02.03 STRATEGIC DIRECTIONS

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02.03-1 Settlement

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Greater Dandenong's population is expected to continue to rise, placing pressure on transport networks, infrastructure, services and public open space.

The expected increase in older residents will raise the demand for services, smaller infill dwellings and retirement accommodation, co-located with community facilities, services and recreational facilities within activity centres.

It is anticipated that younger families will move into new developments in the municipality, requiring timely consideration of the availability and distribution of these facilities.

Beyond the municipality, the Casey-Cardinia growth area is expected to accommodate a significantly larger population by 2030. Consequences of this 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.
- Increased use of the open space and recreational facilities in Greater Dandenong.
- Opportunities for business links between Greater Dandenong businesses and the growth area.

Urban renewal – Central Dandenong

The 'Revitalising Central Dandenong' project provides the principal focus for urban renewal within the City and attracts significant investment from both public and private sources.

Dandenong Metropolitan Activity Centre is one of Victoria's largest retail and commercial centres. It serves the growing south-east region of metropolitan Melbourne, as a government services hub and major interchange for significant transport services. The construction of EastLink has reinforced its very high accessibility.

Strategic directions for **urban renewal in Central Dandenong** are to:

- Showcase Central Dandenong as a preferred destination for quality services, housing, commercial, retail and entertainment activities
- Become more diverse, with integrated land uses, including higher-density residential development as a central component.
- Facilitate more compact development and consolidation of land uses and activities with a focus on the 400 metre (5 minute walk) radius centre on Dandenong Transit Interchange and Town Hall.
- Create a strong link along the 'Spine of Consolidation' connecting the Dandenong Transit Interchange, Dandenong Town Hall and Dandenong Market.
- Redesign movement networks and activate street frontages to enhance and prioritise the pedestrian environment and offer high levels of public realm amenity within the Core of the centre.
- Enhance and improve links between existing retail destinations.
- Facilitate developments that contribute towards the long term vision for the centre, rather than those that undermine the achievement of mixed land uses, consolidation and higher densities.

Activity centres

Greater Dandenong is well served by the existing activity centre hierarchy.

Council is committed to further developing all municipal activity centres. Springvale has one of the highest concentration of Asian retail outlets in eastern Melbourne. The other major activity centres in Keysborough-Parkmore and Noble Park also reflect the city's vibrant cosmopolitan mix. There are 43 neighbourhood activity centres within the municipality, varying widely in size, zoning and level of commercial activity. There is a need to ensure that these centres are appealing places for people to live, work, shop and visit. Neighbourhood activity centres make an important contribution to local service provision, vibrant local economies and provide employment opportunities for the community.

There is a need for a balance between economic development, a vibrant and diverse community and a sustainable living environment. Locating new housing near and within activity centres, supporting higher density residential development at upper levels of mixed-use buildings, and locating commercial uses in all major and neighbourhood activity centres will improve the economic viability and sustainability of those centres.

Strategic directions for **activity centres** are to:

- Promote Springvale Major Activity Centre as the principal metropolitan focus for Asian commercial and retail facilities.
- Consolidate and broaden Springvale Major Activity Centre's cultural base and expand its vibrant economy and residential market.
- Promote and expand Noble Park and Keysborough-Parkmore Major Activity Centres as significant suburban mixed use centres.
- Promote neighbourhood activity centres as mixed use urban villages where old and new use and development harmonise forming a strong backdrop for active community life.
- Strengthen neighbourhood activity centres to sustain convenient shopping options within walking distance of most residential areas.

Greater Dandenong Green Wedge

The Greater Dandenong Green Wedge is located between industrial and residential areas.

The Eastern Treatment Plant, treating approximately half of Melbourne's waste water, is both a major constraint for future development and also a significant component of the current economic role of the Greater Dandenong Green Wedge. Other significant urban infrastructure assets, including gas and water pipelines and electricity lines, also transect the green wedge.

Land banking and speculation in the Greater Dandenong Green Wedge has resulted in large areas of land being under-utilised.

Current land practices have directly impacted upon water quality in the Dandenong Creek catchment and the lower Dandenong Creek catchment is considered to be in moderate to poor condition. There has also been a loss of significant vegetation and in particular River Red Gums.

The enhancement of waterways and drainage corridors to provide for an array of permanent and seasonally flooded wetlands would provide for biodiversity enhancement. Increased areas of native vegetation would also provide opportunities for more common indigenous fauna species which are locally endangered.

Strategic directions for the **green wedge** are to:

- Reinforce the green wedge as a 'Green Space' between urban growth corridors.

02.03-2 Environmental and landscape values

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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 biodiversity. The City has several areas of significant ecological value including wetlands and remnant woodlands and grasslands communities.

Major open space areas and the Dandenong Wetlands showcase natural bushland and wetland habitats. Greaves and Ross Reserves have significant areas of remnant vegetation.

The River Red Gum is an important tree species with historic value as a local native species used extensively in the past by both Aboriginal people and European settlers. The vast majority of indigenous biodiversity has been significantly depleted. The remaining scattered trees and other remnant vegetation are of local conservation significance.

The five main waterways in Greater Dandenong are important for their conservation, regional drainage, flood management and water quality functions. The Eastern Treatment Plant is a major water body and core area of habitat for waterbirds in the south-eastern suburbs of Melbourne.

The Greater Dandenong Green Wedge provides a broad area of open space that acts as a stepping stone for mobile fauna and remnant habitat for aquatic species.

The green wedge landscape has the potential to be threatened by new development and built form which does not respond positively to the local characteristics of the area. The siting and design of built form elements such as fencing, car parking, signage, lighting and vegetation can also compromise the character of the green wedge landscape.

The challenge is to effectively manage Greater Dandenong's natural assets.

Strategic directions for **environmental and landscape values** are to:

- Promote ecologically sustainable development.
- Protect and improve the habitat, vegetation, soil, water and visual qualities of waterways and wetlands.
- Protect and enhance the ecological values of the green wedge and improve connectivity.
- Protect and reinforce the rural landscape in Greater Dandenong's Green Wedge.

02.03-3 Environmental risks and amenity

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Floodplains and soil degradation

The Dandenong Creek floodplain plays a vital role in controlling the flood waters of Dandenong Creek. It also plays an increasingly important role in stormwater treatment, conservation of wetlands and billabongs, remnant habitat areas and provides an opportunity for re-vegetation in open space areas and passive recreation.

A large proportion of the Greater Dandenong Green Wedge is former swamp land. The area is generally low lying and flat, making drainage of the area slow. Dandenong Creek and its tributaries have been substantially altered for drainage and flood mitigation purposes.

Strategic directions for **floodplains and soil degradation** are to:

- Manage risks associated with potential soil and water contamination.
- Improve flood and inundation management.

Land use compatibility

Local retail centres can act as a focus for local communities. Entertainment and associated uses are important in maintaining local cultural vitality but need to be managed to avoid adverse impacts for residents, and inadequate provision of car parking.

Industry also needs to manage the challenge of noise pollution, air pollution and reducing other adverse impacts on the environment – including ground water.

The Southern Industrial Precinct in Dandenong South accommodates industries that require significant buffers from sensitive uses. As one of few State Significant industrial precincts within Victoria the challenge is to protect this precinct for its intended purpose and to carefully manage the interface with adjoining areas.

Given the diverse nature of existing land uses in the Greater Dandenong Green Wedge there is a relatively low level of land use conflict. The Willow Lodge Mobile Home Village accounts for the largest concentration of residents in the green wedge. It is important that existing buffers are enforced and maintained, and efforts are made to minimise odour and noise pollution in the adjoining industrial areas.

Strategic directions for **land use compatibility** are to:

- Reduce impacts related to air, water and noise pollution.
- Protect the amenity of residential areas adjacent to particular uses and protect particular uses from residential development.
- Ensure industrial uses do not adversely impact on the amenity and safety of surrounding land uses and the environment.
- Ensure new uses and development do not adversely impact on existing land uses or compromise the establishment of preferred land uses in the green wedge.

02.03-4 Natural resource management

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Agriculture

A substantial portion of the green wedge is used for agricultural purposes. Agriculture is a desirable industry for the Greater Dandenong Green Wedge as it contributes to the economic activity of the area, with easy access to consumers and suppliers in the region.

Strategic directions for **agriculture** are to:

- Support the expansion and diversification of agricultural activity in the green wedge.

Water

Where poor water quality issues arise in the creeks it also is noted that these issues are common to many of Melbourne's urban streams.

The Eastern Treatment Plant within the green wedge is a critical infrastructure resource being one of two major plants which treat Melbourne's wastewater.

Strategic directions for **water** are to:

- Enhance the role and function of the Greater Dandenong Green Wedge as a water management asset.

02.03-5 Built environment and heritage

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Design

With diverse cultural groups that call Greater Dandenong home, there are distinct precincts that are emerging, characterised by buildings with flat unarticulated facades, prominent balconies, limited setbacks, and limited or no landscaping.

Innovative urban design solutions will promote the creation of inclusive and welcoming public spaces. Creating community 'connectedness' and improving safety in public places will foster a sense of belonging.

The quality of urban design in major and neighbourhood activity centres is important to the economic viability of the centres and contributes significantly to the overall image and appearance of the municipality.

New developments need to encourage walkability, provide clear directions to community services and facilities such as local shops. Providing walking and cycling access to recreation opportunities such as open space areas will promote healthy lifestyles.

Due to the absence of prominent natural landmarks, specific 'Gateway' locations have been identified at high exposure points of entry to, or transitions within, the municipality. The sites provide opportunities to enhance local character, improve perceptions of the city, and encourage wider visitation.

Gateways, landmarks and corner buildings provide orientation for visitors to a centre and contribute to its sense of place. Improvements to ground level public realm areas in activity centres as attractive, people-orientated open spaces, provide for positive interfaces with ground level private spaces.

Signs have an important role in the built environment. Managing the visual impact of signs in Dandenong's large commercial and industrial areas poses a challenge. There are ongoing commercial pressures to erect more major promotion signs in close proximity to the many arterial roads and freeways criss-crossing Greater Dandenong. Signs in and adjacent to residential areas also need to be managed to avoid adverse impacts on amenity.

Strategic directions for design are to:

- Improve prosperity and contribute to employment growth, by creating attractive places and facilitating cared for natural and heritage areas.
- Improve the visual amenity and image of Greater Dandenong particularly the public realm.
- Encourage good urban design to improve safety and amenity.
- Create environments that are welcoming, inclusive and make a positive contribution to the health and wellbeing of Greater Dandenong's diverse communities.
- Respect and improve residential environments.
- Facilitate quality building design and architecture.
- Ensure that design of the built environment supports accessibility and healthy living.
- Enhance the multi-cultural identity of the municipality, as reflected in the city's built form, signage and urban design.
- Ensure that new built form and public realm works contribute to the role of identified gateway locations throughout the municipality.
- Ensure a coordinated approach to sign design, positioning and display in a manner that is attractive and appropriate to respective commercial, industrial or residential areas and along road corridors.
- Reinforce the green wedge as a 'break' in built form development.

Environmentally sustainable development

Supporting higher density forms of development in areas with excellent accessibility and closer to activity centres and transport nodes will reduce dependence on the car thereby significantly reducing greenhouse gas emissions.

Council supports the design and construction of new developments that incorporate best practice environmentally sustainable design standards to create a green city committed to a sustainable future.

Strategic directions for **environmentally sustainable development** are to:

- Encourage all development to achieve best practice environmentally sustainable outcomes.

Residential development and neighbourhood character

To manage the evolution of residential neighbourhood character throughout Greater Dandenong into the future, increases in housing density must be balanced by adequate provision of open space, good urban design and improvements to the public realm.

It is important to set out clear design principles to achieve quality design and amenity outcomes for new residential development, while respecting the valued characteristics of housing form and density within the existing residential neighbourhoods. Streetscapes within Greater Dandenong's established areas contain a limited range of tree species of varied size, age and condition, reflecting changes as the city has urbanised to accommodate a growing population.

The emerging residential area in Keysborough brings a challenge in managing the urban/non-urban transition. Council's 'green vision' is for the public realm to deliver a range of beneficial environmental, landscape and recreation outcomes with more intensive forms of development being supported in private space within that green environment.

The identification of three 'Future Change Areas', and clear directions with regard to preferred density, building types and design elements appropriate to the particular character areas, will facilitate the achievement of attractive and sustainable built form in residential neighbourhoods.

Substantial change areas have been identified as suitable to undergo a relatively high level of change because of their location close to services and public transport. These areas are generally located adjacent to Central Dandenong, Springvale and Noble Park Major Activity Centres. Change in these areas will be managed to establish the future built form, rather than to maintain existing character, while providing a positive contribution to the streetscape and public realm.

Incremental change areas generally include those areas developed between 1950s and 1960s further from activity centres than the Substantial Change Areas. These areas comprise the majority of Greater Dandenong's residential neighbourhoods. These areas are suitable to accommodate low and medium density housing because of their location, being further away from activity centres but reasonably close to services.

Limited change areas generally include more recently developed residential areas located at significant distances from the Princes Highway, the railway corridor and Dandenong, Springvale and Noble Park Major Activity Centres. These areas are suitable for low density housing, primarily because they lack the location and or access advantages compared to other areas that are closer to activity centres and public transport nodes. Change in these areas will be managed to respect the existing neighbourhood character.

Residential development across the municipality should feature appropriate setbacks and private open space areas with high quality landscaping, including the planting of canopy trees, to protect the amenity of adjoining dwellings and to contribute to the landscape character in all areas.

Strategic directions for **residential development and neighbourhood character** are to:

- Allow for increased residential densities without compromising the valued characteristics of the area.
- Promote the development of attractive neighbourhoods that contribute to a sense of place and community.
- Ensure that new residential development is consistent with the identified future character and preferred built form envisaged for the three Future Change Areas.
- Encourage new residential development that provides adequate space for the planting and the long term viability and safe retention of canopy trees.

Heritage

Greater Dandenong is home to a wide range of Aboriginal and post-European settlement historical assets.

The local foothills, woodlands and grassy meadows along major waterways such as Dandenong Creek and on elevated sand dunes are particularly important where a range of 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, possibly the largest concentration of such sites in Victoria along with other evidence of Aboriginal culture.

Sections of the Greater Dandenong Green Wedge comprise land within the northern and eastern margins of the former Carrum Carrum Swamp. Due to the less intense development, the area contains significant cultural heritage values and one of the most sensitive archaeological areas within the Melbourne region.

The township of Dandenong developed where regional roads crossed the Dandenong Creek. 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, Greater Dandenong features a number of residential, community, commercial and industrial buildings and sites of local heritage significance.

It is important to prevent the incremental loss of valued heritage places by their replacement with infill development or poorly designed additions and alterations.

Strategic directions for **heritage a** re to:

- Protect sites of significant cultural and heritage value and those elements which contribute to the significance of heritage places.
- Identify, protect and promote existing heritage values in the green wedge.

02.03-6 Housing

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There is considerable diversity within Greater Dandenong's housing stock. 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. In the non-urban areas to the south, housing ranges from modest to large dwellings on rural-residential lots.

Greater Dandenong has a pre-dominance of single detached dwellings. The highest concentrations of multi-dwelling developments have occurred around the Central Dandenong, Springvale and Noble Park Major Activity Centres.

Many new households will need to be accommodated across the municipality. Supporting urban consolidation by providing new housing in existing areas close to activity centres will reduce the need for residents to travel as far to work, shop or take part in other activities.

Council is committed to actively encouraging multi-storey, higher-density residential development within Central Dandenong and the Springvale and Noble Park Major Activity Centres, as a component of the mixed-use function of those centres. Likewise, Transit Oriented Development will be a key principle to increasing sustainability. With the potential influx of younger families anticipated in activity centres, greater diversity in housing provision to meet the needs of these households will be required.

The popularity of Springvale as a vibrant multicultural retail and business centre provides an opportunity to support additional housing that responds to both local needs and the changing demographics of Melbourne. This will include smaller apartments, shop-top housing and larger detached dwellings. Recognising the cultural diversity of the population and encouraging housing diversity will create opportunities to meet the housing needs of the diverse community.

As the City of Greater Dandenong's population ages more housing and supported accommodation catering for older age groups will be needed. This will include higher density housing, which will need careful management.

Strategic directions for **housing** are to:

- Allow for increased residential densities in appropriate locations and provide for diverse housing needs.
- Encourage and facilitate a wide range of housing types and styles which increase diversity and cater for the changing needs of households.
- Optimise residential consolidation around activity centres and transport nodes.
- Improve access to affordable and appropriate housing.

- Provide for the orderly development of new residential areas, including appropriate forms of higher density housing within existing activity centres.

02.03-7 Economic development

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Greater Dandenong has a broad and robust economic base in the industrial/commercial/retail sector. Dandenong's vital role in the development of the south eastern region – Victoria's economic engine room – attracts significant investment. The 'Revitalising Central Dandenong' project is helping to reinforce Dandenong Metropolitan Activity Centre as an economic hub and enhance its status as the regional commercial and retail centre.

Employment

Within the metropolitan Melbourne area, Greater Dandenong is recognised for providing jobs in manufacturing, storage, road transport and wholesale trade.

Greater Dandenong's retail, commercial, industrial and entertainment uses provide a range of jobs. Strengthening these assets will attract visitors from outside the municipality and improve employment opportunities. With suitable promotion, they could realise increased economic benefits for the City.

A prosperous local industrial economy not only provides local employment opportunities but also reduces the need for long journeys to work and transport pollution with positive ramifications for the environment. There is a need for improved employment and training opportunities tailored to accommodate the abilities and needs of the local residents.

Greater Dandenong's economic success is also affected by community perception of the industrial and commercial image of the City. Promoting urban design to improve the visual amenity and public realm of all commercial and industrial areas, particularly along main roads and at gateways will facilitate more economic activity.

Commerce

Central Dandenong is one of the largest retail and commercial centres in metropolitan Melbourne. With substantial supply of commercial floor space, the Dandenong Metropolitan Activity Centre, fulfils a regional role with a large catchment beyond the municipal boundaries. Central Dandenong contains regional office facilities as well as extensive retail areas.

Springvale is recognised as a popular dining destination in Melbourne's south east. Central Dandenong and the Springvale, Noble Park and Keysborough-Parkmore Major Activity Centres are the four major retail precincts in the City of Greater Dandenong.

There are more than 40 neighbourhood activity centres within the municipality that vary widely in size and commercial activity. These centres are identified on the Strategic Retail / Commercial Framework Plan as large neighbourhood centres, neighbourhood centres, large local shop nodes and local shop nodes.

While acknowledging the entertainment role of gaming venues, Council needs to ensure a balance between the entertainment value/economic benefits and minimise their adverse social impacts.

Industry

The industrial sector in Greater Dandenong is the mainstay of its economy, providing jobs and investment opportunities locally and within the wider south eastern region. Industry in Dandenong reflects its history and is integral to its diverse social and economic character.

Greater Dandenong has significant areas of industrially zoned land close to major freight and passenger transport routes and the road and rail transport network. Industry ranges from small-scale light industries in older established areas, to newer, general industrial estates, with large allotments and purpose-built factories. Greater Dandenong's large industrial areas house some key national and international organisations. New 'high tech' industry is steadily replacing the traditional heavy industry.

Greater Dandenong is the only area in South East Melbourne reserved for heavy industries requiring extensive buffer zones. The Southern Industrial Precinct in Dandenong South is one of the locations within Victoria 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.

To ensure the availability of land in this strategic location for its primary purpose, land within the precinct needs to be protected against the encroachment of those industrial activities which do not require significant buffers from sensitive land uses.

Industrial areas need to provide a safe environment and facilities for people to cycle or walk to their work place. There should be substantial greenery, parks and gardens for congregation and recreation as well as street trees for shade.

The efficient use of energy and resources and reductions in waste generation will benefit businesses and the environment.

Another key challenge for Greater Dandenong is demand for bulky goods retailing. Take up of industrial land for this form of development will jeopardise industrial development.

Strategic directions for **economic development** are to:

- Facilitate employment and investment in the key economic areas of the municipality.
- Stimulate growth of industrial and business opportunities unique to the area.
- Facilitate new development and redevelopment that takes advantage of existing infrastructure and locational benefits of the City's industrial areas.
- Protect land in industrial zones for industrial activity.
- Encourage industrial development to make efficient use of energy and resources and reduce waste.

02.03-8 Transport

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Rapid growth in the Casey-Cardinia growth corridor is generating additional traffic into and through Greater Dandenong. The impacts are felt in congestion, pollution and increased greenhouse gas emissions.

Facilitating economic growth requires a well-planned and flexible transport system to accommodate new, expanding and changing industries within Greater Dandenong and the wider region.

The significant expansion and enhancement to the transport network traversing the municipality is reinforcing the strategic regional position of Greater Dandenong. The EastLink motorway encompasses high quality contemporary design by providing a continuity of form and experience. Carefully selected landscaping, integrating with local ecology, assists with softening hard edges. Generally, the outer flanks of the motorway corridor are extensively landscaped. Development on land adjoining the motorway corridor has the potential to influence the EastLink design theme, as such buildings, works and signage along the motorway should consider and not conflict with the design aesthetic.

The Dandenong Transit Interchange provides access to the Regional Transport Network. The easy accessibility by train and other modes of public and private transport to the retail and commercial centres of central Dandenong, Springvale and Noble Park helps achieve environmental sustainability. This needs to be maintained and improved by providing facilities and services accessible by bicycle and walking.

While public transport mode share in Greater Dandenong is comparatively high, it accounts for only a limited number of all trips. A lack of public transport in many areas is a significant barrier for people accessing employment, so it is important to ensure accessibility between industrial areas and other employment nodes to public transport.

Transport in Greater Dandenong needs to be planned in an integrated manner that connects and reinforces desired land use patterns, contributes positively to the environment and reduces adverse impacts of some modes of transport by encouraging a shift to more sustainable modes. It is also important the social impacts of all transport modes are considered. A safe, easily accessible and continuous bicycle network needs to be provided. Likewise encouraging walking by upgrading the walking-path network will provide residents with a high level of liveability.

Due to its proximity to the Port of Hastings, Dandenong is a strategic location for an inland freight and logistics precinct. Council supports the development of road and rail transfer facilities, which can encourage increased freight transport by rail, particularly freight access to the port at Hastings.

Support for the long-term viability of transport links to strategic regional infrastructure, such as ports, airports and major industry as well as the local street network and good access to public transport are important to achieve economic efficiency and growth.

Strategic directions for **transport** are to:

- Promote sustainable modes of transport.
- Integrate land use and transport so that development is clustered near transport corridors, with easier pedestrian and cycling access in existing and new street layouts.
- Promote a significant transport mode shift away from car use.
- Protect residential and other sensitive uses from adverse impacts of vehicular traffic or other transport related uses or services.
- Enhance the efficiency of freight movement.
- Enhance the EastLink environs and promote a pleasant and safe driver experience of the motorway.

02.03-9 Infrastructure

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Community infrastructure

Dandenong Hospital is a major acute care hospital and important regional health facility.

Major sporting and entertainment facilities include the Sandown Racecourse and Sandown Park, the National Water Sports Centre, Keysborough Golf Club and leisure complexes for indoor sports. There are also large outdoor areas for sporting events, smaller areas for passive recreation, bicycle paths and walking trails.

Cultural facilities including the Dandenong Community Arts Centre and Walker Street Gallery, 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.

Springvale Botanical Cemetery and Bunurong Memorial Park serve as regional facilities featuring extensive landscaped gardens.

Open space

High quality open spaces and natural areas are vital if Greater Dandenong is to attract visitors, new residents and businesses who are seeking better environments and workplaces.

Greater Dandenong's uneven distribution of open spaces has resulted in there being poor access to this important amenity in parts of the municipality.

Improving access to high quality open spaces for recreation and sporting activities as well as enjoyment of the natural environment will foster social interaction, a higher quality of community life and contribute to the health and wellbeing of residents.

The conversion of land formerly used for sand extraction and landfill into open space is encouraging a range of regional and local recreation opportunities (Chain of Parks – Sandbelt) between the City of Greater Dandenong and City of Kingston.

Improving public open spaces with landscaping, public art and other facilities will give meaning to these places.

Strategic directions for **community infrastructure and open space** are to:

- Recognise and celebrate cultural diversity as a significant strength of Greater Dandenong.
- Promote opportunities for inclusion of all citizens in the social, civic, economic life of our communities.
- Promote access to high quality sports and recreation venues, cultural facilities and community services.
- Facilitate equitable provision and access to open space.
- Provide high quality open spaces and recreation facilities.

Development infrastructure

Enormous costs are involved in upgrading existing infrastructure and building new infrastructure.

The renewal, and phased elimination of above ground infrastructure will have a positive impact on the visual amenity of the built environment and protect the natural landscape.

Ensuring new developments contribute to the cost of new infrastructure will sustain residential, commercial and industrial development in Greater Dandenong.

Strategic directions for **development infrastructure** are to:

- Minimise the visual impact of physical infrastructure on the built and natural environment.
- Minimise damage to physical infrastructure (including trees) from development.
- Ensure new developments contribute to the provision of infrastructure.