

Safe for Residential Development

Melbourne Water and VicUrban will also be partners in the delivery of a high quality residential development on a portion of the land north of the Dandenong Southern Bypass built as part of the Mitcham Frankston Freeway project. This land is already approved as a residential zone under the Greater Dandenong Planning Scheme and when the minor rehabilitation works are complete the site will need to be approved as suitable for residential use by an independent auditor, accredited by EPA Victoria.

Environment Protection Authority Victoria Involvement

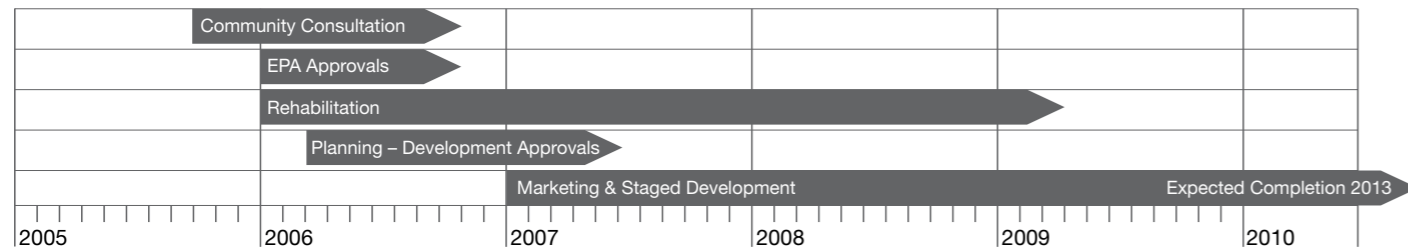
EPA Victoria will, using an accredited auditor, independently audit the rehabilitation program for all areas of the Melbourne Water owned land and its approval will be required for the program to proceed. All of the rehabilitation activities will comply with legislative requirements and be monitored by EPA Victoria.

Approvals and Consultation

VicUrban and Melbourne Water are committed to undertaking the highest quality of community and planning consultation in the development of this benchmark project.

An Environment Improvement Plan has been prepared by Melbourne Water and submitted to EPA Victoria. Melbourne Water will seek community comment on the Environment Improvement Plan during November and December 2005. Having ensured that the rehabilitation program for the site is well understood by the public and other stakeholders and approved by EPA Victoria, VicUrban will consult with the community, with business and with government as plans for the development of the site progress.

Program outline:



revitalising A partnership to build dandenong's economic future
logistics business in **dandenong**

Dandenong LOGIS

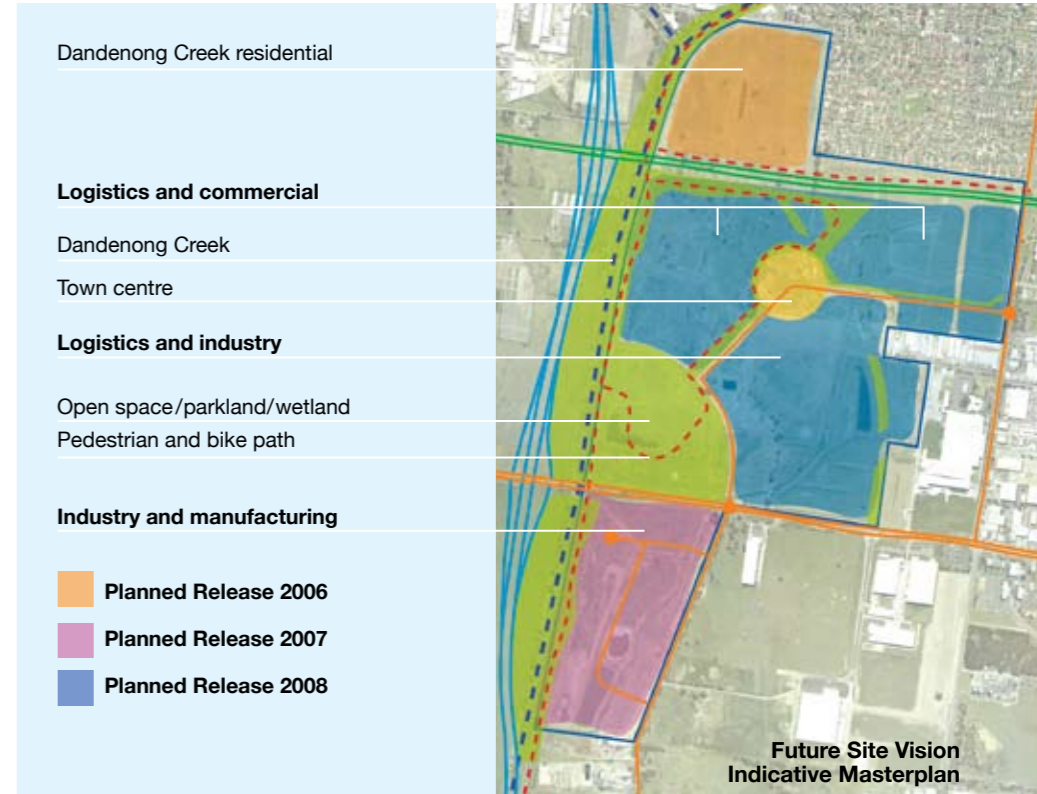


Melbourne Water and VicUrban plan a major contribution to the economic future of Dandenong – transforming land into Victoria's newest business development, expected to bring more jobs to Dandenong and boost the local economy.

Dandenong LOGIS will be a large scale commercial development on the former Dandenong treatment plant site just two kilometres south of Dandenong's town centre. Melbourne Water and VicUrban plan to invest up to \$150m in the rehabilitation and development of this key business location.

This 180 hectare former sewage treatment plant site has been vacant since treatment operations ceased in 1996. In recent years, Melbourne Water has completed technical studies to find the most effective way to allow the land to be rehabilitated and available for reuse. Melbourne Water is now seeking approval to begin rehabilitating the land so it can be released to meet the demand for commercial and industrial land in the region and thus keep Dandenong competitive as an industry centre.

To be developed in partnership by Melbourne Water and VicUrban, initial work will involve environmental rehabilitation of the site by Melbourne Water to meet regulatory, public, and business expectations. The rehabilitation of the site will be undertaken by Melbourne Water in compliance with Environment Protection Authority Victoria (EPA Victoria) regulations and is expected to be completed in late 2008.



Benefit Summary

Environmental	Economic	Social
Rehabilitation of 180 hectares of land	\$150m investment in rehabilitation and infrastructure	Connected to Dandenong (bike, walking paths)
Sustainability initiatives: water and energy use /reuse/ materials and waste	Expected \$300 million investment in building	Recreational spaces connected to local residential community
Dandenong Creek improvements, open spaces, wetlands	Leverage EastLink transport infrastructure	"Town centre" supporting workers and visitors
	Potential for up to 3000 new jobs	
	Potential for over 500,000m ² new commercial and industrial space	
	Flexible, large and small development parcels	



High quality Architecture

Water sensitive urban design

Parkland setting

Supply chain centre

High profile corporate offices

Staff cafe

Incubator facilities

High quality streetscapes

More than just warehouses and factories – LOGIS brings business together

Dandenong LOGIS is expected to attract the growing transport, logistics, new manufacturing and high technology industries that are critical to Melbourne's economic health in coming decades. With direct access to the EastLink Motorway (Mitcham-Frankston Freeway and Dandenong Southern Bypass) and the close proximity of an existing industry base, this land will be converted to a busy industrial centre, providing jobs and a significant boost to the local economy.

VicUrban aims to attract private sector investment in the site and will partner with Council, the community and local and national developers to make the development a success for Dandenong.

In parallel with the rehabilitation program for the site, VicUrban will be progressing plans for the development of the site and its return to productive use as an important new industrial and commercial zone for South East Melbourne. Dandenong LOGIS will be planned in consultation with end users, local stakeholders, the Dandenong Council and government and is designed to meet the needs of existing Dandenong businesses and to attract new investment to the region.

Dandenong LOGIS aims to offer excellent:

- **Connections:** Faster and easier connections to major business centres and transport networks offered by EastLink, with its planned completion date of 2008;
- **Location:** Extensive frontage to major new transport infrastructure and local roads (EastLink, Southern Bypass and Greens Road), with 40% of Victoria's manufacturing businesses on the doorstep;
- **Human capital:** Access to the skills and diversity of the Greater Dandenong workforce;
- **Flexibility:** The site's size offers flexibility to provide for changing industry needs now and over time, including larger lots, expansion capacity and co-location for industry partners; and
- **Environment:** The site's planned open space networks, its "town centre" providing onsite services and attention to sustainable development principles should provide a great environment for employees and visitors.

The LOGIS site is larger than Melbourne's entire CBD and its close proximity to central Melbourne, our ports and the arterial road network (linking inter-state) is expected to make it a location sought after by investors and growing businesses.



Red Gum Preservation

Built for work and designed for people

Dandenong LOGIS is planned to be an attractive and active workplace for up to 3,000 people in over 500,000sqm of buildings, across a variety of industries including modern manufacturing, transport, supply chain management, warehousing, technology and related research and knowledge focused activities.

Melbourne Water's and VicUrban's focus on sustainability will also be reflected in the use of sustainable initiatives, such as leading edge management of waste, water, materials and energy.

VicUrban will focus on best practice design in the development of Dandenong LOGIS, including high quality, active public spaces and the integration of commercial activities with a safe and enjoyable environment for visitors and workers.

Design objectives will include employee recreational facilities, public open spaces and landscaped parks, bicycle and walking tracks along Dandenong Creek and to the city centre, shopping, childcare, business services and education facilities as well as safe and easy access to roads and public transport.

The initial plan for the site boasts significant open parkland and provision for rejuvenation of Dandenong Creek and the development of attractive wetlands.



Environmental Improvement

Rehabilitation of the Site

The focus of the partners over the coming months will be putting in place a rehabilitation program for the site with the approval of EPA Victoria after consultation on the future of the site with the public and other stakeholders.

Melbourne Water now proposes to rehabilitate the old sewage lagoons and paddocks that were irrigated with wastewater over the decades that the treatment plant operated and return the site to active use.

Melbourne Water has investigated options for the rehabilitation of the site since it ceased activities in 1996. Melbourne Water's knowledge and extensive data on the site have enabled engineers and specialist consultants to design and prescribe the best technique for returning this unused land to active use.

Environment Improvement Plan

Melbourne Water has submitted an Environment Improvement Plan to EPA Victoria for approval, which will cover the rehabilitation and ongoing management of the site. Melbourne Water will also seek Environment Protection Authority Works Approval to deal with any contaminated materials.

The Environment Improvement Plan includes:

- preserving the River Red Gums on the site;
- demolishing underground pipes, roads, lagoons and drainage lines;
- rehabilitating the site including the management of surface water, soil and sludge, air quality and odour, dust, waste, traffic and emergencies; and
- site management requirements including security, compliance with legislative controls, auditing, revegetation and community relations.

The landscape design for the site is not finalised but will include a wetland, public spaces, native grasses, shrubs and trees as well as walking and bike paths.

Rehabilitation Approach

The rehabilitation of the site should enable the widest range of future uses to be considered and will be delivered in accordance with the requirements of EPA Victoria.

The rehabilitation program aims to manage and contain on-site all the material affected by the previous sewage treatment activities.

The three-year rehabilitation process, planned to commence early 2006, involves the removal of some top soil and the drying of the materials excavated from the dormant lagoons on the site. A Works Approval will be required from EPA Victoria.

