

21.0210/08/2017
C143**MUNICIPAL PROFILE****21.02-1**10/08/2017
C143**Overview**

The City of Greater Dandenong respectfully acknowledges the Traditional Owners of this land, their spirits and ancestors.

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 Dandenong Civic Centre and 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 Highway, 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.

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C143**Regional context**

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.
- **Green Wedge:** The Greater Dandenong Green Wedge is located in the middle of the broader South East Green Wedge which extends from Clarinda in the City of Kingston to Cranbourne South in the City of Casey.

The majority of the Greater Dandenong Green Wedge is in private ownership. It includes many facilities and land uses of strategic importance to the surrounding region and to the wider metropolitan area, including:

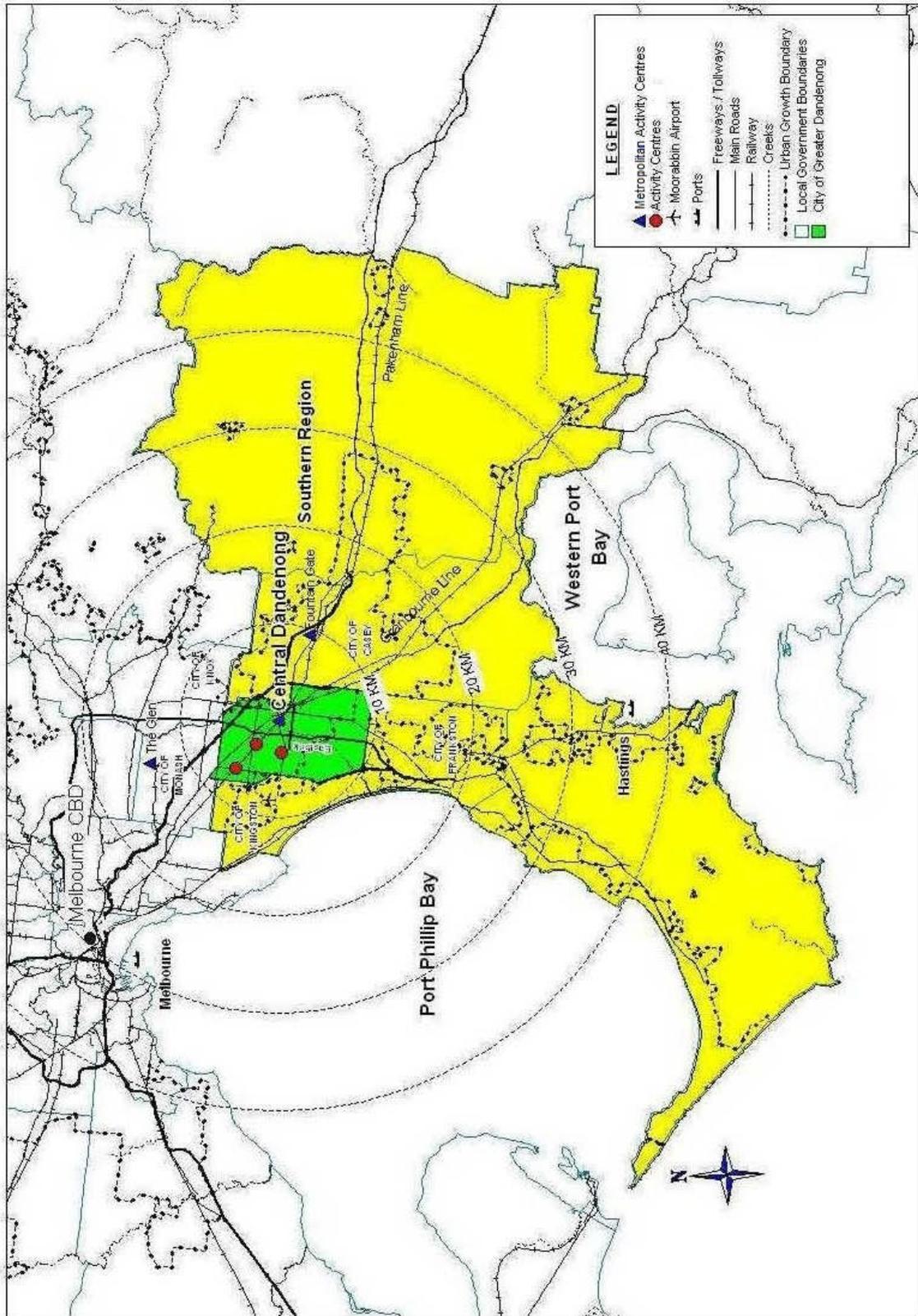
- The Eastern Treatment Plant and related odour buffers.
- Areas of landscape and environmental significance.
- Areas with potential for waste-water recycling.
- Designated odour and safety buffers near the Dandenong South industrial area.
- Locations with productive agricultural potential.

Council's Green Wedge Management Plan (*Revised, January, 2017*) sets out the vision, objectives and actions for the future management of the green wedge.

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:** Is a critical infrastructure resource for Metropolitan Melbourne and is one of two major plants which treat Melbourne's wastewater, currently treating around 40% of Melbourne's total sewage. The plant is approximately 1,100ha in size and is located on the corner of Thompson Road and EastLink, Bangholme.
- **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



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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 300,000m² 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.

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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 750m². Mainly located in older established areas around central Dandenong, Springvale and Noble Park activity centres, there are small concentrations of larger lots ranging from 750-1500m². There are pockets of larger lots of 1500-2000m² as well as smaller lots (below 250m² and up to 500m²) 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 set-backs, 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 *tanjelong* 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 Open space and natural environment

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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, Tatterson 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.

21.02-6 Infrastructure, transport networks, transport services and inland ports

10/08/2017
C143

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

21.02-7 Public Safety

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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).