

AGENDA

SECTION 86 RURAL GROWTH STRATEGY COMMITTEE MEETING

Wednesday 14 February, 2018

Council Chambers
15 Stead Street, Ballan
5.00pm

MEMBERS

Cr. Tom Sullivan	Councillor – West Moorabool Ward
Cr. Pat Toohey	Councillor – Woodlands Ward
Cr. Paul Tatchell	Councillor - Central Moorabool Ward

OFFICERS

Mr. Rob Croxford	Chief Executive Officer
Mr. Satwinder Sandhu	General Manager, Growth & Development
Mr. Andrew Goodsell	Manager Strategic and Sustainable Development
Mr. Geoff Alexander	Strategic Planner
Mr. Joe Morgan-Payler	Urban Designer
Mrs. Jacquie Younger	Minute Taker

Item	Title	Responsibility	Page No.	Action
1.	Welcome, Present and Apologies	S. Sandhu		Noting
2.	Recording of Meeting	S. Sandhu		Noting
3.	Appointment of Chair	S. Sandhu		Resolution
4.	Meeting Minutes	Chair		Noting
4.1	Confirmation of previous minutes 27 September, 2017.			Resolution
5.	Conflict of Interest	Chair		Noting
6.	Growth & Development Reports			Discussion
6.1	Review of Town Planning controls in Gordon – Current Structure Plan	G. Alexander	Page 3	Discussion
6.2	Gordon - Township Improvement Plan Update	J. Morgan-Payler	Page 16	Discussion
7.	Process Forward and Work Programme	A. Goodsell		Discussion
8.	Date of Next Meeting	Chair		Noting
8.1	TBC			
9.	Meeting Close	Chair		Noting

2. RECORDING OF MEETING

As well as the Council for its minute taking purposes, the following organisations have been granted permission to make an audio recording of this meeting of Council:

- The Moorabool News; and
- The Star Weekly.

3. APPOINTMENT OF CHAIR

4. CONFIRMATION OF PREVIOUS MINUTES

5. CONFLICT OF INTEREST

6. GROWTH & DEVELOPMENT REPORTS

6.1 Review of Town Planning controls in Gordon – Current Structure Plan

Introduction

Author: Geoff Alexander, Strategic Planner
General Manager: Satwinder Sandhu, General Manager Growth & Development

Background

Council officers have undertaken a review of the Gordon Structure Plan (gazetted via Amendment C53 Feb 2015) and the town planning controls based on the recommendations of that Structure Plan. The purpose of the review has been to ascertain the effectiveness of the Gordon Structure Plan and identify any issues and possible solutions. The Gordon Structure Plan (2013) has been in place for sufficient time to objectively review its strengths and weaknesses (if any). This review has been prioritised because of a recent VCAT decision which indicates the 800 square metre minimum lot size requirement within the Neighbourhood Residential Zone 1 (which applies to Gordon) has the potential for ambiguity in interpretation.

The review was also conducted on the basis of recent discussions both within Council and in the wider community about the adequacy and clarity of planning controls in place. The Panel report (2014) for C53 also reflected on the adequacy of the Structure Plan. Specifically, the Panel wrote:

‘Turning to the Structure Plan prepared for Gordon, the Panel is of the opinion that the absence of any analysis of commercial uses is a matter that needs to be rectified before zones are selected and applied to land in Gordon’s town centre.’

Some members of the community have widened these criticisms to argue more broadly that the structure plan needs to be significantly revisited, seemingly underpinned by the argument that as the third largest settlement a more comprehensive structure plan is appropriate.

To undertake this work, relevant contextual information such as supply and demand for dwellings has been considered.

Today it is unclear the Panel criticisms remain valid. The zones proposed via exhibition of C53 in 2013 have been amended as below and the Township Zone fully enables consideration of commercial use on a case by case basis. In short, the Township Zone effectively addresses commercial needs within the core area of Gordon. The likely unjustified specific zone boundaries identified in the exhibited amendment, the cause of much of the Panel’s concerns, have now been removed. The retail strategy which should have underpinned discussion on commercial zones has now been finalised – and it doesn’t warrant any zone changes to the Township Zone. The Panel criticism is therefore no longer a pressing concern.

However, this is not to indicate that there are no other strategic or statutory planning issues associated with the Gordon Structure Plan. It is unusual to have a Structure Plan which is not given any status in the planning scheme for instance, being neither incorporated or made as a reference document to guide decision making.

The recent work by Council on the Ballan Structure Plan likely represents a more comprehensive approach to strategic planning (and one Gordon could possibly follow). The adopted Small Towns and Settlement Strategy also identifies a range of principles that would reasonably inform updates to the Gordon Structure Plan.

**MOORABOOL PLANNING SCHEME
LOCAL PROVISION**

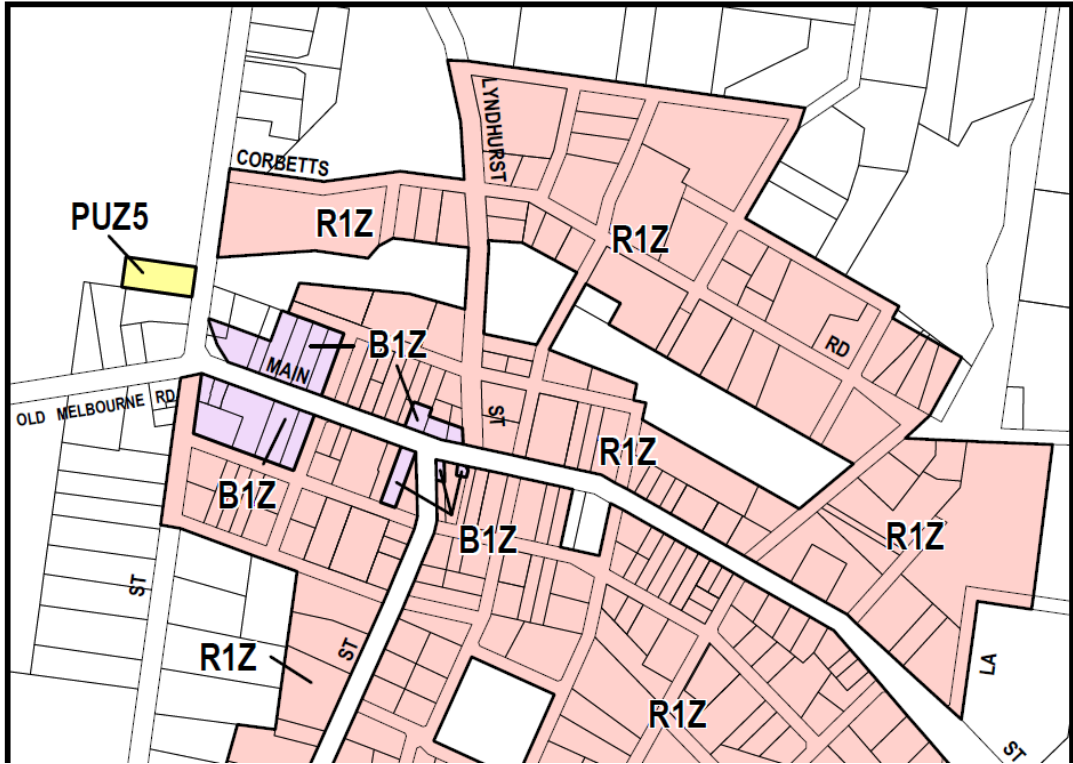


Figure 1: Zoning – as proposed in exhibited Amendment C53.

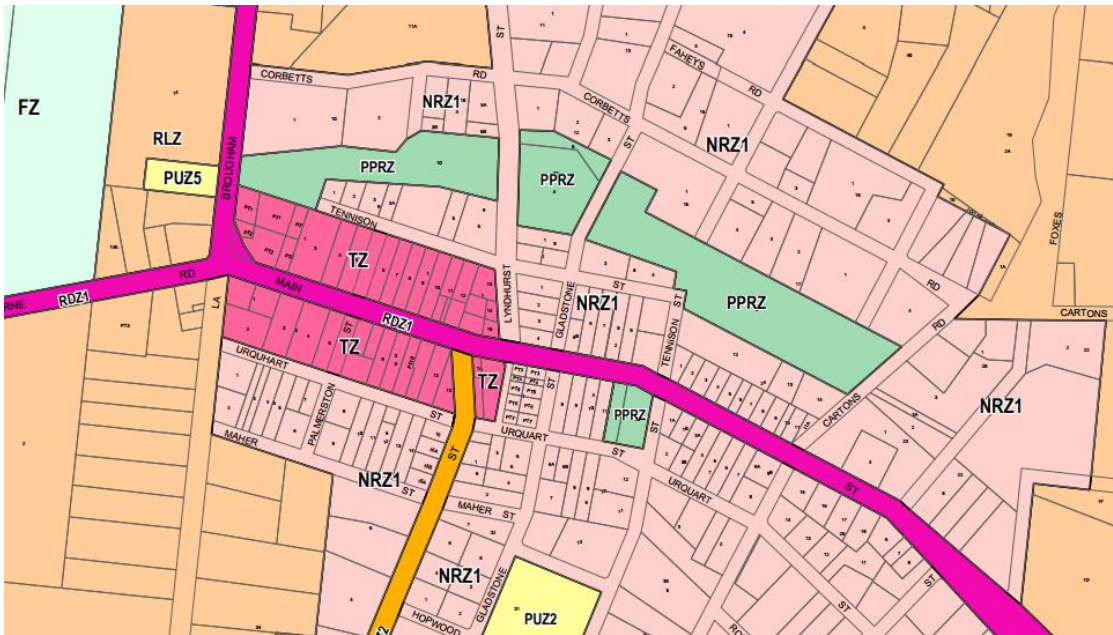


Figure 2: Current land use zoning.

Review of the Gordon Structure Plan

The Structure Plan includes considerable analysis, however the Panel report found there was limited justification for the controls and measures recommended in the Gordon Structure Plan. Most of the justification has been based on certain principles agreed to with Council on page 26 of the Structure Plan, seemingly on the basis that the agreed principles constitute common ground for all parties and represent an appropriate planning outcome.

A township growth framework is included from page 27 of the Structure Plan, however there is a lack of supporting analysis. For instance focussing tourist oriented facilities at the western end of Main Street (as this isn't discussed elsewhere), or the emphasis on and consideration for future development around the train station and links to the station— in spite of the fact the Station is inactive with no plan from PTV for reopening.

The details of the open space network are also not clear, and there is no implementation guidance for the development of this network. Furthermore there is a lack of clear linkages between the structure plan analysis and the recommendations section of the Structure Plan.

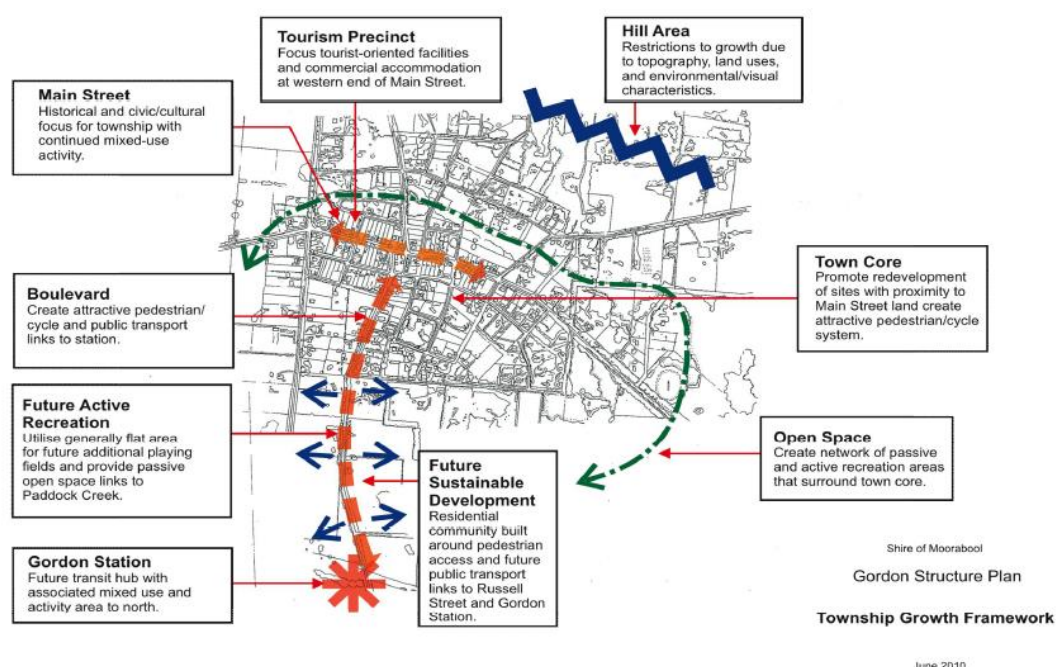


Figure 3 Extract from Gordon Structure Plan

A range of proposed planning controls are recommended within the Structure Plan from page 30. Some of these recommendations, or a modified version of them have been carried through into the Moorabool Planning Scheme.

Notably the Gordon Structure Plan is not a reference document within the Planning Scheme. As such, the Structure Plan has little impact on day to day planning decisions, as opposed to the controls which came out of the Structure Plan. This issue warrants further attention as it would be standard practice to have a Structure Plan as a reference document to clarify the philosophies to guide growth and deliver infrastructure.

Controls applying to Gordon from the Gordon Structure Plan

The Neighbourhood Residential Zone 1 (NRZ1) currently applies to all parts of the town except the commercial part of Main Street which is in the Township Zone (TZ).

Potential the most significant impact of these controls has been the 800sqm minimum lot size within the NRZ1. The structure plan does not contain any discussion or justification for of any particular lot size. Due to the lack of justification it could be questioned whether this is the most appropriate lot size.

The TZ has no minimum lot size and is similar to the Mixed Use Zone in that it allows residential and limited commercial activities.

There are two Design and Development Overlays (DDOs) applying to different parts of Gordon. The DDO5 has been applied from the structure plan and applies to the entire NRZ1 and TZ area. It contains broad exemptions for planning permits and since it was implemented there has not been any planning permit applications for dwellings triggered by this Overlay nor does it appear likely that there would be many in future. However it has triggered at least two planning permit applications for sheds.

The Significant Landscape Overlay Schedule 2 (SLO2) has also been applied to Gordon on the basis of the Structure Plan. This control aims to retain significant vegetation, and requires permits for the removal of large trees. Whilst there is a lack of evidence of this Overlay triggering permit applications, plausibly residents would have made an effort to avoid the need for a permit application by avoiding the removal of large trees. The SLO2 is not subject to obvious flaws and may be having an impact.

Supply and Demand

The supply and demand for residential land within the urban zones of Gordon has been analysed and the assessment is contained at Appendix 1. The assessment found that as of late 2017 there are over 314 residential lots in Gordon but only around 140 dwellings, meaning there are approximately 170 vacant allotments remaining.

Between 2014 and 2016 there were an average of 11 dwellings constructed per year, meaning Gordon has an existing lot supply of 16 years. In addition there is the capacity for an additional 76 allotments (7 years supply) within 400m of the Post Office in Main Street if all possible subdivision opportunities were utilised. There are further subdivision opportunities beyond 400m from Main Street.

Recent lot size trends and subdivision trends have also been analysed and are available at appendix 3 and 4.

Sewer Capacity Constraint

The stand-alone sewer system for Gordon has a capacity for a population of 800 people or 280 connections. When current lot numbers were discussed with a representative of Central Highlands Water (CHW), it was expressed that there were options for increasing the capacity but CHW is not concerned about this issue at the current time as the system is far from maximum utilisation.

Additional Issues identified with Structure Plan and Relevant Controls

Based on the analysis undertaken the following matters have been identified to warrant further review:

Issue 1

The DDO5 contains a wide number of exemptions and is not currently triggering any planning permit applications for dwellings. Therefore the DDO may currently have little guiding effect.

Analysis:

Whilst the DDO5 is has not been triggering planning permit applications for dwellings, most recent dwellings in Gordon appear to be of good quality. Examples of dwellings constructed in Gordon in the last five years can be seen at Appendix 4.

Possible solution:

The DDO5 could be deleted to simplify the Planning Scheme.

Issue 2

A dwelling was recently developed in Gordon with the dwelling orientated sideways relative to the street. This is a poor urban design outcome. It needs to be ascertained whether this example was a one-off or a broader concern.

Analysis:

Streetscape inspections in Gordon indicate no other dwellings have been constructed with the side facing the street. Furthermore, the ResCode provisions clearly indicate that dwellings should face the street and realistically allow for little discretion on this matter.. Council officers followed up with the building surveyor who permitted the exemption and will continue to monitor the situation, engaging in further dialogue with the building surveyor if necessary.

Issue 3

The NRZ1 schedule specifies a minimum 800sqm lot size in Gordon. A recent VCAT decision (Bourkes Land and Development Company Pty Ltd v Moorabool SC) refused the creation of lots around the 800sqm mark. The decision suggests the controls are not clear.

Analysis:

The decision highlights the possibility for uncertainty in the interpretation of the controls. It could also be questioned whether the current controls are appropriate based on the large supply of vacant lots and the limited but upgradeable capacity of the sewerage system.

Possible Solutions:

Increase the minimum lot size in the parts of the town further than 400m from the post office.
Or,

Insert a purpose to the NRZ1 schedule to better clarify the intention of the schedule – to allow minimum an 800sqm minimum lot size.

Issue 4

The current 20% site coverage requirement under the NRZ1 is considered excessively restrictive, however, this is being addressed through the anomalies amendment (in preparation).

Analysis:

This matter is being dealt with through the Anomalies Amendment.

Suggested Approach

It is proposed to prepare and implement a community engagement plan to ascertain the perspective of Gordon residents on the issues and possible solutions identified within this report.

The community engagement plan will include, at a minimum.

- Setting up a consultation opportunity in Gordon Main Street to enable one on one discussions with Council staff.
- Setting up a Your Say webpage with the ability to lodge a submission on potential town planning issues in Gordon.
- Distribution of flyers to Gordon households affected by the Gordon Structure Plan town planning controls, outlining the nature of issues and offering the chance to lodge a submission.

It is proposed to update the Rural Growth Committee with the outcomes of consultation and whether a more comprehensive update of the Structure Plan and associated controls is warranted. A contingency in the 2018/19 budget process for an update of the Gordon Structure Plan (costing to be confirmed) is advisable.

Policy Implications

The Council Plan 2017 – 2021 provides as follows:

Strategic Objective 3: Stimulating Economic Development

Context 3A: Land Use Planning

The proposed communication strategy for town planning issues in Gordon is consistent with the Council Plan 2017 – 2021.

Financial Implications

If it is determined that the Structure Plan needs updating, a separate budget bid will be required – see suggested approach. The recurring budget process for amendment delivery would likely cover the implementation of an updated Gordon Structure Plan.

Risk & Occupational Health & Safety Issues

There are no identified risks associated with the proposal.

Communications and Consultation Strategy

A community engagement plan is proposed to be prepared. Further community engagement is likely to be warranted should the structure plan need updating.

Victorian Charter of Human Rights and Responsibilities Act 2006

In developing this report to Council, the officer considered whether the subject matter raised any human rights issues. In particular, whether the scope of any human right established by the Victorian Charter of Human Rights and Responsibilities is in any way limited, restricted or interfered with by the recommendations contained in the report. It is considered that the subject matter does not raise any human rights issues.

Officer's Declaration of Conflict of Interests

Under section 80C of the Local Government Act 1989 (as amended), officers providing advice to Council must disclose any interests, including the type of interest.

General Manager – Satwinder Sandhu

In providing this advice to Council as the General Manager, I have no interests to disclose in this report.

Author – Geoff Alexander

In providing this advice to Council as the Author, I have no interests to disclose in this report.

Conclusion

A preliminary review has been undertaken of the Gordon Structure Plan, relevant controls and contextual information. Whilst significant shortcomings have been identified in the controls the real world effects may not be of such significance to warrant prioritising a comprehensive update of the Gordon Structure Plan ahead of other projects (eg MSS Review, UGF implementation, Ballan Strategic Directions implementation etc).

There is a need to determine whether a revision to the Structure Plan and associated controls is a justifiable use of limited Council resources. The first step is to engage with the local community, further scope issues and report back to Council. Thereafter, it may be appropriate to consider a 2019/20 budget bid.

Recommendation:

That the S86 Rural Growth Committee resolves to:

- 1. Authorise Council officers to develop and implement a community engagement plan for the township of Gordon, to ascertain community opinion on the issues discussed within this report.**
- 2. Receive a further report from Council officers outlining the outcome of consultation activities with a recommended path forward on the town planning matters discussed within this report.**

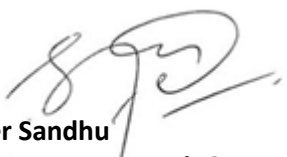
Report Authorisation

Authorised by:

Name: Satwinder Sandhu

Title: General Manager Growth & Development

Date: 18 January, 2018



Appendix 1 – Supply and Demand for Land in Gordon

Supply

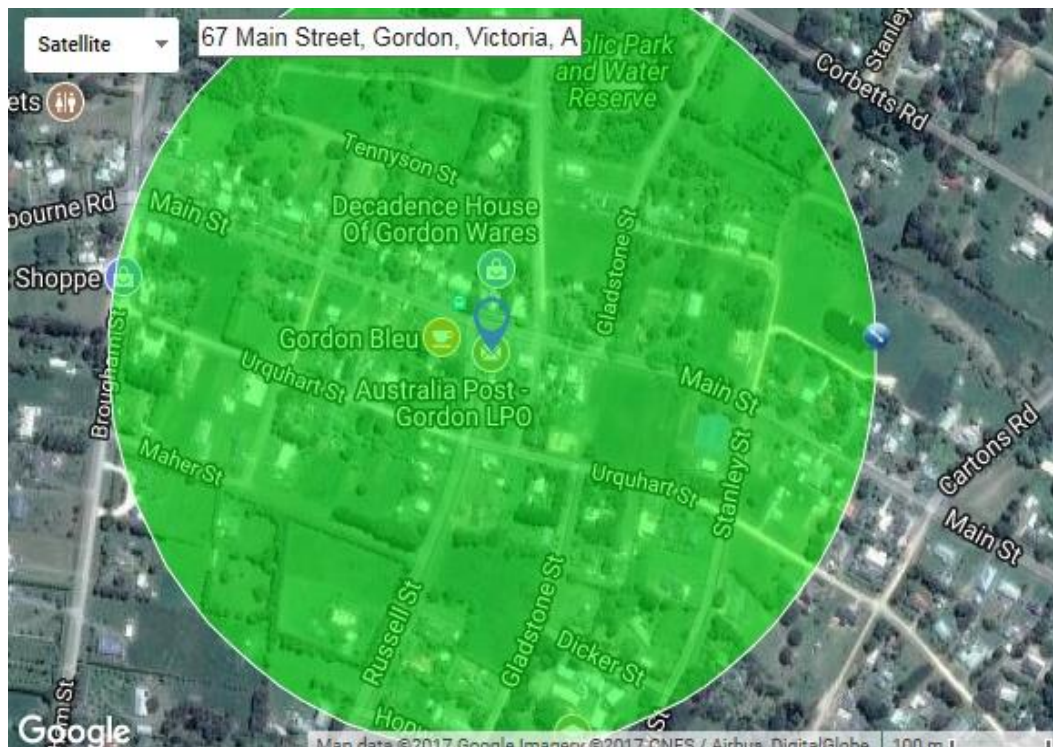
An audit of Council's internal Geographic Information System (Exponare) in late 2017, revealed that there are 314 lots within Gordon.

Central Highlands Water (CHW) indicate that there are currently around 140 connections to sewer in Gordon (with ultimate capacity for 280 connections with minor upgrades).

Based on CHWs assessment of over 140 connections, there are approximately 170 vacant lots as at late 2017.

Additionally there is further subdivision potential within the town. Within 400m of the Post Office there is the potential for 76 additional lots with the current minimum lot size requirement (800 square metres). A radius of 400m from Gordon Post Office is depicted below. The figure of 76 is an estimate drawing upon officer judgement about the subdivision potential of lots.

The area within 400 to 800 metres of Main Street could provide further supply (exact amount not known).



400m walkable catchment

Demand

Through review of internal building permit data, it has been confirmed that an average of just under 11 dwellings per year were constructed in Gordon across the years 2014-2016.

With around 170 vacant lots at present there is approximately a 16 year supply of land for dwellings at current rates of demand, even with no further subdivision occurring.

Appendix 2 – Lot size trends in Gordon in the last five years

The key influence on recent dwellings is the 800sqm minimum lot size prescribed under the NRZ1, as no recent dwellings have required planning permits. Generally recent dwellings reside on lots with an area around 800sqm (or often significantly larger).

A random sample of lot sizes for dwelling developments in Gordon over the last five years shows no clear trend in the size of lots that people are building on (as depicted below). This suggests the economic incentive to subdivide the smallest possible lots in Gordon is not particularly strong.

Lot Size sqm (approx)
822
820
2085
2021
1979
1010
1794
905
1105
2177
3419

Table 1

Appendix 3 Subdivision Trends

From July 1, 2011 to July 1, 2016 there was an average of 8 additional lots being created per year within the sewer district of Gordon, as follows.

July 1, 2011 – July 1, 2012	12 additional lots
July 1, 2012 to July 1, 2013	9 additional lots
July 1, 2013 to July 1, 2014	5 additional lots
July 1, 2014 to July 1, 2015	5 additional lots
July 1, 2015 to July 1, 2016	6 additional lots

Appendix 4 Examples of Dwellings Constructed in Gordon in the last 5 years







6.2 Gordon - Township Improvement Plan Update

Introduction

Author: Joe Morgan-Payler, Urban Designer
General Manager: Satwinder Sandhu, General Manager Growth & Development

Background

The adopted Small Towns and Settlements Strategy requires Council to future plan all settlements in terms of promoting and managing growth through structure plans (Bungaree, Wallace, Dunnstown, Myrning), or otherwise enhance the amenity, identity and investment attraction potential of settlements via place-based civic improvement (all other settlements).

Depending on competing tasks, Council has scheduled to prepare two to three township improvement plans (TIPs) each year across the next 3 to 4 years. Elaine was the first of these settlements to be considered and due to capital projects identified in Gordon it was selected as the second TIP project.

Key drivers of the TIP's include:

- To identify low cost, highly visible and tangible civic improvement projects (footpaths, signage, furniture, facilities) that build on the identity of towns as well as service hubs and focal points for local communities.
- Undertake detailed planning and place making prior, where possible, to other civil works for drainage, access and road upgrades occurring – thus providing a more comprehensive and integrated planning, design and engineering response to town planning.
- Reconcile planned local investment with brand and identity as Council begins clearer and more direct facilitation of tourism and business investment across the Shire.

Township Improvement plan (TIP)

The aim of TIPs is to investigate how a settlement operates from a user perspective to ensure that residents, visitors and other users of the town and its public spaces have their needs met. This work builds on the initial consultation embedded in the Small Towns and Settlement Strategy.

The plan takes a wide look at the area and its issues, potentially including visitor marketing, signage, the relative quality of the public realm, economic development, road improvements, safety etc. that together creates a unique sense of place within a community.

The town's user groups are then identified (residents, visitors etc.) and their needs mapped against what is currently on offer, identifying functional gaps in the town's built form makeup (a simple example may be a tourist needing a tourism map; a more complex example being the need for toilet and basic facilities for passing traffic).

It is intended that by addressing these gaps there will be a direct benefit with respect to the communities' sense of place, local economic opportunities, liveability and enhanced amenity and civic pride.

Key Issues

The Civic Improvement Plans will take a slightly new approach to the usual methods that are used in these circumstances with the hope that it drives better value for both Council and the community.

It will identify key users and chart their requirements within the public realm. By doing this, we should create a clear picture of what is and isn't required and should make for good 'bang for buck' interventions with a strong logic/justification/prioritisation framework.

It is also important to take a wide view of towns to ensure that key elements in the overall picture are not left out or that elements are delivered in the correct order.

This will ensure we don't end up with a 'cart before the horse' situation.

Gordon

Gordon has been identified for a main street civic upgrade via the capital works program.

For this reason, Gordon was selected for a Township Improvement Plan to ensure that the proposed works integrate well into the wider areas and functionality of the township. The TIP will provide a clear direction for improvements across the settlement into the future.

For the sake of the TIP, Gordon has been divided into several sub-precincts that each feed into the central Main St precinct.

Key Players

Across Australia, the public realm has a large impact on a range of users, and in Gordon it is no different. It is hoped that this work will both support the local economy/business interests in the community and also provide a higher quality of public realm for residents and visitors alike. Refer to Community Engagement Strategy section for the specific stakeholders.

Current Status

Gordon's Township Improvement Plan's initial assessments have begun alongside the Main Street civil upgrade project run by capital works.

Consultation was undertaken via presentation of the opportunity and issues assessment conducted by Council staff and the User Experience Consultant during the community drop in sessions run on 21st and 23rd of November, 2017.

During consultation 29 informal submissions were received for the various precincts which will be actioned according to their relevance to the TIP. Appendix 01 tables the feedback received and resulting actions.

Following presentation of these Issues and opportunities to the S86 Rural Growth Committee, the final document will be drafted and it, along with its actions are to be presented to an OMC for adoption. Upon adoption the Gordon TIP would be funded in part/full via five (5) year capital improvement plan/under existing operational budgets/grant funding.

During the S86 Rural Growth Committee meeting, staff will present the opportunity/issues maps for review and discussion.

Community Engagement Strategy

Level of Engagement	Stakeholder	Activities	Location	Date	Outcome
Consultation - completed	Community Groups, retailers, residents.	Drop in session	Gordon Public Hall	December 21st & 23rd, 2017	Feedback received as per appendix 01

There will be on-going engagement with VicRoads and other relevant agencies as the plan is progressed.

Communications Strategy

Gordon's residents and businesses were consulted as part of the opportunity and issues assessment and their feedback will inform the final document.

Policy Implications

The 2017 - 2021 Council Plan provides as follows:

Strategic Objective	2. Minimising Environmental Impact.
Context	2a Built Environment
Action	1. Develop frameworks for each small town and action plans to address the components identified in the following strategies: - Small Towns Strategy

The proposal is consistent with the 2017-2021 Council Plan.

Financial Implications

There are no immediate financial implications in endorsing the TIP, however it would be assumed that the recommendations of the plan guide future Council work programs. This may be in the form of informing routine maintenance and upgrade works and or via individual projects that would be funded via the usual budgeting processes and or via external funding sources (as they become available).

Risk and Occupational Health and Safety Issues

There are no risk implications in relation to this report. Any future works resulting from the document will need to be subject to its own risk and OH&S assessment as part of usual Council processes.

Victorian Charter of Human Rights and Responsibilities Act 2006

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Author – Joe Morgan-Payler

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Conclusion

Development of Township Improvement Plans is a new approach for Council that will help bridge the gap between strategic actions and on-ground outcomes with the aim to provide benefit for Residents, visitors, businesses and Council alike.

We aim to update the committee on our progress thus far and capture any further feedback at this early stage to ensure the project is aligned with council's ambitions and goals going forward.

As a result, it is recommended that the document and its recommendations be endorsed by Council and it be utilised as a reference document to guide future works and upgrades.

Recommendation

That the committee:

- 1. Endorse and provide relevant feedback on the opportunities and issues assessment for Gordon.**
- 2. Notes that council staff will finalise the Gordon Township Improvement Plan document in preparation for presentation to Council at an Ordinary Meeting of Council for adoption in mid-2018.**

Report Authorisation:

Authorised by:

Name:



Title:

**Satwinder Sandhu
General Manager Growth and Development**

Date:

18 January, 2018

GORDON COMMUNITY CONSULTATION FEEDBACK.

ISSUE LOCATION	SUMMARY OF SUBMISSION	COMMENTS	ACTIONS
Freeway Entrance	Coming events sign	Already included in plan.	No action required.
	Sign further back along freeway to give people time to make a decision	Already included in plan.	No action required.
Northern Entry 1/2	The gravel pit is currently an ugly entrance to Gordon. Needs to be made more beautiful.	Already included in plan.	No action required.
	Yes, Get rid of Blackberries. Yes – very important	Already included in plan.	No action required.
	Historic Gordon, B+B	Gordon's historic village identity was raised several times and will be important to maintain going forward.	No action required.
	Lavender farm doesn't exist anymore	Investigate current status of farm	Remove as necessary
	Toilets 2 min off freeway	This would be good information to include on signage at the freeway exit decision point.	Include in plan
	Town/coffee 2 mins off freeway	This would be good information to include on signage at the freeway exit decision point.	Include in plan
Northern Entry 2/2	Tourism sign @ shop out of date	Tourism signage is a part of the Tip's and will be included in the plan.	No action required.
	Playground more wood than plastic	Noted	No action required.
	Info on what to do in Gordon	Tourism signage is a part of the Tip's and will be included in the plan.	No action required.
Eastern Entry	Improve Gordon Ballan Rd and entry to Gordon signage from the Daylesford exit – it's also the first exit to Gordon.	Technically this is the Ballan and Daylesford Exit although may be utilised by local traffic to Gordon.	Investigate further.
	Gordon Entrance signs should be changed / improved.	The gateway signage while now a number of years old still is within its useful life span. It may be worthwhile investigating alternative designs at the time of replacement.	Forward inspection request to assets to identify any required maintenance.
	Avoid concrete paths on outskirts. If concrete necessary how about coloured concrete?	Noted. Concrete has a low maintenance requirement which makes it an obvious choice in most locations. However gravel paths may be more appropriate in certain locations.	No action required.
	Entrance to paddock creek needs upgrading, creating drainage etc.	Noted	Include in plan

ISSUE LOCATION	SUMMARY OF SUBMISSION	COMMENTS	ACTIONS
	Sign re: how to deal with your own rubbish	This comment was in relation to Paddock creek. Signage of this level is probably best dealt with via committee of management.	No action required.
	Paddock creek BBQ	This may be a good complementary item to the existing reserve infrastructure.	Include in Plan
	BBQ – yes please	Noted.	No action required.
	Basketball hoop?		
	Need toilets at paddock creek		
	There are toilets at tennis club		
	Toilet at or near playground on Lyndhurst Street.		
	Upgrade playground @ paddock creek and add BBQ's and maybe toilets		
	Ugly bus shelters – School kids mural? Scarsdale/Smythesdale have painted theirs – Lovely.	Noted.	Include in plan
	Bus shelters to be removed. Not used + Ugly	Usage to be determined as part of Main St civic upgrade.	No action required.
	Stormwater pipes at driveways are eyesores! Visual improvement would be beneficial.		
	Beautiful golden elms and others. More of these please.	Noted	No action required.
Southern Entry	Please give a good variety of trees – different flowering types etc. Be creative.	Noted	No action required.
Western Entry	N/A	No feedback received for this precinct	N/A

7. PROCESS FORWARD AND WORK PROGRAMME

8. DATE OF NEXT MEETING

9. MEETING CLOSE