

## 21.02 MUNICIPAL PROFILE

04/05/2017  
C191

### 21.02-1 Overview

04/05/2017  
C191

The City of Greater Dandenong respectfully acknowledges the Traditional Owners of this land, their spirits and ancestors. (Aboriginal Project Officer).

In 2006, the City of Greater Dandenong was home to over 130,000 people with an area of 129.6 square kilometres. It is undergoing major redevelopment including large-scale infrastructure projects, which, when complete, will transform the City's image and create tremendous future opportunities, truly making it a 'City of Opportunity'.

The EastLink Freeway, the new Drum Theatre in Lonsdale Street, Metro Village 3175 residential development, George Street Bridge link into central Dandenong and Dandenong Market staged re-development, are some of the developments, which will continue to contribute to Greater Dandenong's vitality and growth.

In Greater Dandenong the activity centre hierarchy and classification consists of the Metropolitan Activity Centre, Major Activity Centres and Neighbourhood Centres. The Revitalising Central Dandenong (RCD) partnership between Greater Dandenong City Council and the State Government will provide the CAD as the principal focus for major urban revitalisation projects and investment from both public and private sources.

Springvale, one of three major activity centres in the municipality, has the highest concentration of Asian retail outlets in eastern Melbourne. The other major activity centres - Parkmore in Keysborough and Noble Park also reflect the city's vibrant cosmopolitan mix.

Dandenong's vital role in the development of the south eastern region – Victoria's economic engine room - attracts significant State Government infrastructure funding as an impetus for private sector investment. Council's development initiatives coupled with the above, will revitalise Dandenong into an attractive and liveable City that captures the best of today and makes most of the opportunities for tomorrow.

Greater Dandenong is a net provider of jobs, with a resident workforce of 53,000, and local businesses providing approximately 74,000 jobs. Greater Dandenong businesses provide the third highest number of jobs in metropolitan Melbourne, with the employment sector largely orientated towards manufacturing occupations. Within the metropolitan Melbourne area, Greater Dandenong is ranked – in terms of job stock – first in manufacturing, second in storage, third in road transport and fourth in wholesale trade. The extension of the Urban Growth Boundary by the State Government will facilitate further industrial development in Dandenong and some 25,000 new jobs, to maintain Greater Dandenong's pivotal role in the State economy.

Greater Dandenong's neighbours are the Cities of Casey to the east, Frankston to the south, Kingston to the west, and Monash and Knox to the north. Greater Dandenong is bounded by the Dandenong Creek, Princes Freeway, South Gippsland Freeway, Westernport Highway to the east, Thompsons Road to the south, Mornington Peninsula Freeway, Springvale Road, Tootal Road, Heatherton Road and Westall Road to the west and Police Road to the north.

Development across the municipality is varied. Older development generally comprises single-story weatherboard and brick veneer detached houses on 'quarter acre' blocks. Housing in the non-urban areas to the south ranges from modest farm houses to large and well-appointed dwellings in rural-residential lots, subdivided generally in the past 10 to 15 years.

It is a city that has at its doorstep the magnificent Dandenong Ranges and large areas of flora and fauna. Greater Dandenong has extensive areas of open space and includes several areas of significant ecological value, wetlands and remnant woodlands and grassland

communities. The creeks and waterways that traverse the city, together with its many areas of historical, aboriginal and vegetative significance, afford the city a composition of diverse environments.

## 21.02-2 Regional context

04/05/2017  
C191

Greater Dandenong is the Regional Capital to the rapidly expanding south-eastern region. It is one of Australia's premier industrial regions with exporting strengths in manufacturing, wholesale trade and transport and storage. It is the third ranked municipality in Australia in terms of industrial jobs behind the Brisbane metropolitan region and City of Melbourne. It plays the role of a key regional transport hub and principal service centre to the South Eastern Growth Corridor.

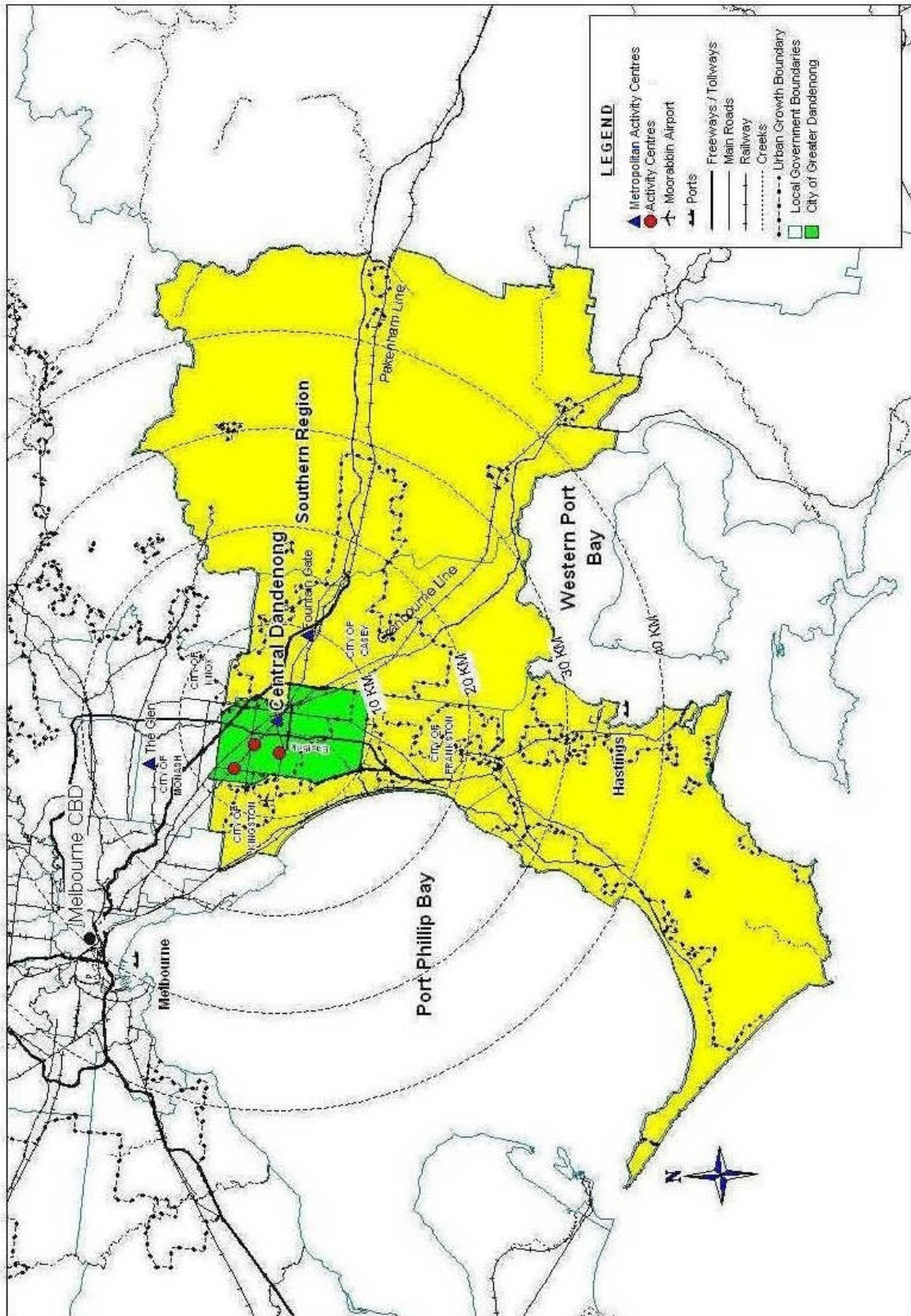
Key transport related infrastructure, other facilities and services located and planned to be located within Greater Dandenong have implications for planning and development in adjoining municipalities. These are outlined below.

- **Revitalising central Dandenong:** This partnership between Greater Dandenong City Council and State Government will help to reinforce central Dandenong as the economic hub and enhance its status as the regional commercial and retail centre.
- **Major Transport Infrastructure:** EastLink linking Ringwood to Frankston, and the Dingley Freeway reservation, which provides the opportunity for linking of the Dandenong Bypass to the Westall Road extension and the South Gippsland Freeway to full freeway standards in as demand and priorities allow, are expected to result in significant expansion and enhancement to the municipality's transport network and will further improve the strategic regional position of Greater Dandenong.
- **Dandenong Hospital:** Is one of Melbourne's major acute care hospitals providing a range of services to the people living in Dandenong and surrounding areas. State Government plans for its expansion will enhance its status as an important regional health facility.
- **Major Sporting and Entertainment (MRC) Facilities:**
  - Dandenong Basketball and Volleyball Stadium: Serves as the major facility for these and other sports such as badminton and boxing in the region and beyond.
  - Sandown Race Course and Entertainment Centre: A major privately owned racing and commercial entertainment complex.
  - Sandown Park: A major metropolitan greyhound racing track.
  - National Water Sports Centre: Serves as a major facility for water skiing, rowing and other water sports in the region and beyond.
- **South East Non-Urban Area:** A Memorandum of Understanding has been signed with Kingston, Frankston and Casey City Councils (South East Non-Urban Areas Memorandum of Understanding 1998), which sets out the strategic principles and processes for planning of the South East Non-Urban Area.
- **Dandenong Creek floodplain:** Ongoing planning, development and maintenance issues are shared with the Cities of Knox and Casey and Melbourne Water.
- **Eastern Treatment Plant:** The Plant is adjacent to Council's boundary with the Cities of Kingston and Frankston. It provides sewage and wastewater treatment facilities for most of eastern Melbourne as well as recycled water for the region.
- **Dandenong IN2Z Industrial Area:** Greater Dandenong is the only area in South East Melbourne that has a designated Industrial 2 Zone, reserved for heavy and / or offensive industries requiring extensive buffer zones.
- **Extractive industry and landfill:** The Sand-belt Open Space Project is a major strategic initiative of Parks Victoria for the conversion of the land formerly used for sand extraction and landfill into open space to provide a wide range of regional and

local recreation opportunities (Chain of Parks). Implementation of this project is shared between the City of Greater Dandenong and City of Kingston.

- **Springvale Botanical Cemetery (Formerly Necropolis) and Bunurong Memorial Park:** Serve as regional facilities for funeral services. Set in extensive landscaped gardens, these also offer fully catered function facilities and fully equipped Chapels for memorial services.
- **The Casey – Cardinia growth area:** This area is expected to grow significantly by 2030. Consequences of this population growth for Greater Dandenong are likely to include:
  - Increased pressure on the regional road network.
  - Increased use of the railway system through Greater Dandenong.
  - Increased access to employment opportunities in Greater Dandenong.
  - Increase use of the open space and recreational facilities in Greater Dandenong.
  - Opportunities for business links between Greater Dandenong businesses and the growth area.

Regional Context



**21.02-3**04/05/2017  
C191**Land use****Housing and community****Housing**

There is considerable diversity within Greater Dandenong's housing stock. Overall the municipality has similar levels of home ownership and of people renting, to metropolitan Melbourne. Home ownership is highest in Keysborough, and lowest in Dandenong and Dandenong South.

Most housing stock is aged between 30 to 50 years, though there are some areas with dwellings in excess of 100 years old. Areas of newer housing are located in the north-east and central-southern areas with in-fill development occurring across the municipality.

Higher density housing is generally located in proximity to railway stations and major shopping centres, in particular central Dandenong, with rental accommodation accounting for a significant level of this housing.

In the non-urban areas to the south, housing ranges from modest to large dwellings on rural-residential lots, subdivided generally within the last 25 years.

At the time of the 2006 Census, nearly 36 percent of the 42,000 occupied private dwellings were fully-owned, one-third were being purchased, and most of the remainder rented.

Housing is relatively affordable in Greater Dandenong, though the costs of house purchase have risen steeply in recent years. In early 2007, the median purchase price for a house in Greater Dandenong was \$266,000 – 89 percent of the metropolitan median price of \$305,000. During the past five years, house prices have risen by 27 percent in Greater Dandenong, compared with 4 percent across metropolitan Melbourne.

**Population**

The resident population of Greater Dandenong is 130,000 according to 2006 Census data.

The age profile of Greater Dandenong is relatively similar to that of metropolitan Melbourne. The older age population (60 and above) of Greater Dandenong accounts for 19 percent of the total population as compared to 18 percent for Metropolitan Melbourne.

**Occupational Structure**

Approximately one-third (31 percent) of employed residents worked in labouring or trades, compared with 20 percent of people throughout metropolitan Melbourne. Inversely, just 14 percent of employed residents held professional/managerial occupations, compared with the metropolitan average of 30 percent.

**Cultural and Linguistic Diversity**

Greater Dandenong is the most culturally diverse locality in Victoria, with residents from over 150 different birthplaces including Vietnam, Cambodia, China, Italy, Greece, India, Sri Lanka, Sudan, Ethiopia and Bosnia. Over half of its population were born overseas, and nearly half in nations where English is not the main spoken language – compared with less than one-quarter across metro Melbourne. Among the more widely spoken languages are Vietnamese, Khmer, Cantonese, Greek and Italian.

## Retail commerce and entertainment

Central Dandenong is one of the largest retail and commercial centres in metropolitan Melbourne. Its local and regional role needs to be protected and promoted. It is foremost of 25 Principal Activity centres across metropolitan Melbourne as well as being designated a *Transit City*.

Greater Dandenong has a broad and robust economic base. Reported annual construction costs in the industrial/commercial/retail sector, exceeded \$190 million in the year to June 2006. In 2006, 48,000 residents of Greater Dandenong were in paid work, with manufacturing and retail employment accounting for 28 percent and 12 percent of jobs respectively.

Council manages the Dandenong Community Arts Centre and the Walker Street Gallery, which provide facilities for numerous community cultural groups. The Drum Theatre, The Castle and the Paddy O'Donoghue Centre in Noble Park are major performing arts and community centres in Greater Dandenong.

Festivals are a part of community life in Greater Dandenong. Sandown Racecourse is the city's most used venue. Future planning that increases Council's ability to host festivals and events on its own land such as its parks and reserves is a future priority.

## Activity and Neighbourhood Centres

Greater Dandenong is well served by the existing activity centre hierarchy, which includes the Metropolitan Activity Centre of central Dandenong, the three designated major activity centres of Springvale, Parkmore at Keysborough and Noble Park as well as neighbourhood centres.

With over 300,000m<sup>2</sup> of retail and office floor space, central Dandenong is designated as a Metropolitan Activity Centre in Plan Melbourne: Metropolitan Planning Strategy , fulfilling a regional role with a large catchment which extends beyond the municipal boundaries. Central Dandenong contains a number of regional offices for local, State and Federal government bodies as well as extensive retail areas such as Dandenong Plaza and the Dandenong Market. Central Dandenong contains a major public transport interchange.

There are forty-three neighbourhood centres identified within the municipality, varying widely in size, zoning and level of commercial activity.

## Industrial

Industry ranges from small-scale light industries in older established areas, to newer, general industrial estates, with large allotments and purpose-built factories.

Key industries located in Greater Dandenong include advanced manufacturing in automotive, plastics and scientific equipment, as well as food processing and distribution, and metal fabrication. Greater Dandenong's large industrial areas house some key national and international organisations. New 'high tech' industry is steadily replacing the traditional heavy industry upon which the region depended in the post-war period.

The Dandenong Industrial 2 Precinct provides for environmentally sensitive industries and is a resource of state significance as it is one of only three strategic locations within the State where industries, that require significant buffers from sensitive uses can operate. It includes a diverse range of industries, among them, food processing establishments licensed for export, as well as chemical and general industries.

Greater Dandenong has approximately 1730ha (DPCD, 2006) of industrially-zoned land in close proximity to major freight and passenger transport routes, with an additional 1040ha to be made available close to the road and rail transport network. In addition an area of approximately 500ha (DPCD, 2006) is zoned Business 3, with potential for industrial-related uses.

**21.02-4**  
07/01/2010  
C81

## **Built form**

### **Residential building types and lot sizes**

Greater Dandenong has a largely conventional Australian built form of single one storey dwellings. While there is a clear pre-dominance of single detached dwellings, there are a range of other types of dwellings, including dual occupancies, villa units, town houses and apartments. The highest concentrations of older villa units and apartments and more recent multi-unit redevelopments have occurred around central Dandenong, Springvale and Noble Park activity centres.

There is a predominance of lots between 500 and 750m<sup>2</sup>. Mainly located in older established areas around central Dandenong, Springvale and Noble Park activity centres, there are small concentrations of larger lots ranging from 750-1500m<sup>2</sup>. There are pockets of larger lots of 1500-2000m<sup>2</sup> as well as smaller lots (below 250m<sup>2</sup> and up to 500m<sup>2</sup>) scattered throughout the municipality.

### **Streets and street trees**

Streets with grid layout are reflective of the age of development from the early nineteenth century to the late 1960's. Since the 1960's the street layout changed to become curvilinear in alignment with culs-de-sac. This is particularly reflective of 1970-1990's pattern of subdivision.

Streetscapes within Greater Dandenong contain a limited range of tree species but range in size, age and condition. While the period 1940's – 1950's saw the introduction of more non-native species, from 1970 onwards street planting moved towards a predominance of native species.

### **Cultural influence**

With diverse cultural groups that call Greater Dandenong home, there are certain distinct precincts that are emerging that have their own character. Their built form is characterised by buildings with flat unarticulated facades, prominent balconies, limited frontage/side setbacks, limited or no landscaping.

### **Heritage**

A municipal Heritage Inventory was completed in July 1998. Many buildings are protected under the scheme, including "Heritage Hill", a complex of three historic buildings set in picturesque grounds. The scheme applies a Heritage Overlay to these sites.

Greater Dandenong is home to a wide range of Aboriginal and post-European settlement historical assets. There are significant groups of highly valued "scar trees" and other relics of Aboriginal culture.

### **Aboriginal period**

Aboriginal people lived throughout the local foothills, woodlands and grassy meadows for over 20,000 years, particularly along major waterways such as Dandenong Creek and on elevated sand dunes within Carrum Swamp. These areas are particularly important ones where intact subsurface remains of Aboriginal cultural heritage sites have been found. The most visible reminder of the Aboriginal past is a broad band of scarred trees running between Keysborough and Lyndhurst, possible the largest concentration of such sites in Victoria. The words 'Dandenong' (derived from *tanjelung* loosely meaning 'meeting place') and 'Eumemerring' derive from a pre-contact language no longer in use, but present day descendants of Bunurong people can still identify the location and meaning of their

cultural heritage sites.

### **Early settlement period**

William Hovell first ventured into the area around Dandenong in 1827. Pastoral sites in this region were being leased and settled in the late 1840s. The township of Dandenong developed where regional roads crossed the Dandenong Creek and Dandenong became a frontier outpost for travellers and businesses travelling to Gippsland. The original road network remains, as do some of the original hotels. Vast forests of red gum and she oak trees supplied colonial demands for timber and charcoal. Draining of the Carrum Swamp dramatically altered the local eco system, replacing it with pastureland and market gardens. Scattered stands of river red gums still give a sense of the majestic forests that once covered the land. Some farm landscapes along Thompson Road reflect the agrarian heritage of the city.

In addition to Dandenong Town Hall, significant heritage sites from this period include Dandenong Park (gazetted in 1873), Dandenong Cemetery (1857), the Springvale Botanical Cemetery-formerly Necropolis (1901) and churches, residences and school buildings of heritage significance.

## **21.02-5**

07/01/2010  
C81

### **Open space and natural environment**

Greater Dandenong's open space includes bushland areas, parks, reserves, roadside and railway corridors and undeveloped areas, many of which provide habitat for significant flora and fauna. The City has several areas of significant ecological value including wetlands and remnant woodlands and grasslands communities.

Major open space areas include Dandenong Park, Alex Wilkie Nature Reserve, Tirhatuan Park, Fotheringham Reserve, Tattersson Park, Coomoora Woodland and the Dandenong Wetlands, part of the Creek floodplain, which showcase natural bushland and wetland habitats. Greaves and Ross Reserves have significant areas of remnant vegetation.

Major sporting and entertainment facilities include the Sandown Racecourse and the Sandown Park, the National Water Sports Centre, the Keysborough Golf Club and leisure complexes for swimming and fitness, Basketball and Volleyball. There are thirty large areas for sporting events, 136 smaller ones for passive pursuits, and approximately fifty kilometres of bicycle paths and walking trails.

### **Waterways**

There are five main waterways in Greater Dandenong: Dandenong Creek (15.5 km), Mile Creek (9 km), Eumemmerring Creek (13.5 km), Mordialloc Creek (5 km) and Patterson River (4 km). Where poor water quality issues arise in these creeks it is noted that these issues are common to many of Melbourne's urban streams.

### **Non-urban (inclusive of Green wedge)**

Greater Dandenong's green wedge forms part of the South East Green Wedge that extends into the adjoining municipalities of Frankston, Kingston and Casey City Councils. Due to less intense development, the area also contains significant cultural heritage values, from both pre and post European settlement periods. The area contains a variety of land uses, including grazing, market gardening, poultry farms, and dog-related establishments.

## **21.02-6**

13/08/2015  
C192

### **Infrastructure, transport networks, transport services and inland ports**

Extensive transport networks link Greater Dandenong with Melbourne's rapidly expanding south-east region and provide excellent access to the Melbourne CAD, sea and air ports.



The Dandenong Station/train/bus modal interchange is a major regional transport hub.

EastLink and the Dandenong Bypass, which forms part of an ultimate continuous route along the Dingley Freeway reservation, will add to the City's role as a key regional transport hub.

The planned upgrade by VicRoads, of the Western Port Highway to Freeway standards including replacement of non-conforming access points with designated grade separated interchanges needs to be considered in future land use planning.

There are proposals for a third railway line between Caulfield and Dandenong and a second line between Dandenong and Cranbourne.

Due its proximity to Port of Hastings and its proposed expansion, Dandenong is a strategic location for an inland port and logistics centres.

**21.02-7**

07/01/2010  
C81

**Public Safety**

Greater Dandenong City Council has a system in place to cope with public safety and emergency management. It has in place a Municipal Emergency Management Plan and a Municipal fire prevention Plan and has appointed officers to cope with disasters. The municipality is serviced with a full range of emergency services (Police, Ambulance, Fire and State emergency Services).