

KEYSBOROUGH SOUTH COMMUNITY FORUM

7 April 2016, 7.31pm – 9.17pm
Keysborough Senior Citizens Centre



MINUTES

Attendees:

Councillors:

Cr Matthew Kirwan (Chair), Cr Heang Tak (Mayor and Paperbark Ward Councillor), Cr Roz Blades (Paperbark Ward Councillor), Cr Peter Brown (Paperbark Ward Councillor), Cr Jim Memeti (Red Gum Ward Councillor), Cr Angela Long (Red Gum Ward Councillor)

Council Officers:

Lisa Roberts (Manager Governance), Jo Thorn (Mayor & Councillors Executive Assistant), Brett Jackson (Manager Planning and Design), Lucas Sikiotis (Manager Strategic Transportation and Planning), Warren Wood (Team Leader Strategic Planning)

Community Members:

15 attended

Business:

Formal business started at 7.35pm

Speaker	Comments
Mayor Heang Tak	Welcome to everyone here tonight. I would like to introduce you to Ward Councillors for Paperbark Crs Roz Blades and Peter Brown and also Ward Councillors for Red Gum, Crs Angela Long, Matthew Kirwan and Jim Memeti. I will hand you over to the Chair of tonight's forum, Cr Matthew Kirwan.
Cr Matthew Kirwan	<p>Welcome everyone and thankyou for coming tonight. I have met a number of residents in the area that have asked questions about the Keysborough South Development Plan stages 1, 2 and 3 and residential growth boundaries and other topics which are listed on the agenda tonight.</p> <p>You will find a ward map on the table here. Some of the new areas of Keysborough are contained within Red Gum ward so those Ward Councillors are also here tonight along with Paperbark Ward Councillors. Cr Peter Brown has a special connection to Keysborough as he was the Councillor for Keysborough before the wards were amalgamated.</p> <p>Could I ask everyone to please complete the feedback form which was placed on your chair? I will hand you over to Council officers Warren Wood and Brett Jackson now to provide a presentation regarding the Keysborough South Development Plan Stages 1, 2 and 3.</p>

Speaker	Comments		
Warren Wood	<p>KEYSBOROUGH SOUTH DEVELOPMENT PLAN STAGES 1, 2 AND 3</p> <p>Hello everyone. There has been a long history of zoning and rezoning in the Keysborough South development areas which have allowed for the development of Stages 1, 2 and 3. Out of the process came some residential zoning, an environmental audit, a development contribution plan and development overlay. Developers are now required to devote 20% of any development in the area to open space which is designed to make the development environmentally friendly as well as providing for increased stormwater discharge, flooding events, water filtering and water retention – all things that are required for residentially developed land.</p>		
Speaker	Statement/Question	Response By	Response
Resident	Why can't Council make development slow down so that infrastructure can catch up?	Warren Wood	The demand for infrastructure is set by development, not by Council.
		Cr Matthew Kirwan	Council can only advocate and lobby State and Federal governments who work towards infrastructure once the numbers are in place, not the other way round.
Cr Jim Memeti	Federal and State Governments will use 2016 Census data to make future judgements on infrastructure in this area.	Resident	We haven't got time to wait 6-8 months for that data.
Speaker	Comments		
Cr Peter Brown	<p>We had a meeting with The Hon Martin Pakula MP last week and we could not have impressed upon him more firmly about the need for schools in the area and for possible sites. The main purpose was to state the need for a primary school as the development fills up. One challenge that this Council faces is lack of communication with residents. The two local papers are inadequate. We have the City magazine but it's too fluffy. Local upper house members of parliament are a waste of space and inactive. Councillors have been extremely active in this issue and also in public transport. But we have been putting as much pressure as we can on the State government.</p>		
Speaker	Statement/Question	Response By	Response
Resident	Has council been lobbying for a school?	Resident	Yes a primary school and Council has done a lot of work in this area.
Resident	I don't know where my kids will go to school after Kingswood College?	Cr Matthew Kirwan	Some residents I spoke to have moved to Crystal Waters Estate but many are looking for quality secondary schools in the area. There are many suburbs facing the same issues.
		Cr Peter Brown	I have it on good authority that Parkdale Secondary College will soon become a zoned school.
		Cr Heang Tak	There is also some scope to develop the Chandler Banksia Campus.
Resident	What does it mean that there are three types of residential zoning in General Residential Zone Schedule 2?	Warren Wood	General Residential Zone 1 and 2 is essentially the same but it has two schedules which try to distinguish between general areas and the Keysborough South area.
Cr Matthew Kirwan	In terms of the types of built form you have in residential zones what is the difference.	Warren Wood	The difference does not come from the different zones, it comes from different clauses that come from the schedule.
Resident	Was Stage 1 approved with three storeys permitted?	Brett Jackson	No – not in Stage 1 but more so in Stages 2 and 3.

Speaker	Statement/Question	Response By	Response
Resident	Stanley Fields seems to be packing them in with no open space.	Brett Jackson	With the C182 Amendment, that will add more controls that what currently exists now and will actually control what limits development can be built to. However, anything between now and June 2016 could still be built at a higher level.
Resident	Can residents oppose developments?	Cr Matthew Kirwan	Yes. Brett Jackson is going to talk about the planning permit process and objection process.
		Warren Wood	Council is proposing to reduce the current 13metre height to 9metres which is not high enough for a three storey development.
Speaker	Comments		
Brett Jackson	TOWN PLANNING PERMIT PROCESS – PRESENTATION PROVIDED		
Speaker	Statement/Question	Response By	Response
Resident	Aren't these town planning applications made before anyone even lives in the area? How can anyone object to something they are not aware of?	Brett Jackson	Generally, that can be the way it happens but some permit applications are advertised. Council can only work within the planning scheme requirements. If we don't work within those requirements, developers are likely to appeal decisions at VCAT.
		Cr Matthew Kirwan	Brett, maybe you could talk about our planning scheme in relation to car parking and how that sits within the greater planning scheme strategy – about what happens if we knock back a development that conforms to the state government framework.
Resident	Who controls the street width?	Cr Matthew Kirwan	There are aspects of the framework that Council has some ability to change but some it cannot.
Resident	At which point can an objection be raised?	Brett Jackson	When a public notice is circulated. If there is no public notice requirement, there is no right to objection
Cr Matthew Kirwan	When a development is rolled out and completed, do objection rights become available then>	Brett Jackson	Only if the development overlay is removed.
		Cr Peter Brown	If an applicant applies for costs after a VCAT hearing then costs should be awarded.
Speaker	Comments		
Cr Matthew Kirwan	We will move onto discussion and concerns regarding traffic now.		
Speaker	Statement/Question	Response By	Response
Resident	Who determines road width? Is it within Council's standards? I have a range of traffic and parking issues in my street due to townhouse development and not enough spaces provided for them within their boundaries. The street is two metres under standard already going by what the 2001 standards say of 8.1metres for a residential road. Council should review this, look at street widths and high traffic areas and allow people to park on nature strips.	Lucas Sikiotis	You raise good questions and points which are asked across many councils. Within residential areas and as new development s grow and become denser and cars become cheaper (there will be more cars) – so in the short-term there are no straightforward answers. The dilemma with wider roads is people will drive faster because they have longer sight-distance and clearer vision. Unless you have police enforcement on every corner, there is no quick fix.

Resident	You can put in speed humps and other methods to reduce speed.	Lucas Sikiotis	<p>Of course but people who live adjacent to that speed hump or traffic calming device will hear thump, thump and complain. Also speed cushions affect people in bigger vehicles. There is no single answer or 'silver bullet'. An approach well documented by David Engwicht – author of 'Reclaiming Our Cities and Towns' advocates for dynamic parking and traffic control – for example, moving street furniture close to the edge of the nature strip. Cars parked along your street do just that - in that they narrow the street reducing the speed of traffic!</p> <p>In traffic and parking theory, we talk about the 3 Es being – Engineering, Education and Enforcement. Councils in general have a direct role with Engineering (depending on available funding) but only an influencing role in the authorities running Education/Encouragement campaigns and Enforcement.</p>
Resident	Maybe a message should be for people to use their own driveways and garages and share the message of community. Is it a possibility to build more indented car parks?	Cr Matthew Kirwan	We will take that on board in the future.
Resident	I have a bus going down my street and I don't like it. Can that be fixed?	Lucas Sikiotis	No – there are not many options to change that, particularly if there is a school in your street.
Resident	There is regular gridlock around the roads where I live because of the development and new shopping strips in my area. I advised a customer service officer at Council about parking issues and an infringement I received and was told nothing could be done.	Lucas Sikiotis	Please provide me the details of the area after this forum.
Resident	I live in Tiers Lane and there will soon be another 35 units at the end of the street with approval for another two new developments for units. There are already parking issues in this area where our kids are meant to play. Parking is chaotic. Are there any options for Council to build a carpark?	Cr Angela Long	Council cannot change the state planning framework which dictates the car parking requirements for developments.
		Cr Matthew Kirwan	Council can however look at other options for parking on street with permit parking on one side only and other alternatives.

Speaker	Statement/Question	Response By	Response
Resident	I live in the Grevillea Street area and I find that every day before business hours people park on the grass and in winter time particularly the grass gets damaged. I have been wanting to report it but it mostly happens outside business hours.	Cr Angela Long	Our inspectors do a lot of work outside business hours. You can also send photos to councillors and we could follow that up for you.
Resident	I have understood from what you have told us that developments must be denser. Why aren't requirements made on car parking?		Previously answered.
Resident	Can't you make it more encouraging for residents to park in their own driveways by allowing wider driveways with Council paying half the cost?		Driveway standards are in place and are the responsibility of the landowner.
Resident	When is Byers Lane going to open?	Cr Matthew Kirwan	I will get back to you about that.
Resident	I don't understand why Council has not come and checked all the footpaths for the developments.	Lucas Sikiotis	Developers must conform to their permit conditions and a Planning Compliance Officer ensures this is done.
Resident	Along the Dandenong By-Pass, there is a nasty section of corrugated iron section (east to west along the By-Pass) near Chapel Road along the sound wall. It has a significant amount of graffiti on it and looks terrible. We have been told it is a developer's problem.	Cr Matthew Kirwan	We will look into that for you.
Speaker	Comments		
Cr Matthew Kirwan	I just wanted to remind you to register your name on the attendance sheet tonight and complete a feedback form. Thankyou everyone for attending.		

Formal meeting closed at 9.17pm. (Informal discussion closed at 10.00pm)