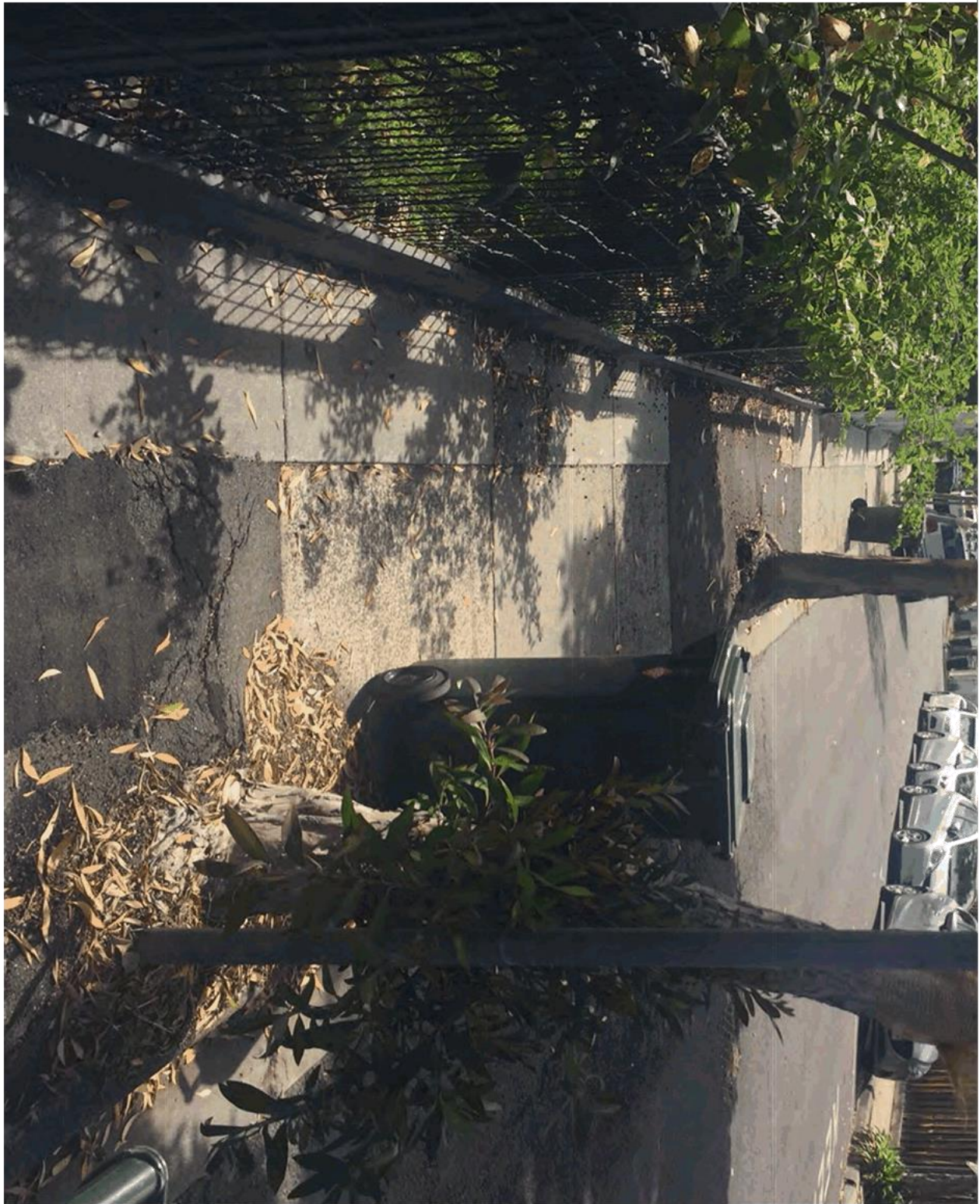




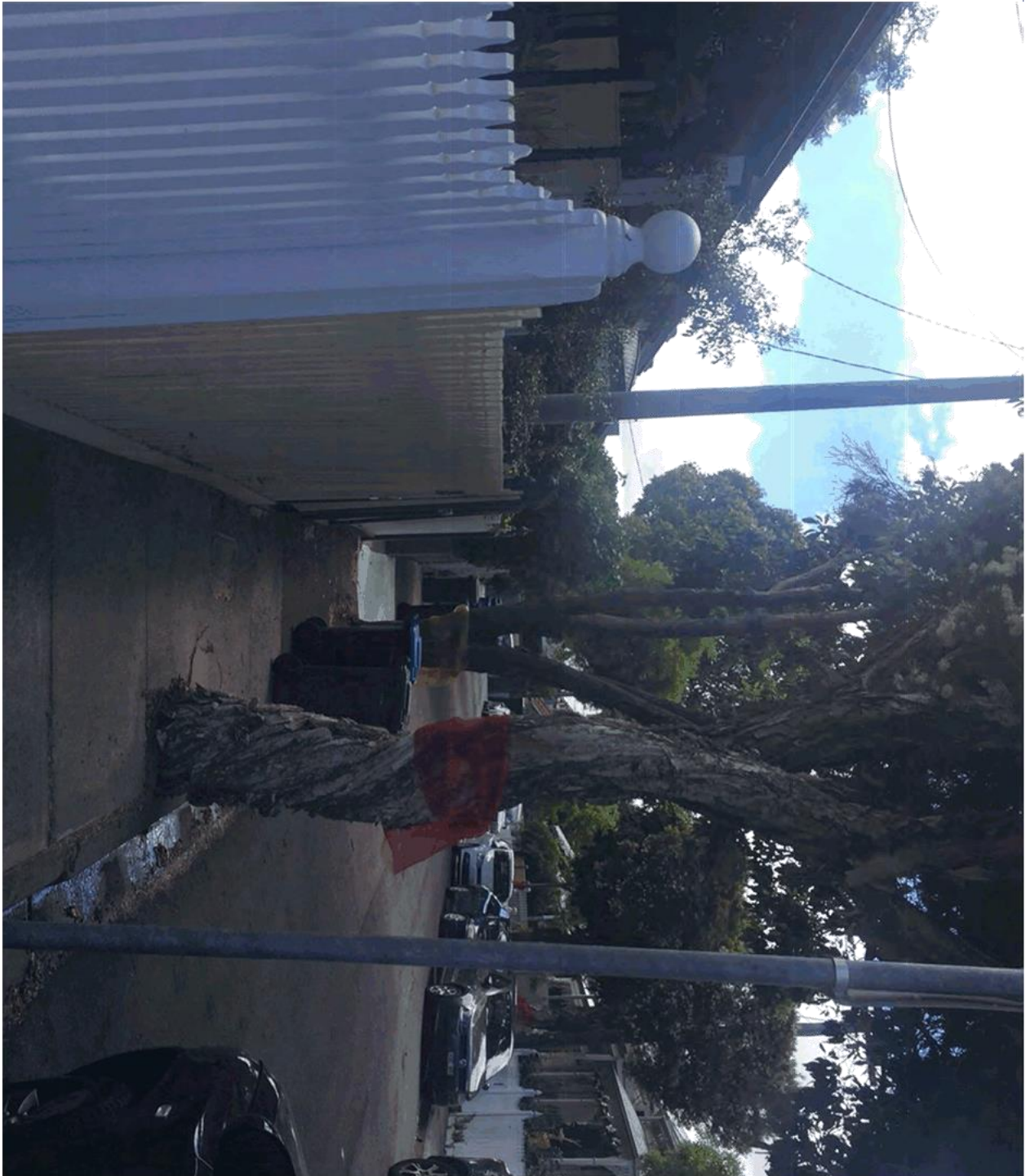




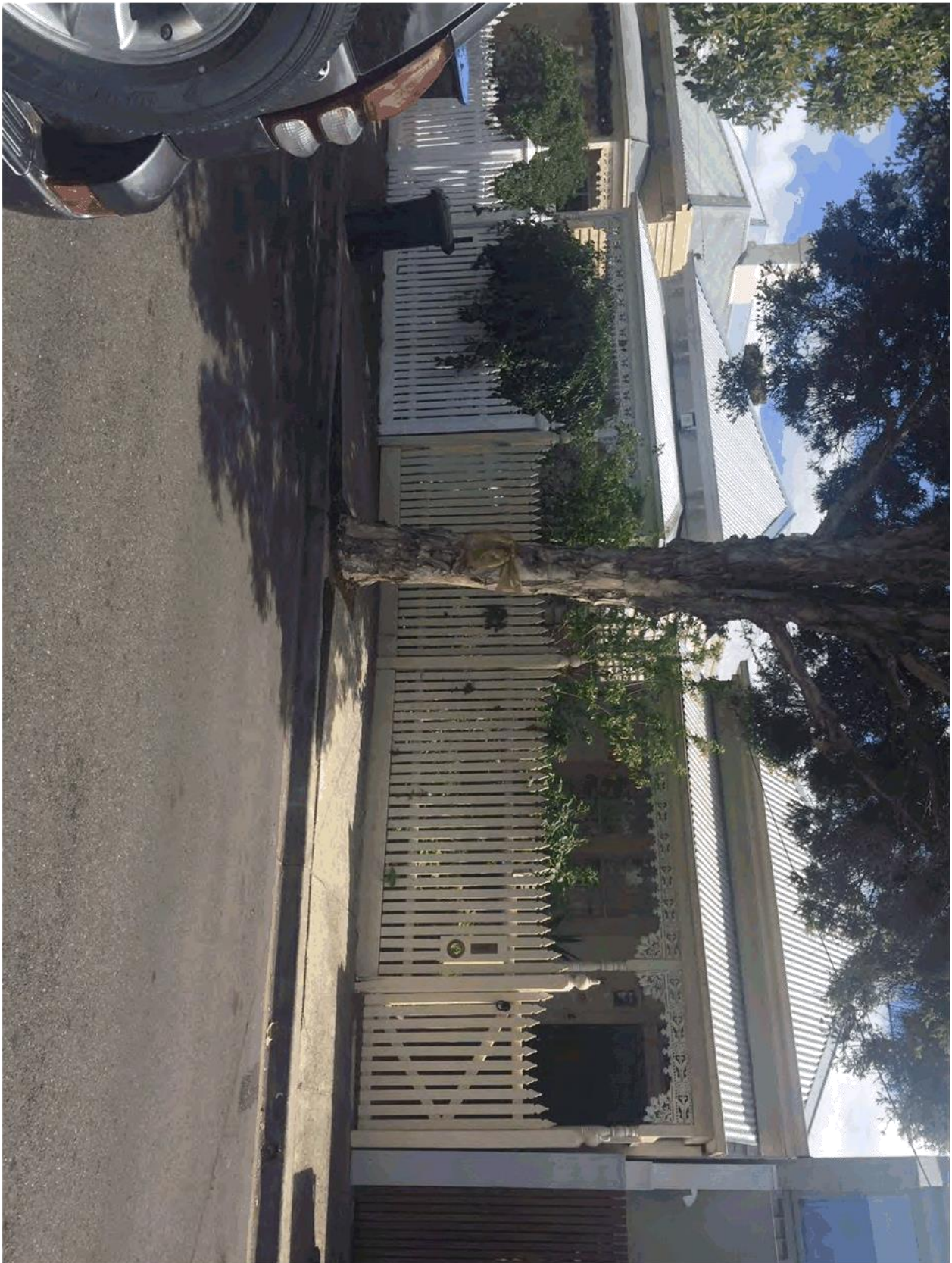










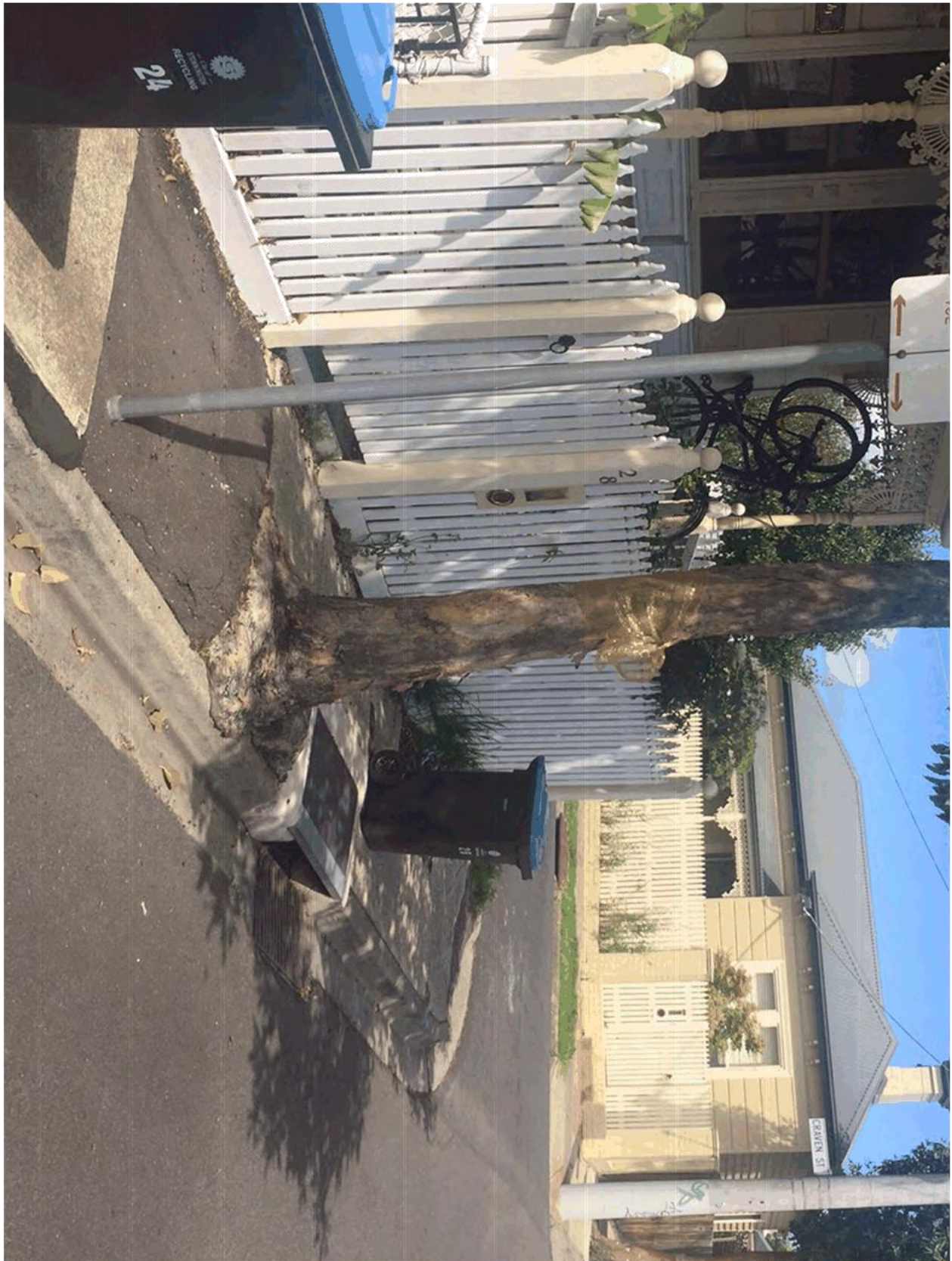






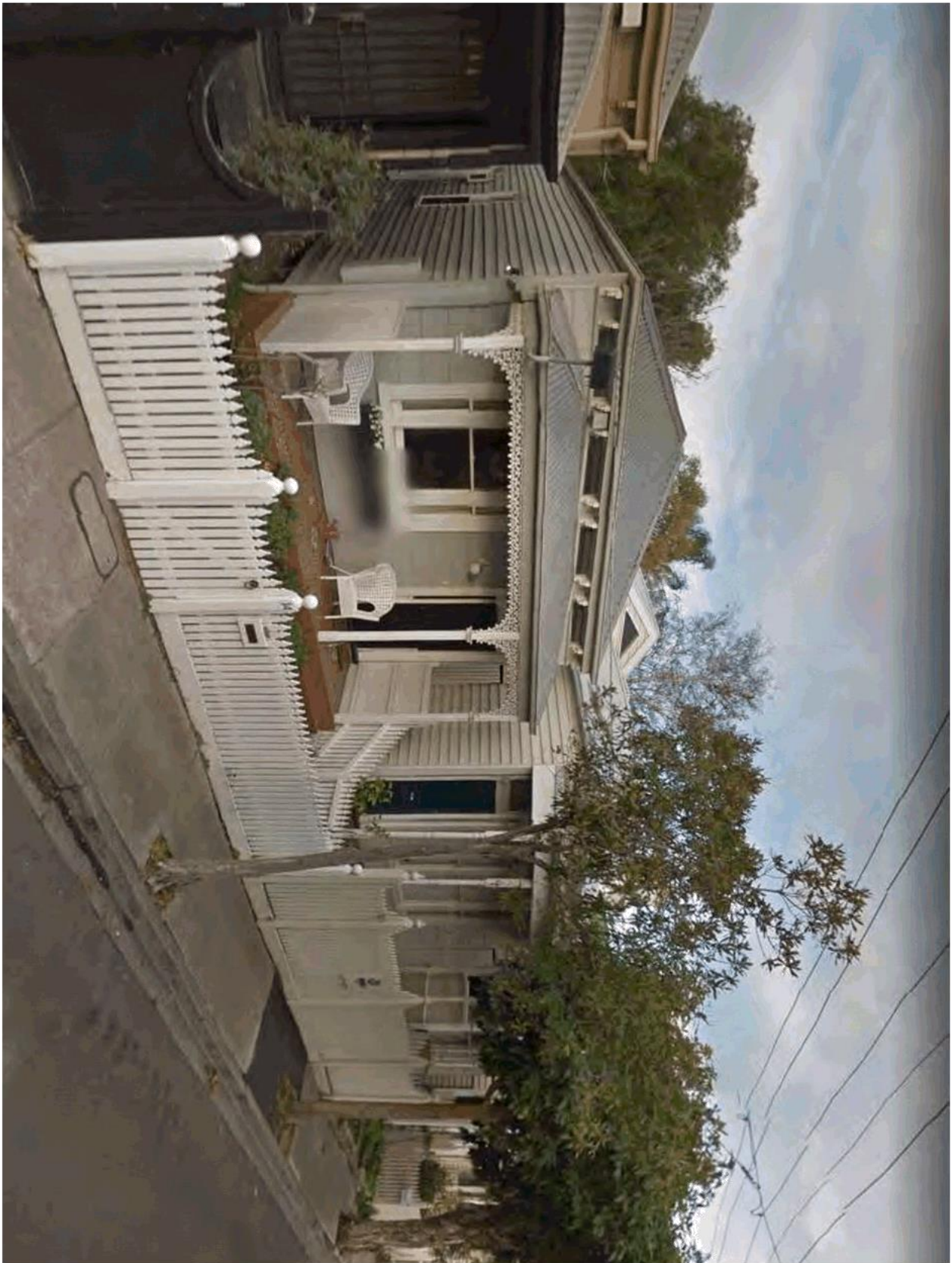


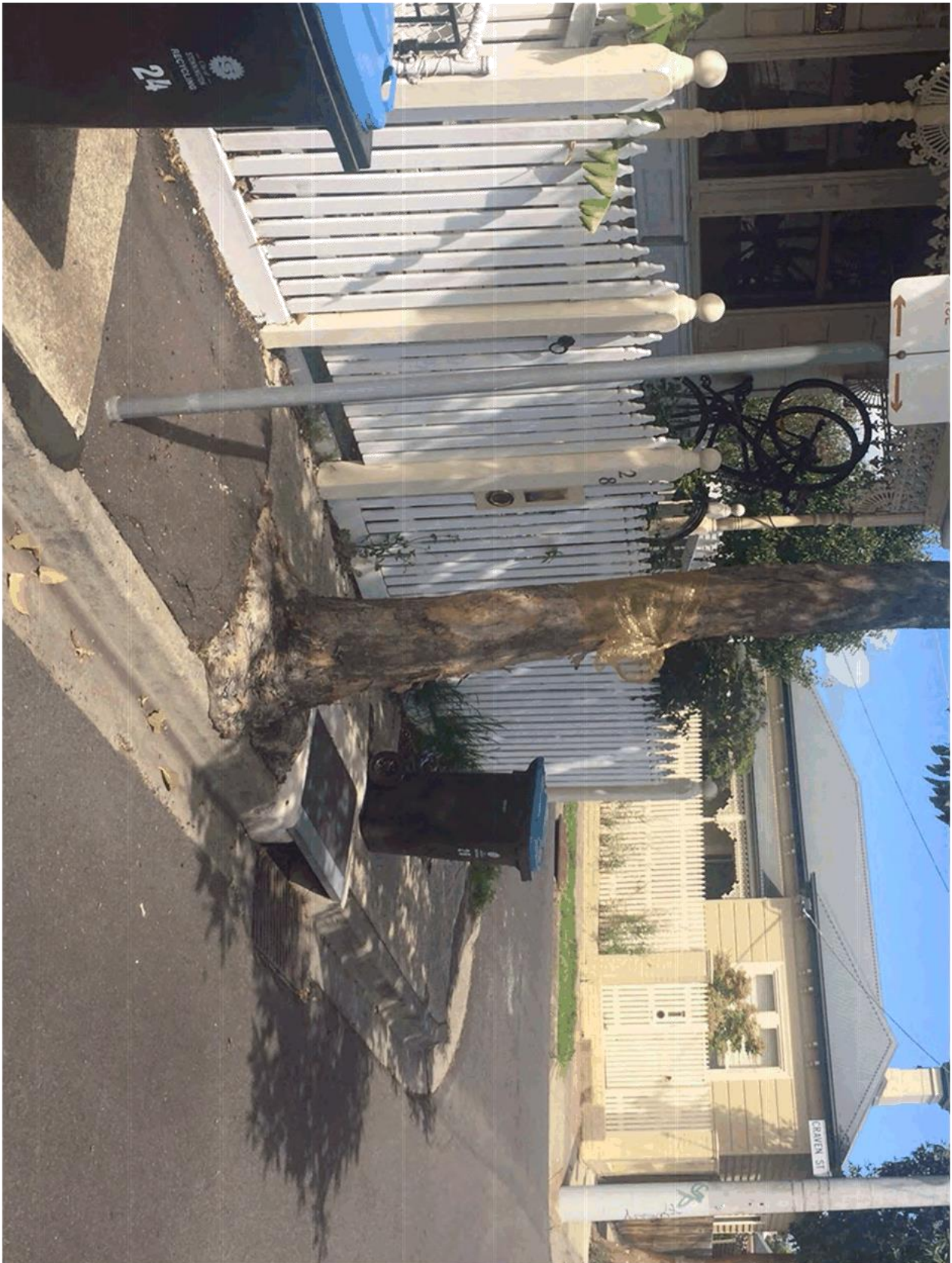












Item 7

Attachment 2 Attachment 2 - Bowen Street tree
planting options included in resident
survey

Attachment 2 – Bowen Street tree planting options included in resident survey



Item 8

Attachment 1 Attachment 1 - Naming Summary

NAMING SUMMARY

Cato Circus

Diversity and a global meeting place.
A spectacle and experiential destination.

Lyric Place

A nod to history with the music scene,
a focus on local engagement and integration.

Cato Square

Represents local community, recognisable.

Cato Crossing

Recognisable landmark where 'X'
marks the spot.

Fab Square

Fed Square is the well known cousin, but this
is more cheeky and playful, and not afraid to
poke a tongue out and be irreverent.

Globe Garden

Represents an international (world-class)
meeting point, worthy of visitation. Nod to
green spaces.

The Social

A destination point, celebrates diversity
and activation. Easy to say.

The Cut

Confident, short, sharp and a reference
to decades of past use.

The Scene

Highlights the social aspect, framed as
diverse and engaging.

The Stage

An opportunity to perform; socially
engaging, a show stopper.

Ovation Place

Also socially engaging.

Encore Square

Also socially engaging...for the stage that
never has a last song.

Paradiso Place

Celebratory, social, fun.

Circus Plaza

Combining a social meeting point with
activation.

The Carousel

Talks to celebration, a spectacle - showstopper.

Please note Hayne's recommendations for the names are highlighted and have been cross referenced for URL availability and trademark rating.

Item 8

Attachment 2 Attachment 2 - Cato Naming Criteria

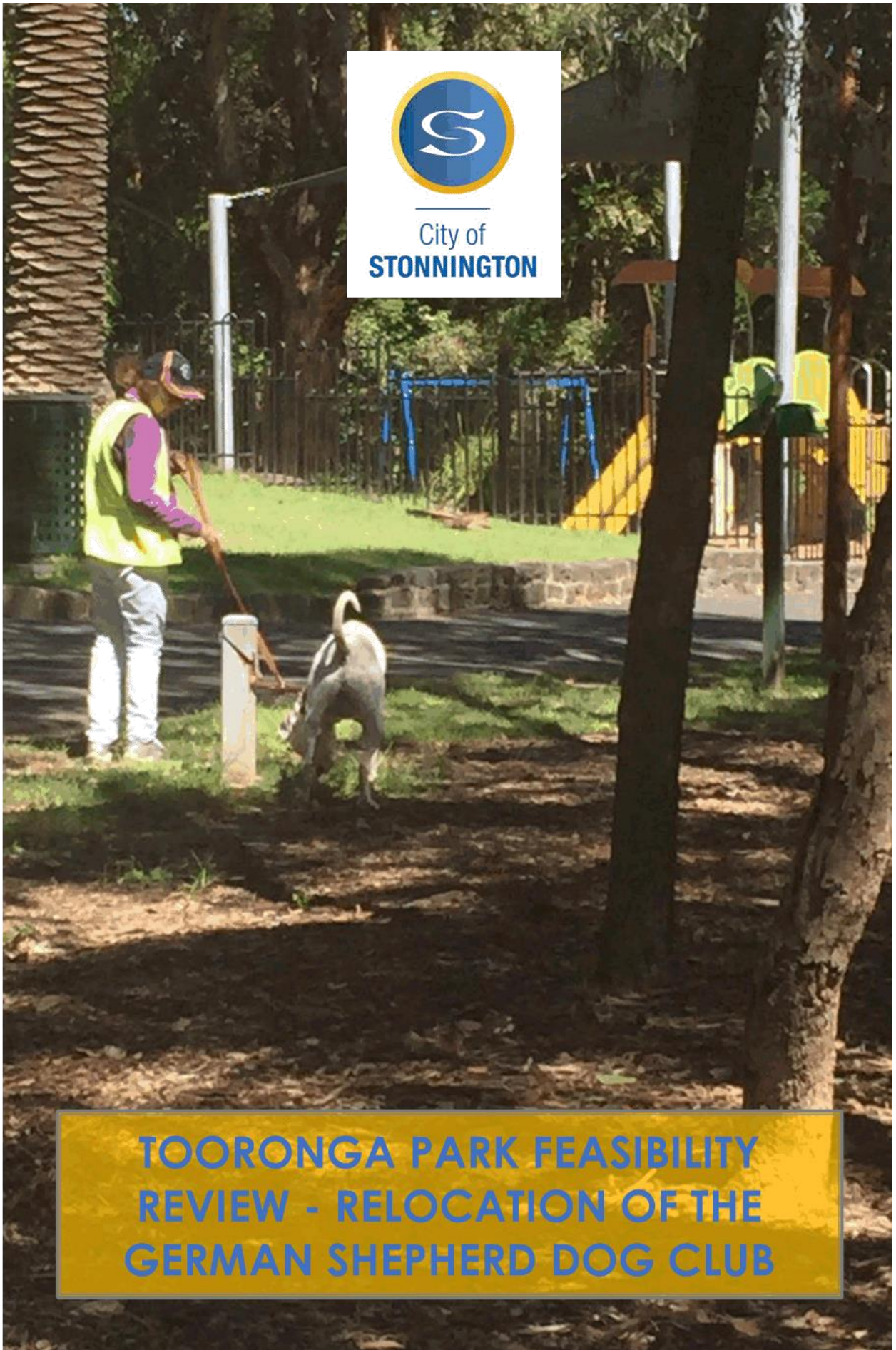
NAMING CRITERIA

Use naming criteria to evaluate names — what do we want the name to convey?

STRATEGIC AND DRIVERS & PERSONALITY	FUNCTIONAL AVAILABILITY	PROJECT NAMING CRITERIA	KEY VICTORIA NAMING CRITERIA
<ul style="list-style-type: none"> Brave new world (Ambitious) 	<ul style="list-style-type: none"> <input type="checkbox"/> Linguistics: Is easy to say and spell for majority of languages. 	<ul style="list-style-type: none"> <input type="checkbox"/> Reflects economic & cultural vibrancy Prahran & Chapel Street precincts 	<ul style="list-style-type: none"> <input type="checkbox"/> Relevant to local area
<ul style="list-style-type: none"> Outside the square (Innovative) 	<ul style="list-style-type: none"> <input type="checkbox"/> Trademark Rating: Appears free for trademark based on desktop screening. 	<ul style="list-style-type: none"> <input type="checkbox"/> The name reflects the vision and primary purpose 	<ul style="list-style-type: none"> <input type="checkbox"/> Use of Aboriginal language is encouraged
<ul style="list-style-type: none"> Experience first (Engaging) 	<ul style="list-style-type: none"> <input type="checkbox"/> URL Availability: Possible URL available. 	<ul style="list-style-type: none"> <input type="checkbox"/> Is it world-class and welcoming 	<ul style="list-style-type: none"> <input type="checkbox"/> Should not be named for a commercial business, trade name, estate name or not-for-profit organisation
<ul style="list-style-type: none"> Celebrate diversity (Welcoming) 	<ul style="list-style-type: none"> <input type="checkbox"/> Sustainability: Has longevity for future generations. 	<ul style="list-style-type: none"> <input type="checkbox"/> Represents a cultural significance to Prahran & Chapel Street 	<ul style="list-style-type: none"> <input type="checkbox"/> Should not exceed 25 characters <input type="checkbox"/> Key feature type/descriptor should be included in the name

Item 9

Attachment 1 Toorak Park Feasibility Review -
Relocation of the German Shepherd
Dog Club



**TOORONGA PARK FEASIBILITY
REVIEW - RELOCATION OF THE
GERMAN SHEPHERD DOG CLUB**

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1. Background Information

1.1. Purpose for the Report

The site review was conducted to determine whether Toorong Park would be suitable as a permanent location for the Malvern German Shepherd Dog Club (GSDC), and in particular determine:

- if the site has the capacity to accommodate the needs of the club, and if so, how the activities of the club might be incorporated into the site
- if and how other activities and use of the site might be impacted by the relocation, and how these impacts could be addressed
- the suitability of the site as a dedicated dog park.

1.2. Council Resolution

In November 2017 Council resolved to relocate the East Malvern Junior Football Club to Basil Oval, which then required the relocation of the GSDC from Basil Oval to Waverley Oval

The Council resolution recommends that Council:

1. Work with the GSDC, Malvern Branch and operator of Council's Pound to develop a proposal to establish a permanent dog park at Toorong Park for the community and to accommodate the needs of the GSDC and further support pound operations
2. Receive a proposal for a permanent dog park at Toorong Park
3. Relocate the GSDC to Toorong Park.

1.3. Planning for Dogs in Open Space

3.2.1 Council Documents

There are two documents that make reference to dogs in parks and reserves and associated issues. These documents are:

- The Domestic Animal Management Plan (DAMP, 2017) which highlights:
 - the education, information, monitoring (e.g. registration compliance) and patrol functions of Animal Management service staff in parks
 - temporary A-frame signage to remind owners of off leash and dog waste requirements

The DAMP does not make any recommendations relating to the planning and provision of off-leash areas or partnerships with dog obedience/training clubs or organisations.

- The Public Realm Strategy (2010) which notes that:
 - Population (people and dogs) growth and decreasing private open space has resulted in increased wear, tear and damage to open space and particularly sports grounds in dog off-leash areas p42
 - Opportunities for core activities such as walking, cycling, walking the dog, relaxing, enjoying the views, jogging, playing or watching sport should be available in each suburb (p52) and within neighbourhoods (p79)
 - Dog walking is a legitimate recreational/health-related pursuit because it encourages physical activity and social connection; and the need for dog-friendly spaces around high-density housing pockets is important p79

The Public Realm Strategy recommends:

- That a 'Dogs and Public Realm Plan' be developed
- There be local laws and signage related to dogs in each green public space
- Special 'dog parks' or smaller dog enclosures within appropriate public spaces be implemented

In addition, The Recreation Plan includes two generic 'directions' that are relevant to the planning for clubs in general. These relate to facilities and policy and are as follows:

Accessible Facilities - Priority 2

- Direction 1 - Provide facilities that support casual sport and recreation opportunities to enhance health, wellbeing and social inclusion

The implications for the planning of dog clubs

- Dog clubs are an opportunity through which Council can engage with dog owners to achieve:
 - Improved compliance with local laws and legislation
 - Enhanced dog owner etiquette and control of dogs

Policy and Procedure Development - Priority 5

- Direction 1 - Develop a framework to guide and support fair and consistent decision-making that enhances the provision of sport and recreation opportunities for all sections of the community.

The implications for the planning and support of dog clubs

- The needs of dog clubs should be addressed in line with the same principles applied to the planning and provision for other clubs using open space

The Recreation Strategy also includes two recommendations¹ relating to dogs, the focus of which is on compliance rather than open space planning and provision. They are as follows:

Recommendation 6.6 - Develop an education program for dog owners regarding their responsibilities and relationship with other sportsground users.

Recommendation 6.5 - Improve signs at all sportsgrounds to better inform users of permitted and allocated use and to ensure dog walkers are aware of all 'off-lead' areas and times within the municipality.

3.2.2 Principles that Have Guided the Review

The following principles have guided the review:

- The GSDC:
 - The GSDC is a valued organisation and is recognised for the unique contribution it makes
 - The GSDC is the only dog obedience group / club operating in Stonnington and it is important to support its longer-term presence in the city
 - GSDC has specific indoor and outdoor facility requirements including access to a pavilion and outdoor space
 - Any site chosen for the permanent relocation of the GSDC should, as best as possible accommodate the majority of the operational needs of the club
- Save-A-Dog-Scheme
 - is a valued organisation and is recognised for the unique contribution it makes
 - relies on direct to Tooronga Park in order to exercise shelter/pound dogs, as part of the temperament testing program, and to introduce dogs to prospective owners
 - relies on access from the rear of the building to the park (risk management) and to service areas e.g. the laundry and drying facilities
- Community use of Tooronga Park
 - General community access to and through Tooronga Park or part of Tooronga Park will be retained.

2. Tooronga Park

2.1. Site overview

Tooronga Park is approximately 15,655 sq mts in size. However, in terms of space that is suitable for the needs of the GSDC there would be at best, be 9,335 sq mts. This includes a narrow section of the park which is approximately 12 mts wide and not suited to the majority of the club's activities.

The park is best described as a linear park and largely landlocked between the Monash Freeway (sound barrier fencing) to the north and the Glen Waverley rail line to the south (no fencing). The Council depot and transfer station adjoin the site to the east and the Save-A-Dog Scheme/Council pound operates from a building adjacent to the north-east corner of the site.

There is restricted vehicle access to the site and the only parking is to the south of the rail line in Milton Parade, and in Weir Street on the north side of the entrance to the dog pound.

¹ Recreation Strategy, p 35

Feasibility Review – Relocation of the GSDC

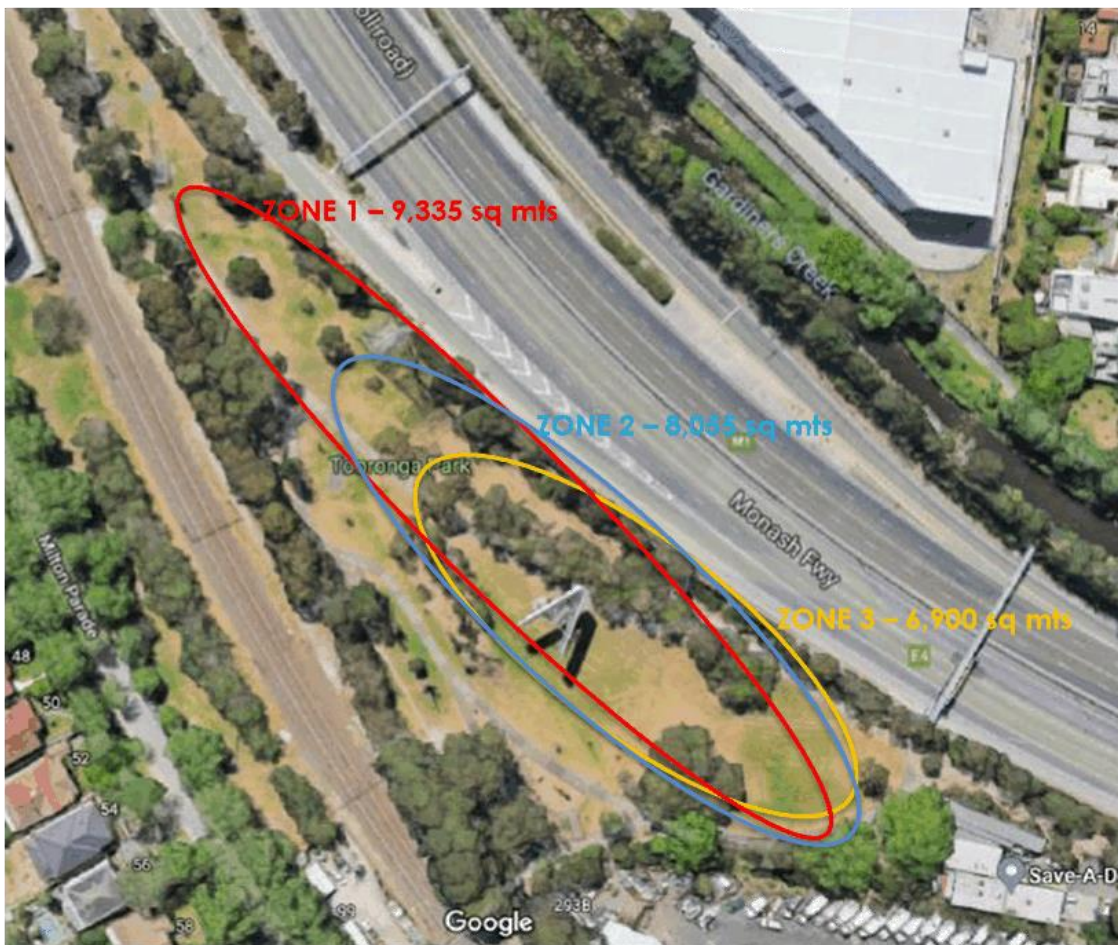
There is a small fenced playground and liberty swing, a basketball half court and a practice cricket net along the length of the park. A trail runs east west through the park and also links to the Milton Parade footbridge. Trees line the boundary of the reserve and there are approximately four stands of trees through the centre of the site.

Pedestrian access is via the footbridge over the rail line from Milton Parade and via the Weir Street at the east end and Toorak Road at the west end of the park.

Because of its location there is no opportunity for passive surveillance of the site via drive-by, local houses, or pedestrians on local streets

The park is designated as a dog off-leash site, and there are no local law requirements for dogs to be on a leash when on or in the vicinity of the trail.

Plate 1 – Approximate size of areas at Tooronga Park that have been considered for the purpose of the review



2.2. Use of Toorong Park

3.2.3 General Community Use

Site observations were undertaken by Austraffic in order to gauge the level of use of Toorong Park during times that the GSDC would operate if they were to be relocated to the park. Observations identify a low but consistent use of the Toorong Park trail by walkers both with and without dogs on Sunday mornings.

Observations indicate that on a Sunday Toorong Park is used more by dog owners than non-dog owners. This is evidenced by the two mornings when there were considerably more dog owners using the park than non-dog owners.

Overall pedestrian numbers varied from a high of 181 on Sunday 4/3/18 to a low of 77 on Sunday 18/3/18. The number of dogs was fairly consistent over this time but on two of the mornings there were nearly twice as many people with dogs as people without dogs.

Similarly, on the observation Sundays there were more families with dogs using the playground, than families without dogs, and on two of the Sunday mornings it was only families with dogs using the playground.

On Sunday mornings, there were more people with dogs in the vicinity of/using the playground than people without dogs, whereas on a Wednesday evening there were a similar number with and without dogs using/in the vicinity of the playground.

On Wednesday evenings between 4.45 and 8.00pm there were significantly fewer people using the park than on Sunday mornings. There were also more people without dogs using the trail on Wednesday evenings than people with dogs. There was at least double the number of dogs in the park on a Sunday morning than on Wednesday evenings.

Austraffic Pedestrian Counts are provided in Appendix 1.

3.2.4 Save-A-Dog Scheme

The park is used during the week and at weekends by the Save-A-Dog Scheme for the walking, twice a day, of shelter and impounded dogs. The walking of dogs coincides with the availability of volunteers.

The organisation also uses the site at weekends when prospective dog owners and families are introduced to dogs. SADS report that this can involve up to 70 people over the course of a day, though this number on any one day is rare.

Observations carried out for the review indicate that on a Sunday morning there is likely to be approximately 20-25 people associated with SADS using the park, with a similar number of dogs. From observations, it appears unlikely for there to be any more than 10 people associated with the SADS, including dog walkers and prospective new owners, in the park at any one time. This generally involves a similar number of dogs. On the morning of Sunday 25/3/18 there were no people and dogs associated with SADS activities observed.

3. Operational requirements of SADS and the GSDC

3.1. GSDC

3.1.1 Summary Information

The GSDC is the only dog club in the municipality. Membership has been around 160 people and 200 dogs. Many members own and train more than one dog.

Prior to its temporary relocation to Waverley Oval, the GSDC tenanted Basil Oval at Darling Park in East Malvern for over 40 years. During this time, the club was temporarily relocated to Malvern Valley Primary School for 12 months in 2013 while the pavilion at Basil Oval was being developed. The club is now operating from a temporary site at Waverley Oval until a more permanent home can be found for the club.

The club used most of the Basil Oval (approximately 18,910 sq mts) and now Waverley Oval, for Sunday morning activities. Wednesday evening activities needs a smaller space because the focus is on approximately 25 competition, show and high-performance dogs. Often there are only 10 handlers and dogs on the ground at any time. The focus of activities on Wednesdays

changes each week depending on the needs of the dog owner/handler and requires a smaller space than Sunday morning activities

The club routinely has non-German Shepherd dogs train with them for basic obedience and socialisation training. Approximately 15% of the young dogs in classes in any one year are non-German Shepherd breeds. Council officers refer residents to the club.

The diagram in Appendix 2 provides an approximation of the area and layout of equipment used for Sunday morning activities at Basil Oval.

3.1.2 GSDC Facility Requirements

This section provides an overview of the operational requirements of the GSDC

- The location, configuration and size of the site needs to:
 - be approximately similar to the size of Basil Oval (former location)/Waverley Oval (current location)
 - enable clear site lines between the instructors at each station and the administration centre and instructors. This is a necessary risk management requirement
 - allow for a necessary buffer between groups and activity stations, particularly relevant for novice and intermediate dogs and owners, and puppy groups
 - allow for adequate distance between adjoining pedestrian and cycling trails and training groups
 - allow for adequate distance between bushland and any potential nearby hazards such as railway lines and roads; or for there to be appropriate fencing between the potential hazard and activity areas
- Car parking:
 - parking for approximately 100 cars required with parking provision for approximately 20 cars that will be in sight of the operational area.
Dogs owned by instructors and administrators are left secured cars on and off during club activities/training sessions but must be within sight for safety reasons and ease of access for demonstration purposes
 - It is satisfactory for people attending training/classes to walk dogs in to the site from nearby parking options
- Floodlighting that allows adequate visibility and safe use of the open space on Wednesday evenings
- Pavilion
 - Pavilion / clubhouse that is located away from main roads with access to a kiosk / canteen and meeting space equivalent in size to the Sheridan Pavilion layout
 - Easily accessible (i.e. no stairs) storage space, that allows roll-in/roll-out of equipment, at least equivalent in size to the Sheridan pavilion.

3.1.3 GSDC Use of Waverley Oval

The GSDC reports that Waverley Oval satisfies the clubs needs in terms of access to workable open space. That is, an area that provides the necessary buffers from other parkland activities and users, and good sight lines between instructors (risk management). In terms of access to indoor space the club is satisfied that once canteen storage is finalised that the venue meets requirements.

The club would need reassurance that they would have a secure term of tenure at the site if they were offered ongoing tenancy of the site.

3.2 Save-A-Dog-Scheme (SADS)

SADS values the relationship the organisation has had over the years with the GSDC and the contribution the club has made to SADS fund-raising activities. It is for this reason that SADS finds it difficult to raise points of concern about the possible relocation of the GSDC to Tooronga Park.

SADS is frustrated that restrictions were placed on the size of their facility when now Council is giving consideration to a possible extension of the building for use by another group. SADS would first like to discuss with Council their facility needs before consideration was given to an extension of the building for the GSDC.

SADS is particularly concerned that any extension to the rear of the building would restrict its rear access to the park and laundry facilities. This would require dogs and volunteers to exit via the front of the building either through the main reception area or through the animal intake/impound area. For risk management reasons this mix of activities, dogs and people would be discouraged.

SADS is also concerned about the loss of space and large trees immediately to the rear of the building if a stand alone pavilion was erected. This is an area used by animal handlers with dogs.

SADS notes that Sunday morning club activities (GSDC) has the potential to cause conflict between the two organisation's activities. The narrow configuration of the park, and central trail which is used by SADS's dog handlers, will not allow for easy integration of SADS activities and GSDC activities.

SADS is also concerned about the possible removal of trees in order to accommodate GSDC

4. Malvern GSDC and Tooronga Park

4.1. Site Challenges Associated with the Relocation of the GSDC to Tooronga Park

The following provides a summary of site challenges/constraints that may be relevant to the proposed relocation of the GSDC to Tooronga Park:

1. The size of the site and configuration of the site and free open space

The 'practical area' available at Tooronga Park is less than half the size of the area used by the GSDC at Basil Oval (13,000 sq mts - 15,655 sq mts) (Refer Appendix 2). There is between 6,900 sq mts and 9,335 sq mts 'practical area' available at Tooronga Park (Refer Plate 1).

This does not take into account any additional reduction in space associated with buffers that might be required to adequately separate GSDC from other park activities.

'Practical area' refers to the space that provides for activity stations and allows for buffers between GSDC activities and other park activities. The long narrow nature of the park does not allow for the collocation of activity stations such that there are direct and multiple sight lines between instructors. Current risk management practices require cross sighting by at least two instructors and the administration station.

The western end of the larger area (Refer Zone 1 in Plate 1) will bring club activities into potential conflict with trail users due to the narrowing of the site at this point.

The capacity of the site is also limited by the vegetation plantings which minimise the clear open space available for the layout of equipment. The club is happy to work in and around trees for those activities where the trees can be integrated into training exercises. However, due to the nature of club activities, a significant area of clear open space is a key requirement for the club.

2. Pavilion / storage facilities

There are no pavilion or storage facilities on site. For the site to accommodate the GSDC, pavilion and storage capacity needs to be similar to that at Sheridan Pavilion (approximately 55 m²).

Given the opposition of SADS to integrate a pavilion facility to the rear of their building, consideration might need to be given to a stand-alone pavilion. Location of a pavilion would be limited due to the significant trees on the site.

Options for the location of a small pavilion might include in the depot compound; a site partially in the depot compound and park; or at the rear of the SADS's building.

Options would need to consider the practicalities of a depot compound location; opposition by SADS and the impact of a pavilion on park activities and space available for GSDC and other park activities.

3. Car parking

No onsite car parking is available, or car parking that is within sight of the park. There is no disability car parking apart from that associated with the SADS building in Weir Street. There is very little car parking available in Weir Street.

SADS is concerned that the limited car parking available for visitors, staff and volunteers will be further limited on Sundays if the GSDC is relocated to the site.

4. Lighting

There is no lighting at Toorong Park. If the GSDC is to run Wednesday evening training programs as they currently do, then flood lighting would need to be installed.

5. Potential Conflict with Park Users

Weekends are a peak use time for the park, particularly in relation to use by SADS (exercising of shelter dogs and adoption introductions), and for off-leash activities (residents).

Given that the novice/beginners dogs and intermediate/partially trained dogs are involved in GSDC club activities on Sundays the likely presence and close proximity of distractions/other park users presents the potential for conflict.

6. Flooding

The site is subject to flooding and located within a LSIO area.

7. Capacity of the precinct

The capacity of the precinct, would have to be questioned. Weir Street is a minor road with a convergence of traffic in and around the transfer station/depot and SADS facility entries.

Traffic for the transfer station can be queued along Weir St at weekends and car parking for staff, volunteers and visitors to the SADS premises is minimal.

8. Other Risk Management Considerations

The GSDC asked that:

- a fence be installed between the park and the railway line be installed to prevent any dogs that may become loose from venturing onto the railway
- that the barrier fencing between the park and the freeway made secure for similar reasons.

4.2. Site Relocation Options

The following outlines the options for accommodating the GSDC to Toorong PARK

SITE CONSTRAINT	COMMENTS/OPTIONS
1. Size of the site	
<p>Option – Remove trees and vegetation. The number of trees and location of vegetation would need to be identified in detail in discussion with Council officers</p> <ul style="list-style-type: none"> ▪ No opportunity to alter the actual area available. However, capacity or functionality of the site could be optimised by: <ul style="list-style-type: none"> ▪ removing some vegetation (understory, low tree limbs and some trees) to make the space more workable <p>Option – Restrict use of the site while GSDC activities in progress by:</p> <ul style="list-style-type: none"> ▪ minimising some use of the site for the duration of the club’s activities e.g. not cycling of bikes, walking only; dogs on 	<ul style="list-style-type: none"> ▪ May not be practical or acceptable to remove the level of vegetation required to make the space functional. ▪ SADS would not support any restriction of their use. Access is essential for their activities

Feasibility Review – Relocation of the GSDC

SITE CONSTRAINT	COMMENTS/OPTIONS
<p>lead only, no off-leash (not feasible nor could it be policed?)</p> <ul style="list-style-type: none"> ▪ or excluding use of the site by other or some users for the duration of the club's activities (not feasible nor could it be policed?) <p>Option – Relocate playground and/or remove cricket nets/basketball half court</p> <ul style="list-style-type: none"> ▪ relocating/removing some/all of the park elements such as the playground, and cricket nets. 	<ul style="list-style-type: none"> ▪ Community may not readily accept restriction of access. Observations indicate significant community use of the park/trail on Sunday mornings ▪ Likely objections to removal of infrastructure by residents ▪ Would have to challenge the value of relocating the playground further into the park. This would not greatly expand space available for GSDC activities and would mean the playground is isolated.
<p>2. Pavilion / storage facilities</p>	
<p>Option 1 – Extension of the SADS building to accommodate a small club facility.</p> <p>Option 2 – Pavilion incorporated into Council's works depot or on /over the depot fence line</p> <p>Option 3 – Free standing pavilion located in the park</p>	<ul style="list-style-type: none"> ▪ SADS are not supportive of this option because it would take away their rear access to the site. Further, SADS wants first consideration of any opportunity to extend the building in order to address the SADS facility needs. ▪ Unlikely to be the space for a pavilion along/on the fence line as well as provision for parking for a minimum of 20 cars within sightlines of instructors ▪ Would potentially encroach on parkland available for community and GSDC open space activities ▪ Unlikely to attract significant use by other groups because of location, access and facilities available
<p>3. Car Parking</p>	
<p>Option – Adequate car parking available for class/activity attendees along Milton Parade and Weir Streets on Sundays, and possibly Wednesdays depending on car parking associated with train station</p> <p>Option - Provision for instructor's cars/cars with dogs could be provided in the depot compound with access provided via a gate directly into the park</p>	<ul style="list-style-type: none"> ▪ Street parking satisfactory for attendees ▪ Presents logistical, risk management and security issues associated with mixed use of the site ▪ Would first need to determine if there is the space to relocate depot vehicles to make provision for club, noting that 20 cars need to be within clear sight of the main activity hub so that instructors can monitor their dogs in cars

Feasibility Review – Relocation of the GSDC

SITE CONSTRAINT	COMMENTS/OPTIONS
4. Lighting	
Flood lighting would need to be installed to support GSDC weeknight activities	
5. Potential Conflict with Park Users	
Option 1 – Restrict use of the site to GSDC only for duration of activities	<ul style="list-style-type: none"> ▪ Restriction of use will be difficult and impractical to administer ▪ Places GSDC in difficult position to deal with disgruntled park users ▪ Difficult to restrict/stop access by people walking/cycling through site along trail
Option 2 – No restrictions apply	<ul style="list-style-type: none"> ▪ Conflict between park users and GSDC activities given the restricted space
6. Flooding	
Option - Restrict use during and after inundation	<ul style="list-style-type: none"> ▪ Minimal events. Access managed accordingly
7. Capacity of the Precinct	
	<ul style="list-style-type: none"> ▪ There are limited options for improving the capacity of the site. The only opportunity is associated with the removal of trees/vegetation
8. Other Risk Management Considerations	
Option – Install Fencing between the railway lines and the park will be required	<ul style="list-style-type: none"> ▪ Undertake further investigation with the GSDC before further consideration ▪ Significant cost to install 235 mts of fencing

5. Enhanced Dog Off-lead Amenities at Toorong Park

5.1. Options for Toorong Park

Council resolved at its 20/11/2018 meeting that consideration be given to establishing Toorong Park as a 'permanent dog park'. Toorong Park appears to be operating quite successfully as a dog off-lead park.

There are three options that Council may consider in terms of enhancing service levels or making greater provision for dog owners at the park. These are considered below with summary commentary:

1. Fencing the site or a portion of the site with the option of introducing landscape elements (e.g. rock scramble areas, digging pit) and/or dog education equipment.

Generally fencing is only required or should only be considered when there is a need to separate dog off-leash activities from other busy areas in the park such as sporting activities; for risk management reasons such as keeping dogs away from playgrounds, commuter trails, or roads; or if the fenced area is to be a major/municipal destination off-leash site with high levels of service/provision for dog owners and dogs.

Fencing an area concentrates use into a confined space. Dog owners tend to congregate in one or two parts of a fenced area, which results in intensified dog activity in and around these parts of the site. In addition, if an area is fenced it is likely to attract visitations from further afield, putting more pressure on the site.

In order to prevent a fenced area from becoming degraded (muddy in winter, dusty in summer) a more robust ground cover is generally required, usually granitic sand or similar. Fencing will also impact on the visual amenity of the park, as would an expanse of a granitic sand.

Feasibility Review – Relocation of the GSDC

There is little justification for fencing within the site. Consideration might be given to fencing of the railway line, however Council has not received any concerns or requests in relation to this.

Additional maintenance costs are associated with fenced areas as opposed to open grassed areas. These include cost associated with checking and maintaining fences, grass cutting around fencelines, and replenishing of granitic sand or other surface materials.

Toorong Park is subject to inundation. As a result, applied surfaces might not be practical. The fencing of the area may well require additional local laws resources to ensure owners use the site responsibly, and to address complaints.

This site is largely enclosed - on the west side with freeway barrier fencing; at the east end by the depot and SADS building; and along the south side by the railway embankment. This makes it ideal for an off-leash area without having to erect an internal fence which will significantly impact of the openness and free flowing use and visual amenity of the site.

In addition:

- the site has poor car parking availability, which is particularly relevant for people with limited mobility who would have to park a distance from the site, especially on Sundays (peak times for SADS and dog off-lead activities) and after school hours
 - the site is relatively secluded, which can discourage use and excludes passive surveillance by passing street traffic and local residents
 - the elongated shape of the site will concentrate use along a narrow north-south line which in turn will impact surface conditions. The space would be further narrowed if walking trails/thoroughfares were to be retained outside any fenced area
2. Not fencing but introducing landscape and/or equipment elements

Another option is to consider the addition of features that might enhance the park, and also add an additional dimension to the park for dog owners and their dogs. Normally this type of inclusion would not be considered at a neighbourhood level dog off-leash park. Introducing additional elements relating to only dogs would be an over servicing of the site.

If additional features were to be considered, they might include 'rock scramble mounds' with sensory vegetation that attracts dogs.

3. Not making any changes to the site in terms of its features for dog owners and their dogs

The third option is to retain the park as an open off-leash area as it is operating. This also retains the park as a flexible space that can accommodate children and family open runabout play.

If Council wishes to explore the need or community desire for a destination dog park or fenced off-leash area then sites should be selected in line with industry best practice criteria.²

6. Recommendations

Based on the findings of this review the following recommendations are made:

1. The GSDC not be relocated to Toorong Park on the grounds that:
 - the site is not of a suitable size or configuration to accommodate the needs of the club
 - impractically and cost of providing pavilion facilities at the site
 - the inability to provide 'within sight' car parking for instructors.
2. Toorong Park remain a dog off-lead area
3. Toorong Park not be fenced because the site does not have the capacity to accommodate a higher level of provision, it would restrict the use of the park for other activities, and it would be over servicing the site.

7. Appendices

On following page

² Developed by LMH Consulting/Paws4Play

Appendix 1 – Austraffic Pedestrian Counts

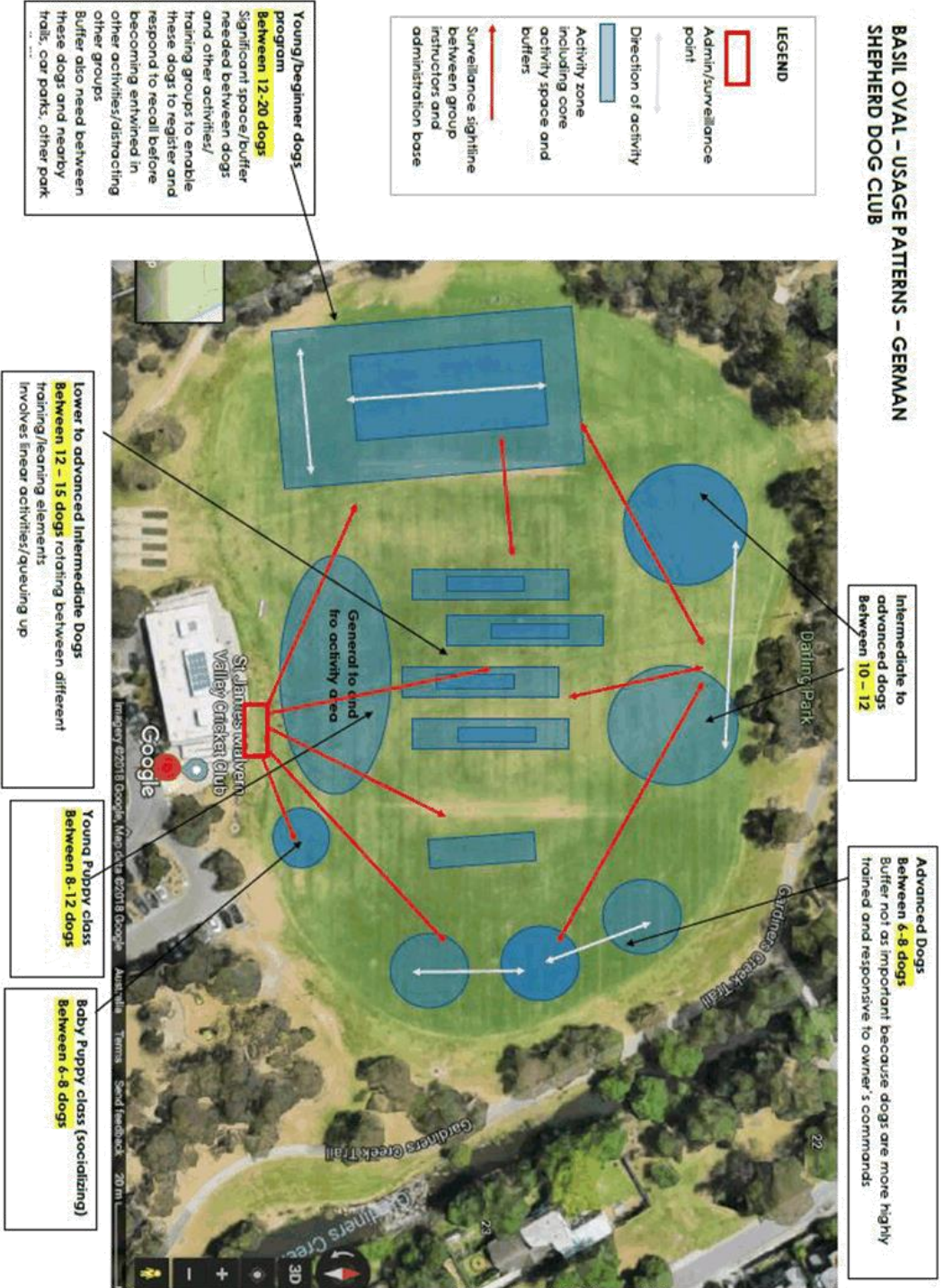
Table 1 – Site observations for Toorong Park on Sunday mornings

Survey Time	Sunday 4/3/18			Sunday 18/3/18			Sunday 25/3/18		
	Walking Trail			Walking Trail			Walking Trail		
	Pedestrians with Dogs	No. of Dogs	Pedestrians w/o Dogs	Pedestrians with Dogs	No. of Dogs	Pedestrians w/o Dogs	Pedestrians with Dogs	No. of Dogs	Pedestrians w/o Dogs
08:45 to 09:00	-	-	-	2	1	2	3	2	3
09:00 to 09:15	2	1	-	4	3	5	4	3	6
09:15 to 09:30	7	5	3	3	3	1	4	3	2
09:30 to 09:45	9	7	10	-	-	-	2	1	1
09:45 to 10:00	6	5	6	7	5	2	9	6	3
10:00 to 10:15	11	9	4	8	4	1	9	7	2
10:15 to 10:30	10	8	10	5	5	5	6	6	3
10:30 to 10:45	10	8	17	7	7	3	7	7	4
10:45 to 11:00	5	3	16	2	2	2	3	3	3
11:00 to 11:15	5	5	16	5	4	3	5	4	3
11:15 to 11:30	3	2	5	5	4	-	5	4	2
11:30 to 11:45	8	3	4	2	1	2	3	2	2
11:45 to 12:00	3	1	11	1	1	-	2	1	1
Total	79	57	102	51	40	26	62	49	35

Table 2 – Site observations for Toorong Park on Wednesday evenings 4.45-8.00pm

Survey Time	Wednesday 7/3/18			Wednesday 14/3/18			Wednesday 21/3/18		
	Walking Trail			Walking Trail			Walking Trail		
	Pedestrians with Dogs	No. of Dogs	Pedestrians w/o Dogs	Pedestrians with Dogs	No. of Dogs	Pedestrians w/o Dogs	Pedestrians with Dogs	No. of Dogs	Pedestrians w/o Dogs
16:45 to 17:00	-	-	-	-	-	-	-	-	-
17:00 to 17:15	-	-	3	1	1	2	3	2	2
17:15 to 17:30	-	-	-	1	1	4	3	2	4
17:30 to 17:45	6	8	5	2	1	1	3	4	6
17:45 to 18:00	4	4	1	1	1	2	3	3	-
18:00 to 18:15	-	-	5	1	2	6	3	2	3
18:15 to 18:30	-	-	2	2	1	3	-	-	8
18:30 to 18:45	4	4	4	-	-	8	1	1	1
18:45 to 19:00	2	2	2	1	1	5	4	5	7
19:00 to 19:15	-	-	3	1	1	-	2	2	5
19:15 to 19:30	1	1	2	-	-	3	-	-	2
19:30 to 19:45	3	2	-	4	-	5	-	-	4
19:45 to 20:00	-	-	1	-	-	3	-	-	-
Total	20	21	28	14	9	42	22	21	42

Appendix 2 - Approximation of the layout of training groups and associated activities at Basil Reserve



Appendix 3 - Summary of Notes from Discussions with Save-A-Dog Scheme and German Shepherd Dog Club**1.0 PURPOSE OF DISCUSSIONS**

- To identify:
 - issues that may impact on the capacity of Tooronga Park site to accommodate activities associated with the German Shepherd Dog Club
 - how the operational needs of the German Shepherd Dog Club can be accommodated at the site
 - issues each of the organisations may have in relation to the proposed location of the GSDC to Tooronga Park.

2.0 SITE OVERVIEW

- Tooronga Park is a landlocked site that is bounded by the Monash Freeway to the north/north-east, the rail line to the south-west, and the Council depot/SADS facilities in the south-east corner
- The park:
 - is primarily a linear park used by walkers/dog walkers and cyclists
 - attracts a constant level of use (low intensity) qualify this observation and by whom
 - accommodates a small fenced play structure, cricket nets, picnic facilities, basketball ½ court
 - is primarily accessed on foot or by bicycle given the limited access for car parking
- Car parking immediately adjacent to the park/in line of sight to the park is not available. Car parking is available in the railway station car park and along residential roads on the opposite side of the rail line. Car parking is also available in Weir Street and there is very limited car parking adjacent to the SADS facilities.

3.0 SAVE A DOG SCHEME DISCUSSIONS

- Summary of discussions
 - SADS:
 - is a high profile and well regarded organisation that has been operating since 1985
 - The organisation has operated from the Weir Road site since 2006 in facilities owned by Council. The building was expanded in 2012.
 - In 2009 SADS purchased a 33-acre property (former boarding facility) in Yarrambat. The facility has a permit to accommodate up to 190 dogs and 50 cats.
 - SADS provides pound services for the City of Stonnington
 - Use of Tooronga Park:
 - The park is used throughout the day (every day of the week) to exercise dogs. Dogs are never exercised off lead
 - Dogs are also taken into the park to be introduced to prospective owners/so prospective owners can spend time with the dogs in a calm environment
 - Site constraints
 - SADS reports that due to the constraints of the site and associated planning restrictions there is no/minimal opportunity to expand facilities. This restricts the scope of activities that can be accommodated
 - Relocation of the GSDC to Tooronga Park
 - SADS wants to acknowledge the complementary relationship the two organisations have forged
 - SADS is however concerned:
 - as to how the relatively confined area can accommodate the intensity of use, particularly on Sunday mornings. The weekend is the busiest time of the week for visitations to SADS by prospective dog adoptees. Any further competition for the limited car parking for SADS staff/volunteers and visitors, particularly at weekends
 - about the capacity of the site to accommodate additional traffic at weekends given the level of traffic associated with the transfer station at weekends
 - from a wider community perspective, about the removal of any significant vegetation and any significant restrictions/changes to dog off leash policy relating to the site

- At this time, SADS does not however support any extension to its facilities in order to accommodate the GSDC. Reasons provided at this time relate to:
 - The planning restrictions that were applied to SADS operations in terms of the building/facility footprint, and the need to consider the operational needs of SADS before planning restrictions may be altered to allow facilities for a new user group
 - The impact that an extension of the building to the west (park side) would have on the SADS operations
 - The potential impact on the large trees to the west of the building

4.0 GERMAN SHEPHERD DOG CLUB (Malvern Branch) DISCUSSIONS

- Summary of discussions:
 - GSDC (Malvern Branch)
 - the club has operated at various locations in the City of Stonnington for over 40 years. The club meets on a Wednesday evening (7-10pm) and Sunday morning (9-12pm)
 - the primary purpose of the club is to educate members and the public, so they have a better understanding of the breed, responsible breeding practices and responsible dog ownership
 - Summary of site requirements
 - Note the following facility requirements were agreed between Council and the GSDC (Email 19/7/17) and considered by Council when site options were assessed:
 - open space equivalent in size to the current basil oval playing surface
 - a surrounding road network with similar usage to that of Basil St & Stanley Grose Drive
 - car parking that caters for up to 100 cars located within a surrounding road network with similar usage to that of Basil St & Stanley Grose Drive
 - floodlighting that allows adequate visibility and safe use of the open space of a night
 - easily accessible (i.e. no stairs) storage space at least equivalent in size currently provided within Sheridan pavilion
 - kiosk / canteen and meeting space equivalent in size to the Sheridan pavilion layout
 - pavilion / clubhouse that is located away from main roads
 - Site considerations
 - Car parking:
 - Requirements for parking for approximately 100 cars. It is critical that there be parking provision for approximately 20 cars that will be in sight of the operational area. Dogs owned by instructors and administrators are left secured cars on and off during club activities/training sessions but must be within sight for safety reasons and ease of access for demonstration purposes
 - It is satisfactory for people attending training/classes to walk dogs in to the site from nearby parking options
 - Playground, basketball hard court area, cricket nets
 - Although the play equipment is fenced, the club raised concerns about people crossing through training activities to access the playground, particularly those with dogs who may/will want to let their dog run off leash while children play. The club is particularly concerned about having to address dog owners who do not respect the club's use of the park, and the club having to deal with conflict that might arise
 - The retention of the basketball hard court area, cricket nets would be problematic. The club will have to deal with residents who would expect to have access to these facilities. Ball related activities are not conducive to training activities and will be a risk management consideration
 - Flooding/High rainfall events
 - The site is prone to flooding which has rendered the site unusable. What will be the alternative options for the club during these times/times of heavy rainfall?
 - Clear open space
 - Noted that the stands of trees and lower level vegetation (central stand of trees to the west of the signage 'tower') minimises the open space available for the preferred/required layout of training stations and sight contact between training groups. Trees/vegetation will ideally need to be reduced to provide clear open space

Feasibility Review – Relocation of the GSDC

- Rail line
- Fencing required between the park and rail line for safety reasons
- Operation considerations
 - Need to address issues of potential conflict between park users and the GSDC.
Possible options for consideration:
- The area to be declared a 'dog on leash' zone for times with the GSDC is undertaking training activities. This would not impact on SADS activities
- The area to be declared a 'no dog zone' for times with the GSDC is undertaking training activities, other than for SADS activities
- Relationship with SADS
 - The club notes the support it has given SADS and wants to continue this relationship

