

Agenda

Council Meeting

Monday 25 August 2025, 7:00 pm

Dandenong Civic Centre, 225 Lonsdale Street,
Dandenong, Victoria 3175

greaterdandenong.vic.gov.au



Council Meeting Details

At the time of printing this Agenda, the Council Meeting to be held on Monday 25 August 2025, will be open to the public to attend in person but will be subject to venue seating capacity. This will be a hybrid meeting consisting of Councillors attending in person and remotely.

If we are unable to accommodate you indoors, you will still be able to watch the webcast live on the Urban Screen in Harmony Square. To view the webcast and stay informed about the status of Council Meetings please visit Council's [website](#).

The Civic Centre basement carpark will be opened to all members of the public during library opening hours. Any parking in this area will be subject to availability and time limits as notified by any signage posted.

Your Councillors

[Mayor Jim Memeti](#)

[Cr Bob Milkovic](#)

[Deputy Mayor Sophaneth \(Sophie\) Tan](#)

[Cr Sean O'Reilly](#)

[Cr Phillip Danh](#)

[Cr Loi Truong](#)

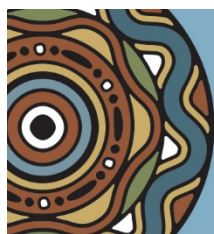
[Cr Isabella Do](#)

[Cr Melinda Yim](#)

[Cr Lana Formoso](#)

[Cr Rhonda Garad](#)

[Cr Alice Phuong Le](#)



We acknowledge the Traditional Owners and Custodians of this land, the Bunurong People, and pay respect to their Elders past and present.

We recognise and respect their continuing connections to climate, Culture, Country and waters.



(03) 8571 1000



council@cgd.vic.gov.au



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TTY: 133 677

Speak and listen: 1300 555 727

Online: relayservice.gov.au



TIS: 13 14 50



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Bunurong Country

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COUNCIL OBLIGATIONS AND AGENDA REPORTS

Council has several obligations in relation to its Community Vision, Council Plan, Instruments of Legislation and Council policy. These are summarily considered in each Agenda report and further details are added as required. The obligations are as follows:

Community Vision 2040 ([Community Vision | Greater Dandenong Council](#))

After consultation with the Greater Dandenong community on what kind of future they wanted for themselves and our city, the Greater Dandenong People's Panel developed a new Community Vision for 2040:

*The City of Greater Dandenong is a home to all.
It's a city where you can enjoy and embrace life through celebration and equal opportunity.
We harmonise the community by valuing multiculturalism and the individual.
Our community is healthy, vibrant, innovative and creative.
Our growing city is committed to environmental sustainability.
Welcome to our exciting and peaceful community.*

Reports in this Agenda will identify when any of the above principles are relevant.

The Council Plan 2025-29 ([Council Plan 2025-29 | Greater Dandenong Council](#))

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. The Council Plan has the following key strategic objectives:

- *A socially connected, safe and healthy city*
- *A city that respects and celebrates diversity, our history and the arts*
- *A city of accessible, vibrant centres and places*
- *A green city committed to a sustainable future*
- *A city that supports business, entrepreneurship, quality education and employment outcomes*
- *A Council that demonstrates leadership, responsible use of public resources, and a commitment to investing in the community.*

Reports in this Agenda will identify when any of the above principles are relevant.

The Overarching Governance Principles of the Local Government Act 2020

Section 9 of the *Local Government Act 2020* states that a Council must in the performance of its role give effect to the overarching governance principles. These are:

- a) Council decisions are to be made and actions taken in accordance with the relevant law;
- b) priority is to be given to achieving the best outcomes for the municipal community, including future generations;
- c) the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted;
- d) the municipal community is to be engaged in strategic planning and strategic decision making;
- e) innovation and continuous improvement are to be pursued;
- f) collaboration with other Councils and Governments and statutory bodies is to be sought;
- g) the ongoing financial viability of the Council is to be ensured;
- h) regional, state and national plans and policies are to be taken into account in strategic planning and decision making;
- i) the transparency of Council decisions, actions and information is to be ensured.

Also, in giving effect to the overarching governance principles above, a Council must take into account the following supporting principles:

- a) the community engagement principles (section 56);
- b) the public transparency principles (section 58);
- c) the strategic planning principles (section 89);
- d) the financial management principles (section 101);
- e) the service performance principles (section 106).

Reports in this Agenda will identify when any of the above principles are relevant.



The Gender Equality Act 2020

The *Gender Equality Act 2020* came into operation on 31 March 2021 and requires councils to take positive action towards achieving workplace gender equality and to promote gender equality in their policies, programs and services. The objects of the Act are as follows:

- a) to promote, encourage and facilitate the achievement of gender equality and improvement in the status of women; and
- b) to support the identification and elimination of systemic causes of gender inequality in policy, programs and delivery of services in workplaces and communities; and
- c) to recognise that gender inequality may be compounded by other forms of disadvantage or discrimination that a person may experience on the basis of Aboriginality, age, disability, ethnicity, gender identity, race, religion, sexual orientation and other attributes; and
- d) to redress disadvantage, address stigma, stereotyping, prejudice and violence, and accommodate persons of different genders by way of structural change; and
- e) to enhance economic and social participation by persons of different genders; and
- f) to further promote the right to equality set out in the Victorian Charter of Human Rights and Responsibilities and the Convention on the Elimination of All Forms of Discrimination against Women.

Council is obligated to think about how its programs and services affect different people and different communities and how we can avoid reinforcing unintentional inequalities. Reports authors must consider the requirements of the *Gender Equality Act 2020* and Council's Diversity, Access and Equity Policy when asking Council to consider or review any issues which have a direct or significant impact on members of the Greater Dandenong community.

Victorian Charter of Human Rights and Responsibilities

Council, Councillors and members of Council staff are a public authority under the *Charter of Human Rights and Responsibilities Act 2006* and, as such, are all responsible to act in accordance with the *Victorian Charter of Human Rights and Responsibilities 2006* (the Charter). The Charter is founded on the following principles:

- human rights are essential in a democratic and inclusive society that respects the rule of law, human dignity, equality and freedom;
- human rights belong to all people without discrimination, and the diversity of the people of Victoria enhances our community;
- human rights come with responsibilities and must be exercised in a way that respects the human rights of others;
- human rights have a special importance for the Aboriginal people of Victoria, as descendants of Australia's first people, with their diverse spiritual, social, cultural and economic relationship with their traditional lands and waters.

Given this municipality's diversity and inclusiveness, when developing or preparing a report for Council consideration, report authors are required to ensure their report is consistent with the standards set by the Charter.



Consideration of Climate Change and Sustainability

One of the overarching governance principles of the *Local Government Act 2020* is that the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

In January 2020, this Council joined a growing number of cities around Australia and declared a “Climate and Ecological Emergency” and committed this Council to emergency action on climate change. Council has developed a Climate Change Emergency Strategy and Action Plan 2020-30 to help the City of Greater Dandenong become a resilient, net zero carbon emission city with an active community prepared for the challenges of changing climate.

When developing or preparing a report for Council consideration, report authors are required to consider what impacts their issue has on Council's Declaration on a Climate and Ecological Emergency, Council's Climate Change Emergency Strategy and the requirements of the *Local Government Act 2020* in relation to the overarching principle on climate change and sustainability.

Related Council Policies, Strategies or Frameworks

Report authors will consider how their report aligns with existing Council policies, strategies, frameworks or other documents, how they may affect the decision of this report or are relevant to this process.



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1 MEETING OPENING

1.1 OPENING OF MEETING BY CHAIR

1.2 ATTENDANCE

Apologies

Cr Bob Milkovic (LoA).



1.3 ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS OF LAND

Those who wish to stand for the acknowledgement to country are welcome to do so.

We acknowledge the Traditional Custodians of this land, the Bunurong People, and pay respect to their Elders past and present.

We recognise and respect their continuing connections to climate, Culture, Country and waters and we also pay our respect and acknowledge all Aboriginal and Torres Strait Islander peoples and their Elders present here today, in acknowledging their journey.

1.4 OFFERING OF PRAYER, REFLECTION OR AFFIRMATION

As part of Council's commitment to recognising the cultural and spiritual diversity of our community, the prayer, reflection or affirmation this evening will be offered by Mrs Ursula Aruma, a member of the Greater Dandenong Interfaith Network.



1.5 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

Meeting of Council held 11 August 2025.

Recommendation

That the Minutes of the Meeting of Council held 11 August 2025 be confirmed.

1.6 DISCLOSURES OF INTEREST

Any interest that a Councillor or staff member has deemed to be significant and has disclosed as either a material or general interest is now considered to be a conflict of interest. Conflict of Interest legislation is detailed in Division 2 – Conflicts of Interest: sections 126, 127, 128, 129 & 130 of the *Local Government Act 2020*. This legislation can be obtained by contacting the Greater Dandenong Governance Unit on 8571 5216 or by accessing the Victorian Legislation and Parliamentary Documents website at www.legislation.vic.gov.au.

If a Councillor discloses any interest in an item discussed at any Council Meeting (whether they attend or not) they must:

1. complete a disclosure of interest form prior to the meeting;
2. advise the chairperson of the interest immediately before the particular item is considered (if attending the meeting); and
3. leave the chamber while the item is being discussed and during any vote taken (if attending the meeting).

The Councillor will be advised to return to the chamber or meeting room immediately after the item has been considered and the vote is complete.



2 OFFICERS REPORTS - PART 1

2.1 PETITIONS AND JOINT LETTERS

2.1.1 Petitions and Joint Letters

Responsible Officer: Manager Governance, Legal & Risk
Attachments: 1. Petitions & Joint Letters [2.1.1.1 - 2 pages]

Officer Recommendation

That this report and its attachment be received and noted.

Executive Summary

1. Council receives a number of petitions and joint letters on a regular basis that deal with a variety of issues which have an impact upon the City.
2. Issues raised by petitions and joint letters will be investigated and reported back to Council if required.
3. A table containing all details relevant to current petitions and joint letters is provided in Attachment 1. It includes:
 - a) the full text of any petitions or joint letters received;
 - b) petitions or joint letters still being considered for Council response as pending a final response along with the date they were received; and
 - c) the final complete response to any outstanding petition or joint letter previously tabled along with the full text of the original petition or joint letter and the date it was responded to.

Petitions and Joint Letters Tabled

4. Council received no new petitions and no joint letters prior to the Council Meeting of 25 August 2025.

Note: Where relevant, a summary of the progress of ongoing change.org petitions and any other relevant petitions/joint letters/submissions will be provided in the attachment to this report.

| Date Received | Petition Text (Prayer) | No. of Petitioners | Status | Responsible Officer Response |
|---------------|--|--|-----------|--|
| 1/08/2025 | <p><u>Petition · Install a Safe Crossing between Sirius College to 170 Chapel Road - Keysborough, Australia · Change.org</u></p> <p>Children cross the road every day with cars close on their tail, posing a danger to the young ones and the entire Keysborough community who enjoy walking to and from Pencil Park. There is not a single crossing between Sirius College to 170 Chapel Road. This is a major concern for safety.</p> <p>170 Chapel Road, located beside the entrance to Pencil Park, lacks any form of safe pedestrian crossing. This busy thoroughfare is a common route for families, seniors, and other community members enjoying recreational activities in Pencil Park. Despite the high foot traffic, the absence of a designated crossing zone makes it hazardous for anyone attempting to navigate the road.</p> <p>With the constant movement of vehicles and the increasing number of pedestrians, the need for a safe crossing is urgent. Statistics from the Department of Transportation show that areas without proper pedestrian crossings have higher incidents of accidents, emphasizing the need for this change in our community. Providing a crosswalk at this specific location would ensure the safety of all road users and peace of mind for parents, caregivers, and elderly community members.</p> <p>It's time for the local council to acknowledge the safety concerns raised by the Keysborough community and take action by installing a pedestrian crossing at this critical</p> | <p>390 as at 4/8/25</p> <p>410 as at 18/8/25</p> | Completed | <p>Responsible Officer: Executive Director City Futures</p> <p>Outcome letter sent to head petitioner 15/08/2025:</p> <p><i>"Thank you for your petition to install crossing at 170 Chapel Road Keysborough. As chief petitioner, please share this response with the other petitioners.</i></p> <p><i>Council is aware of safety concerns raised by the community along Chapel Road, Keysborough, including the request for safer pedestrian crossing locations.</i></p> <p><i>Council officers have developed a concept for road safety improvements along Chapel Road between Hutton Road and Dandenong Bypass. We have applied for a funding grant through the Victorian Government's Safe Local Roads and Streets Program to deliver the first stage of these improvements.</i></p> <p><i>Currently council officers are working through details of this application with the Victorian Governments Department of Transport and Planning and Transport Accident Commission who are assessing the application. Assuming no issues arise, we are hopeful of receiving funding to deliver these improvements in 2026. The first stage of improvements is proposed to include raised intersections, raised safety platforms, a zebra crossing near Pencil Park and a speed limit reduction. If funding is successful, community consultation will occur in 2026 and Council will continue to look for opportunities to fund the delivery of the future stage(s).</i></p> |

| Date Received | Petition Text (Prayer) | No. of Petitioners | Status | Responsible Officer Response |
|---------------|---|--------------------|--------|---|
| | <p>location. This simple yet effective solution can prevent potential accidents and save lives.</p> <p>Support us in making 170 Chapel Road a safer place for everyone by signing this petition. Let's come together to promote the well-being and safety of our cherished community.</p> | | | <p><i>Should the funding be unsuccessful, Council will investigate options to provide a low-cost solution to improve safety near Pencil Park in the short term until funding can be obtained.</i></p> <p><i>If you or any of your fellow petitioners have any questions regarding the above information, you can contact Council's Transport team at roadsafety@cgd.vic.gov.au</i></p> <p>Martin Halden CPEng Manager – Transport & Civil Development”</p> |



2.2 STATUTORY PLANNING APPLICATIONS

2.2.1 Town Planning Application - No. 11 Joffre Street, Noble Park (Planning Application PLN24/0380)

Responsible Officer: Executive Director City Futures

Attachments:

1. Assessed Plans [2.2.1.1 - 9 pages]
2. Location of Objectors [2.2.1.2 - 1 page]
3. Clause 22 09 Assessment [2.2.1.3 - 12 pages]
4. Clause 52 06 Assessment [2.2.1.4 - 4 pages]
5. Clause 55 Assessment [2.2.1.5 - 41 pages]

Application Summary

Applicant: Bonacci Design

Proposal: Development of the land for four (4) double storey dwellings

Zone: General Residential Zone, Schedule 1

Overlay: Not Applicable

Ward: Yarraman

1. The application is brought before Council as it has received five (5) objections.
2. The application proposes the development of the land for four (4) double storey dwellings.
3. A permit is required under the Greater Dandenong Planning Scheme, pursuant to:
 - Clause 32.08-7 (General Residential Zone) to construct two or more dwellings on a lot.

Planning Scheme Amendment VC267

4. Planning Scheme Amendment VC267 was gazetted on 6 March 2025, and came into operation on 31 March 2025. VC267 amended the Victoria Planning Provisions and Greater Dandenong Planning Scheme with regards to the Clause 55 residential development controls that apply to applications for two or more dwellings on a lot and residential buildings.
5. VC267 included transitional provisions for applications that were lodged prior to its gazettal. As this application was lodged on 2 October 2024, prior to the gazettal date of VC267 and has not been amended after this date it is assessed against the pre-VC267 Clause 55 planning controls.
6. References to Clause 55 within this report refer to the provisions prior to Planning Scheme Amendment VC267.



Objectors Summary

7. The application was advertised to the surrounding area through the erection of a notice on-site and the mailing of notices to adjoining and surrounding owners and occupiers. Five (5) objections were received to the application. Issues raised generally relate to matters of:
- 1) Advertising procedure;
 - 2) Insufficient rear development setback;
 - 3) Overlooking;
 - 4) Overshadowing;
 - 5) Neighbourhood character and overdevelopment;
 - 6) Traffic, parking and road safety;
 - 7) Site coverage;
 - 8) Private open space;
 - 9) Crime and community safety;
 - 10) Asbestos removal and poor construction;
 - 11) Community and diversity issues; and
 - 12) Historical significance.

Recommendation Summary

8. The site is located within an established residential area and is well suited for medium density housing, given that the site is zoned for Incremental Change. The proposal seeks to provide a medium density development which is consistent with the emerging pattern of development and surrounding neighbourhood character.
9. The development complies with Clause 55, responding to the site context and the site circumstances, whilst respecting the existing and preferred neighbourhood character envisaged by Clause 22.09.
10. As assessed, the proposal is consistent with and appropriately responds to the provisions of the Greater Dandenong Planning Scheme. The proposal appropriately responds to strategic policy for residential development in the area with this report recommending that the application be supported, that a Permit be granted and a Notice of Decision (which provides appeal rights to objectors) to grant a permit be issued containing the conditions as set out in the recommendation.
11. If the application was to be appealed to the Victorian Civil and Administrative Tribunal (VCAT), it is the officer's view that it is highly likely that VCAT would also issue a planning permit for this proposal at an approximate cost to Council of \$20,000.



Subject Site and Surrounds

Subject Site

12. The subject site is located on the corner of Joffre Street and Cleal Court.
13. The land is irregular in shape with a frontage of 18.26 metres to Joffre Street, a depth of 65.93 metres along Cleal Court, and a total land area of 927 square metres.
14. The site is currently developed with one dwelling on the lot and outbuildings.
15. Vehicle access to the site is provided via an existing crossover on Joffre Street, located adjacent the western property boundary.
16. There is a 1.22 metre wide easement running parallel to the side (eastern) boundary for the length of the site.
17. The site slopes upwards towards the rear (north), with a rise of 2.7 metres from the south to the north.
18. The subject site contains thirteen (13) small trees and shrubs that have been proposed for removal. None of these trees are classed as protected vegetation or protected trees under the Tree Protection on Private Land Local Law, and they may be removed without a Local Law or planning permit. This will be further discussed in the proposal section below.

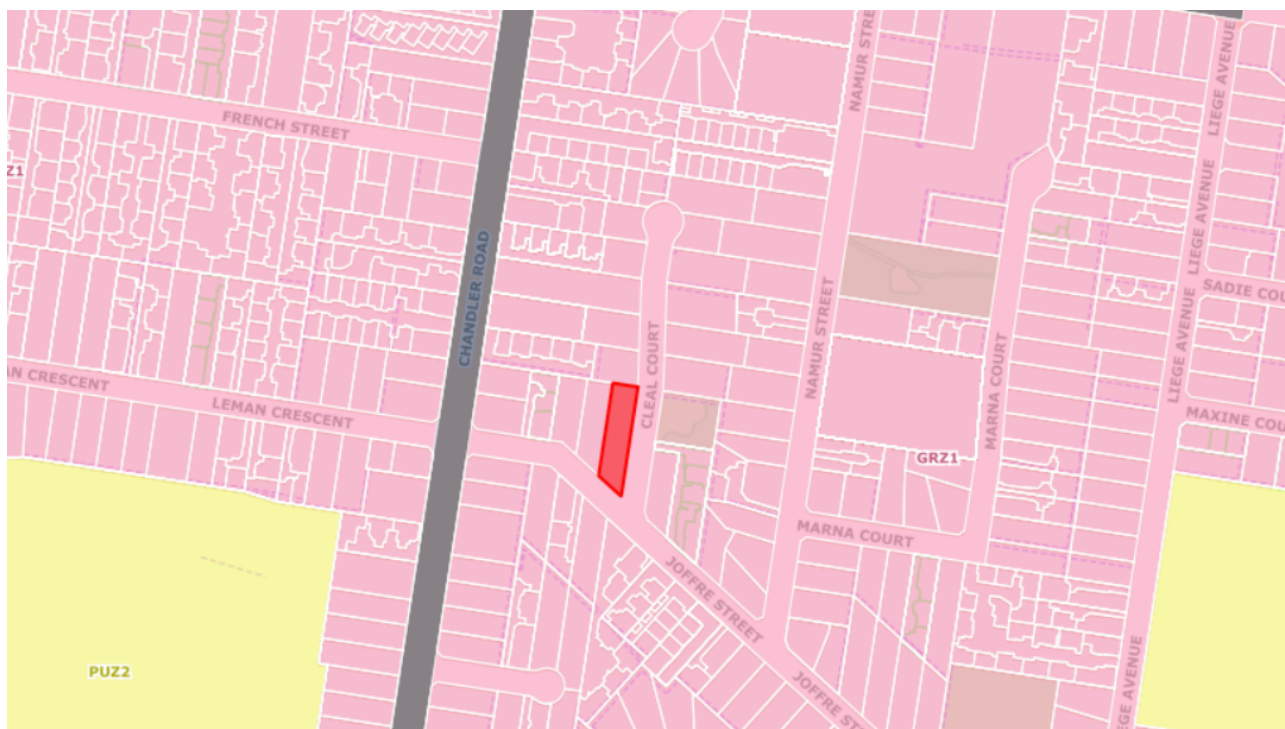
Surrounding Area

19. The site and surrounding land are located within the General Residential Zone, Schedule 1.
20. The surrounding development is a mixture of single and double storey in height.
21. Double storey multi-unit development exists within close proximity to the subject site, located at:
 - Approximately 18 metres south (directly across the road) is 6 Joffre Street, containing three (3) double storey dwellings and one (1) single storey to the rear.
 - Approximately 40 metres east is 17 Joffre Street, containing three (3) double storey dwellings.
 - Approximately 32 metres west is 5 Joffre Street, containing three (3) double storey dwellings.
 - Approximately 105 metres north-west is 68-70 Chandler Road, containing sixteen (16) double storey dwellings.
22. The Noble Park Major Activity Centre is located approximately 840 metres to the west.
23. The nearest bus network is Rote 811, approximately 170 metres to the north along Heatherton Road.



Locality Plan

24. Zoning Map of the site and surrounding area:



25. Aerial photograph of the site and surrounding properties (May 2025):





Background

Previous Applications

26. A search of Council records revealed no previous planning applications have been considered for the subject site.

Proposal

27. The application proposes the development of the land for four (4) double storey dwellings, as follows:

| | | | |
|----------------------------|---|---------------------|---|
| Type of proposal | Multi dwellings | | |
| Number of dwellings | Four (4) | | |
| Number of bedrooms | All units are four (4) bedrooms each | | |
| Levels | All units are double storey | | |
| Maximum height | 7.88 metres | | |
| Oriented to | Unit 1 to the south connecting to Joffre Street. Units 2 to 4 to the east connecting to Cleal Court. | | |
| External materials | A mixture of render, light cladding and face brick across the development at both levels | | |
| Setbacks | <u>Minimum ground floor setbacks:</u> South (frontage to Joffre Street) - 7.2 metres West (side) - Wall on boundary East (side) - 2 metres North (rear) - 0.3 metres. <u>Minimum first floor setbacks:</u> South (frontage to Joffre Street) - 7.2 metres West (side) - 2 metres East (side) - 2.35 metres North (rear) - 1.8 metres | | |
| Open Space Type | | POS | SPOS |
| | Unit 1 | 154.4 square metres | 31.3 square metres (minimum dimension 5 metres), with convenient access from the living room. |
| | Unit 2 | 68.1 square metres | 30 square metres (minimum dimension 5 metres), with convenient access from the living room. |



| | | | |
|-------------------|---|--------------------|---|
| | Unit 3 | 74.7 square metres | 30 square metres (minimum dimension 5 metres), with convenient access from the living room. |
| | Unit 4 | 70.2 square metres | 31 square metres (minimum dimension 5 metres), with convenient access from the living room. |
| Vegetation | <p>The tree/vegetation number references below refer to the numbers given to the on-site, neighbouring and street trees as referenced in the provided Arboriculture Construction Impact Assessment report:</p> <p><u>Street Trees</u> Trees 1 to 4 are small olive trees. Trees 1, 2, and 4 are not impacted by the proposed design, however tree protection fencing would be required for Trees 2 and 4.</p> <p>Tree 3 is proposed to be removed to facilitate the location of the new crossover and accessway associated with Dwelling 4. The Council arborist has confirmed its removal to be a satisfactory outcome.</p> <p>Trees 5 and 27 are also street trees and would have minor encroachments from the proposed design. Tree protection fencing is required for Tree 5 but not Tree 27.</p> <p><u>Neighbouring Trees</u> Trees 18 to 20, 22, 23, 25 and 26 are located on the neighbouring property to the north.</p> <p>Proposed works have no encroachment on Tree 18 and less than 3% TPZ area encroachment on Trees 19 & 20. All are expected to remain viable with TPZ fencing and/or ground protection.</p> <p>The proposed garage has a major encroachment on a shrub identified as 'Tree 22' within the submitted arborist report. Alternative construction methods are proposed which include pad footings outside the TPZ and a steel beam supporting the wall. The medium-sized shrub is expected to remain viable.</p> <p>Trees 23 (shrub), 25 (small tree) & 26 (small tree) have a major encroachment of between 14 and 25% TPZ area from the proposed driveway. This vegetation is expected to remain viable providing the driveway is constructed at or above grade and consists of a permeable material.</p> <p><u>On-Site Trees</u> Trees 6 to 17, 21 & 24 – within the subject property – are proposed to be removed. None of the trees are classed as 'protected trees' under the Greater Dandenong Tree Protection on Private Land Local Law</p> | | |



| | <p>Policy and they may be removed without a permit. Further details below:</p> <table><tr><th colspan="5">On-Site Trees Proposed For Removal</th></tr><tr><th>Tree ID</th><th>Name</th><th>Origin</th><th>Height (m)</th><th>Arboricultural Value</th></tr><tr><td>6</td><td><i>Viburnum species</i> Viburnum hedge</td><td>Exotic</td><td>2.5</td><td>Medium</td></tr><tr><td>7</td><td><i>Ligustrum Japonicum</i> Privot</td><td>Exotic</td><td>3</td><td>Medium</td></tr><tr><td>8</td><td><i>Viburnum species</i> Viburnum hedge</td><td>Exotic</td><td>3</td><td>Medium</td></tr><tr><td>9</td><td><i>Photonia Robusta</i> Photonia</td><td>Exotic</td><td>3</td><td>Low</td></tr><tr><td>10</td><td><i>Hibiscus Species</i> Hibiscus</td><td>Exotic</td><td>3</td><td>Low</td></tr><tr><td>11</td><td><i>Ligustrum Lucidum</i> Privot</td><td>Exotic</td><td>2</td><td>Low</td></tr><tr><td>12</td><td><i>Citrus Species</i> Orange Tree</td><td>Exotic</td><td>2.5</td><td>Low</td></tr><tr><td>13</td><td><i>Photonia Robusta</i> Photonia</td><td>Exotic</td><td>3</td><td>Low</td></tr><tr><td>14</td><td><i>Prunis Species</i> Plum Tree</td><td>Exotic</td><td>3</td><td>Medium</td></tr><tr><td>15</td><td><i>Viburnum species</i> Viburnum hedge</td><td>Exotic</td><td>3</td><td>Medium</td></tr><tr><td>16</td><td><i>Photonia Robusta</i> Photonia</td><td>Exotic</td><td>4</td><td>Low</td></tr><tr><td>17</td><td><i>Acacia Species</i> Wattle Tree x 2</td><td>Native</td><td>3</td><td>Medium</td></tr><tr><td>21</td><td><i>Solanum Species</i> Potato Climber</td><td>Exotic</td><td>2</td><td>Medium</td></tr><tr><td>24</td><td><i>Photonia Robusta</i> Photonia</td><td>Exotic</td><td>2.5</td><td>Low</td></tr></table> | On-Site Trees Proposed For Removal | | | | | Tree ID | Name | Origin | Height (m) | Arboricultural Value | 6 | <i>Viburnum species</i> Viburnum hedge | Exotic | 2.5 | Medium | 7 | <i>Ligustrum Japonicum</i> Privot | Exotic | 3 | Medium | 8 | <i>Viburnum species</i> Viburnum hedge | Exotic | 3 | Medium | 9 | <i>Photonia Robusta</i> Photonia | Exotic | 3 | Low | 10 | <i>Hibiscus Species</i> Hibiscus | Exotic | 3 | Low | 11 | <i>Ligustrum Lucidum</i> Privot | Exotic | 2 | Low | 12 | <i>Citrus Species</i> Orange Tree | Exotic | 2.5 | Low | 13 | <i>Photonia Robusta</i> Photonia | Exotic | 3 | Low | 14 | <i>Prunis Species</i> Plum Tree | Exotic | 3 | Medium | 15 | <i>Viburnum species</i> Viburnum hedge | Exotic | 3 | Medium | 16 | <i>Photonia Robusta</i> Photonia | Exotic | 4 | Low | 17 | <i>Acacia Species</i> Wattle Tree x 2 | Native | 3 | Medium | 21 | <i>Solanum Species</i> Potato Climber | Exotic | 2 | Medium | 24 | <i>Photonia Robusta</i> Photonia | Exotic | 2.5 | Low |
|---------------------------------------|--|------------------------------------|------------|----------------------|--|--|---------|------|--------|------------|----------------------|---|---|--------|-----|--------|---|--------------------------------------|--------|---|--------|---|---|--------|---|--------|---|-------------------------------------|--------|---|-----|----|-------------------------------------|--------|---|-----|----|------------------------------------|--------|---|-----|----|--------------------------------------|--------|-----|-----|----|-------------------------------------|--------|---|-----|----|------------------------------------|--------|---|--------|----|---|--------|---|--------|----|-------------------------------------|--------|---|-----|----|--|--------|---|--------|----|--|--------|---|--------|----|-------------------------------------|--------|-----|-----|
| On-Site Trees Proposed For Removal | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tree ID | Name | Origin | Height (m) | Arboricultural Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | <i>Viburnum species</i> Viburnum hedge | Exotic | 2.5 | Medium | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | <i>Ligustrum Japonicum</i> Privot | Exotic | 3 | Medium | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | <i>Viburnum species</i> Viburnum hedge | Exotic | 3 | Medium | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | <i>Photonia Robusta</i> Photonia | Exotic | 3 | Low | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | <i>Hibiscus Species</i> Hibiscus | Exotic | 3 | Low | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | <i>Ligustrum Lucidum</i> Privot | Exotic | 2 | Low | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | <i>Citrus Species</i> Orange Tree | Exotic | 2.5 | Low | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | <i>Photonia Robusta</i> Photonia | Exotic | 3 | Low | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14 | <i>Prunis Species</i> Plum Tree | Exotic | 3 | Medium | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15 | <i>Viburnum species</i> Viburnum hedge | Exotic | 3 | Medium | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16 | <i>Photonia Robusta</i> Photonia | Exotic | 4 | Low | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 17 | <i>Acacia Species</i> Wattle Tree x 2 | Native | 3 | Medium | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21 | <i>Solanum Species</i> Potato Climber | Exotic | 2 | Medium | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | <i>Photonia Robusta</i> Photonia | Exotic | 2.5 | Low | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Number of car parking spaces provided | <p>Units 1 to 4 are provided with a single garage, and one (1) tandem car parking space.</p> <p>In total, the development is provided with eight (8) car parking spaces on-site.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Number of car parking spaces required | <p>Units 1 to 4 require two (2) car parking spaces each.</p> <p>Eight (8) car parking spaces are required in total.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



| | |
|--------------------|--|
| Access | <p>Unit 1 is provided with access via the existing crossover, which is proposed to be modified, increased to 3.4 metres wide, connecting to Joffre Street to the south.</p> <p>Units 2 to 4 are provided with a new, 3 metre wide crossover each (i.e. one to each dwelling), all connecting to Cleal Court to the east.</p> |
| Front fence | <p>A 1.2 metre high aluminium picket fence is proposed along the frontage to Joffre Street.</p> <p>There is also a 1.2 metre high aluminium picket fence located along the Cleal Court interface.</p> |

| Garden area: | |
|-----------------|--|
| Provided | 38.8Z% or 360.2 square metres |
| Required | Lot Size: 927 square metres Required: 35% or 1324.4 square metres |

28. A copy of the submitted plans is provided in Attachment 1 to this report.

Financial Implications

29. There are no financial implications associated with this report.

Planning Scheme and Policy Frameworks

30. Pursuant to the Greater Dandenong Planning Scheme, a planning permit is required:

- Under Clause 32.08-7 General Residential Zone Schedule 1 to construct two or more dwellings on a lot.

31. The relevant controls and policies are as follows:

Zoning Controls

32. The subject site is located in a General Residential Zone (Schedule 1), as is the surrounding area.

33. The purpose of the General Residential Zone outlined at Clause 32.08 are:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

34. The following variations to the residential zone are still relevant as the proposal benefits from transitional provisions as discussed at Paragraphs 4 and 5 of this report.

35. Within Schedule 1 to the General Residential Zone, a variation of requirements to Clause 55 are set out as follows:



- Standard B6 (Street setback) – *As per B6 or 7.5 metres, whichever is lesser.*
- Standard B9 (Permeability) – *Minimum 30%.*
- Standard B13 (Landscaping) – *70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees.*
- Standard B28 (Private Open Space) – *An area of 50 square metres, with one part to consist of secluded private open space at the side or rear of the dwelling or dwelling with a minimum area of 30 square metres, a minimum dimension of 5 metres and convenient access from a living room;*
- Standard B32 (Front Fence Height) – *Maximum 1.5 metre height in streets in a Transport Zone 2; 1.2 metre maximum height for other streets.*

Overlay Controls

36. No overlays affect the subject site or surrounding area.

State Planning Policy Framework

37. The **Operation of the State Planning Policy Framework** outlined at Clause 71.02 seeks to ensure that the objectives of planning in Victoria are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.
38. In order to achieve those objectives, there are a number of more specific objectives contained within the State Planning Policy Framework that need to be considered under this application.
39. **Clause 11 (Settlement)** encourages planning to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services. It also encourages planning to contribute towards diversity of choice, energy efficiency, a high standard of urban design and amenity, and land use and transport integration.
40. Further guidance is provided by **Clause 11.01-1R (Settlement)**, which seeks to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements. It includes strategies to develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.
41. **Clause 15 (Built Environment and Heritage)** states that planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.
42. It adds that planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context. Planning should promote development that is environmentally sustainable and should minimise detrimental impacts on the built and natural environment.



43. According to the clause, planning should promote excellence in the built environment and create places that:
- *Are enjoyable, engaging and comfortable to be in.*
 - *Accommodate people of abilities, ages and cultures.*
 - *Contribute positively to local character and sense of place.*
 - *Reflect the particular characteristics and cultural identity of the community.*
 - *Enhance the function, amenity and safety of the public realm.*
44. These overall objectives are reinforced by a number of sub-clauses, including **Clause 15.01-1S (Urban design)** and **Clause 15.01-1R (Urban design – Metropolitan Melbourne)**, which seek to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
45. **Clause 15.01-2S (Building design)** aims to achieve building design outcomes that contribute positively to the local context and enhance the public realm, while **Clause 15.01-5S (Neighbourhood character)** has an objective to recognise, support and protect neighbourhood character, cultural identity, and sense of place.
46. **Clause 15.01-4S (Healthy neighbourhoods)** has an objective to achieve neighbourhoods that foster healthy and active living and community wellbeing. **Clause 15.01-4R (Healthy neighbourhoods - Metropolitan Melbourne)** reinforces this, with a strategy to create a city of 20-minute neighbourhoods that give people the ability to meet most of their everyday needs within a 20-minute walk, cycle or local public transport trip from their home.
47. **Clause 16 (Housing)** contains two key objectives, which can be summarised as relating to housing diversity, sustainability of housing and the provision of land for affordable housing.
48. These objectives are reinforced by a number of sub-clauses, including **Clause 16.01-1S (Housing Supply)**, which seeks to facilitate well-located, integrated and diverse housing that meets community needs, and **Clause 16.01-2S (Housing affordability)** which seeks to deliver more affordable housing closer to jobs, transport and services.
49. **Clause 16.01-1R (Housing supply – Metropolitan Melbourne)**, includes several strategies to manage the supply of new housing including increased housing in established areas to create a city of 20-minute neighbourhoods close to existing services, jobs, public transport; as well as a strategy that allows for a range of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing.
50. **Clause 18.01-1S (Land use and transport planning)** has a strategy to plan urban development to make jobs and community services more accessible by ensuring access is provided to developments in accordance with forecast demand, taking advantage of all available modes of transport and to minimise adverse impacts on existing transport networks and the amenity of surrounding areas.



Local Planning Policy Framework

51. The Local Planning Policy Framework (LPPF) includes the Municipal Strategic Statement (MSS) and Local Policies.

52. The MSS is contained within Clause 21 of the Scheme. The MSS at **Clause 21.02** focuses on the Municipal Profile, within which the following is noted:

- *There is considerable diversity within Greater Dandenong's housing stock. Most housing stock is aged between 30 to 50 years old, 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 (Clause 21.02-3).*
- *Higher density housing is generally located in proximity to railway stations and major shopping centres, in particular in central Dandenong (Clause 21.02-3).*
- *Whilst 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 concentration of older villa units and apartments and more recent multi-unit redevelopments have occurred around central Dandenong, Springvale and Noble Park activity centres (Clause 21.02-4).*
- *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 (Clause 21.02-4).*

53. A Vision for Greater Dandenong is outlined at **Clause 21.03**. The vision is that Greater Dandenong will be a municipality where housing diversity and choice is promoted in its various attractive neighbourhoods.

54. The objectives and strategies of the MSS are under four (4) main themes including: land use; built form; open space and natural environment; and, infrastructure and transportation (considered individually under Clauses 21.04 to 21.07). Of particular relevance to this application are **Clauses 21.04 – Land Use** and **21.05 – Built Form**:

55. **Clause 21.04-1 Housing and community:**

- *Greater Dandenong's population is expected to rise by 22 percent, from 147,000 to 179,000 in the decade to 2024, placing pressure on transport networks, infrastructure, services and public open space.*
- *Approximately 9,950 new households will need to be accommodated across the municipality by 2024 (Greater Dandenong Housing Strategy 2014-2024).*
- *Supporting urban consolidation and providing housing in existing areas close to activity centres means that people do not need to travel as far to work, shop or to take part in sports/leisure activities thus reducing the environmental impacts of transport.*
- *Increases in housing density must be balanced by adequate provision of open space, good urban design and improvements to the public realm.*
- *Encourage the provision of housing that is adaptable to support the needs of the changing needs of present and future residents.*



- *Encourage innovative redevelopment and renewal of deteriorating housing stock and older styled higher-density apartments and multi-unit developments.*
- *Encourage new residential development that incorporates adequate space for the planting and the long term viability and safe retention of canopy trees.*
- *Respect the valued, existing neighbourhood character within incremental and minimal change areas.*
- *Requiring medium-density developments to be site and locality responsive and to respect existing and proposed neighbourhood character.*

56. **Clause 21.05-1 – Urban design, character, streetscapes and landscapes** – contains the following relevant objectives and strategies:

57. To facilitate high quality building design and architecture.

- *Ensure building design is consistent with the identified future character of an area and fully integrates with surrounding environment*
- *Encourage high standards of building design and architecture, which allows for flexibility and adaptation in use.*
- *Encourage innovative architecture and building design.*
- *Encourage development to incorporate sustainable design elements that enhance occupant comfort and environmental performance.*

58. To facilitate high quality development, which has regard for the surrounding environment and built form.

- *Promote views of high-quality landscapes and pleasing vistas from both the public and private realm.*
- *Promote all aspects of character – physical, environmental, social and cultural.*
- *Encourage planting and landscape themes, which complement and improve the environment.*
- *Encourage developments to provide for canopy trees.*
- *Recognising valued existing neighbourhood character and promoting identified future character as defined in the Residential Development and Neighbourhood Character Policy at Clause 22.09.*

59. To protect and improve streetscapes.

- *Ensure that new developments improve streetscapes through generous landscape setbacks and canopy tree planting.*
- *Ensure landscaping within private property that complements and improves the streetscapes and landscaping of public areas.*



60. To ensure landscaping that enhances the built environment.
- *Encourage new developments to establish a landscape setting, which reflects the local and wider landscape character.*
 - *Encourage landscaping that integrates canopy trees and an appropriate mix of shrubs and ground covers and complements and integrates with existing or proposed landscaping in public areas.*
61. The following consideration remains relevant as the proposal benefits from transitional provisions.
62. **Clause 22.09 – Residential Development & Neighbourhood Character Policy** – contains the following objectives at Clause 22.09-2:
- *To guide the location and design of different types of residential development within Greater Dandenong, having regard to State and local planning policies, while respecting the valued characteristics and identified future character of residential neighbourhoods.*
 - *To ensure that new residential development is consistent with the identified future character and preferred built form envisaged for the three Future Change Areas.*
 - *To provide certainty about which areas are identified for, or protected from, increased residential development consistent with the purpose of the applicable zone.*
 - *To facilitate high quality, well designed residential development and on-site landscaping.*
 - *To promote a range of housing types to accommodate the future needs of the municipality's changing population.*
63. To ensure that residential development uses innovative, responsive and functional siting and design solutions that:
- *Achieve high quality internal amenity and private open space outcomes for future residents;*
 - *Make a positive contribution to the streetscape through quality design, contextual responsiveness and visual interest;*
 - *Promote public realm safety by maximising passive surveillance;*
 - *Demonstrate responsiveness to the site, adjoining interfaces, streetscape and landscape context;*
 - *Respect the amenity of adjoining residents and the reasonable development potential of adjoining properties;*
 - *Achieve environmentally sustainable design outcomes;*
 - *Use quality, durable building materials that are integrated into the overall building form and façade; and*
 - *Minimise the visual dominance of vehicle accessways and storage facilities, such as garages, car ports and basement entrances.*
64. Clause 22.09-3.1 (Design Principles) provides design principles, which apply to all Future Change Areas.



65. Clause 22.09-3.3 (Incremental Change Areas) provides design principles, some of which also relate to the variances to the requirements of standards to Clause 55 under the schedule to the General Residential Zone. The guidelines consider matters such as the preferred housing type, building height, landscaping, setbacks, front boundary and width, private open space and bulk and built form.

66. An assessment of Clause 22.09 is included at Attachment 3 to this report.

Particular Provisions

67. **Car Parking (Clause 52.06)** is relevant to this application.

68. The purposes of this provision are:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

69. Clause 52.06-2 notes that a new use must not commence, or the floor area of an existing use must not be increased until the required car spaces have been provided on the land.

70. The required spaces are identified in the table to Clause 52.06-5. Clause 52.06-3 further notes that a permit may be granted to reduce or waive the number of car spaces required by the table.

71. The site is not within the Principal Public Transport Network. Therefore, the car parking rate in Column A of 52.06-5 is applicable.

72. The table in Column A at Clause 52.06-5 notes that a dwelling with 1 or 2 bedrooms requires 1 car space and a dwelling with 3 or more bedrooms requires 2 spaces to each dwelling. 1 visitor car space is required for visitors to every 5 dwellings for developments of 5 or more dwellings.

73. Car parking is to be designed and constructed in accordance with the requirements of Clause 52.06-9 and 52.06-11 of the Scheme.

74. An assessment against Clause 52.06 is included as Attachment 4 to this report.

75. **Clause 55 Two or more dwellings on a lot and residential buildings** is relevant to this application.

76. Pursuant to Clause 55 of the Greater Dandenong Planning Scheme, the provisions of this Clause apply to an application:

- *To construct two or more dwellings on a lot.*



77. The purposes of Clause 55 are:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To achieve residential development that respects the existing neighbourhood character, or which contributes to a preferred neighbourhood character.*
- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage residential development that is responsive to the site and the neighbourhood.*

78. A development:

- *Must meet all of the objectives of this clause.*
- *Should meet all of the standards of this clause.*

79. If a zone or a schedule to a zone specifies a requirement of a standard different from a requirement set out in this clause, the requirement in the zone or a schedule to the zone applies.

80. An assessment against Clause 55 is included at Attachment 5 of this report.

General Provisions

81. Clause 65 – Decision Guidelines need to be considered, as is the case with all applications. For this application the requirements of Clause 65.01 for the approval of an application or plan are of relevance. This Clause outlines the requirements that the responsible authority must consider when determining the application.

Restrictive Covenants

82. No covenants or Section 173 Agreements are registered on the certificate of Title for the subject site.

Links to the Community Vision and Council Plan

83. This report is consistent with the following principles in the Community Vision 2040:

Not Applicable

84. This report is consistent with the following strategic objectives from the Council Plan 2025-29:

Not Applicable

Diversity, Access and Equity

85. It is not considered that the planning assessment of this application raises any diversity issues. The application itself does not have a direct and significant impact on the wider Greater Dandenong community.



Community Safety

86. It is considered that there would be no adverse community safety implications in permitting the proposal subject to strict conditions on any planning permit issued.

Safe Design Guidelines

87. Consideration of the relevant requirements of these Guidelines has been undertaken within the Assessment of this application.

Referrals

88. The application was not required to be referred to any external referral authorities pursuant to section 55 of the *Planning and Environment Act 1987*.

89. The application was internally referred to the following Council departments for their consideration:

| Internal Department | Response |
|---|--------------------------------------|
| Bushland and Gardening (Including Arborist) | No objection, subject to conditions. |
| Transport Planning | No objection, subject to conditions. |
| Civil Development | No objection, subject to conditions. |
| ESD/Sustainability | No objection, subject to conditions. |

90. The comments provided were considered in the assessment section of the application.

Advertising

91. The application has been advertised pursuant to section 52 of the *Planning and Environment Act 1987*, by:

- sending notices to the owners and occupiers of adjoining land; and
- placing two (2) signs on site, one (1) facing Joffre Street to the south and one (1) facing Cleal Court to the east.

92. The notification has been carried out correctly.

93. Council has received five (5) objections to date.

94. ***The location of objectors/submitters is shown in Attachment 2 to this report.***



Summary of Grounds of Submissions/Objections

95. The objections are summarised below (**bold**), followed by the Town Planner's Response (*italics*).

96. **Advertising Procedure**

97. *Concern was raised that the planning notice sign was not erected on the site for the required 14 days.*

98. *The application was advertised to the surrounding area through the erection of two notices that remained onsite for a full 14 days, between 20 March 2025 and 7 April 2025.*

99. **Insufficient Rear Development Setback**

100. *Concern was raised that the dwelling 4 ground floor rear (northern) setback to the adjacent property at No. 15 Cleal Court does not comply with the setback required under the Victorian Building Regulations.*

101. *Compliance with the Victorian Building Regulations is not a direct consideration in this instance and will instead be considered as part of any subsequent building permit application.*

102. *The proposed 0.3 metre rear building setback was assessed against the requirements of Clause 55.04-6 (Side and Rear Setbacks). It has been determined that the relevant objective has been met, and the setback is satisfactory. The assessment can be found in the Clause 55 appendix.*

103. **Overlooking**

104. *Concern was raised as to potential overlooking issues, in particular the proposed unit 2 to 4 ground floor living/dining/kitchen/decking areas overlooking into adjacent areas of private open space over the western boundary fencing.*

- *The proposal was assessed against Clause 55.04-6 (Overlooking Objective) Standard B22 to ensure that the development avoids direct views into existing areas of adjacent secluded private open space and habitable room windows on neighbouring sites.*

105. *All habitable room windows and decking areas with overlooking potential have either been provided with sill heights up of 1.7 metres above floor level, screened up to 1.7 metres, or are located adjacent to boundary fencing which prohibit such overlooking.*

106. *The proposal complies with the standard.*

107. **Overshadowing**

- *Concern was raised as to the overshadowing caused by the development to existing areas of private open space.*
- *The proposal was assessed against Clause 55.04-5 (Overshadowing Open Space Objective) Standard B312, to ensure that buildings do not significantly overshadow existing private open space areas.*

108. *Shadowing diagrams have been submitted with the application demonstrating compliance. At least 75% of adjacent private open space will continue to receive uninterrupted sunlight for a minimum of five hours between 9am and 3pm on 22 September.*

109. *The proposal complies with the standard.*



110. Neighbourhood Character & Overdevelopment

- *Concern was raised that visual bulk of the proposed development is excessive and out of character for the area.*
- *The size and scale of the development is consistent with the preferred neighbourhood character set out in Clause 22.09 and complies with the objectives of Clause 55 of the Greater Dandenong Planning Scheme (see Clause 22.09 and Clause 55 assessments below and attached to this report).*
- *Furthermore, the proposal is consistent with the identified future character as set out at Clause 22.09-3.3 Incremental change areas (General Residential Zone Schedule 1) as well as responding to the preferred housing typology of medium density development.*
- *As envisaged within the design principles for bulk and built form at Clause 22.09-3.3, the design response is provided with separation between the dwellings at the upper level, retains an existing spine of open space to the rear and positions the higher elements of built form towards the front and centre of the site.*

111. Traffic, Parking and Road Safety

- *Concern was raised relating to traffic and parking impacts caused by the development to the surrounding streets.*
- *The proposal provides for car parking on site that meets the minimum car parking requirements of Clause 52.06-5 (Car Parking). As per Clause 52.06-5, a dwelling with four bedrooms requires two (2) car parking spaces. The proposed development provides each dwelling with two (2) car parking spaces each, via a single car garage and a tandem space.*
- *A total of eight (8) car parking spaces are required and a total of eight (8) car parking spaces are provided.*
- *The application was assessed by Council's Transport Planning team who did not raise concerns regarding any increase in traffic or traffic hazard as a result of the proposed development. It is considered that the existing surrounding road network is capable of supporting the minor increase in vehicle movements and would not impact on the ability for emergency vehicles to access the site or surrounding properties.*
- *A full assessment of Clause 52.06 can be found in Attachment 4.*

112. Site Coverage

- *Concern was raised that the percentage of the subject site to be developed is excessive. Clause 55.03-3 (Site Coverage Objective) Standard B8 has a varied requirement under the General Residential Zone, Schedule 1 and requires that the site area covered by buildings does not exceed 60%.*
- *The proposed total site coverage under this application is equal to 51.8%, meeting the Standard.*

113. Private Open Space

- *Concern was raised that inadequate private open space per unit has been provided.*
- *The proposal provides private open space and secluded private open space for each dwelling, in accordance with the requirements of Clause 55.05-4 (Private Open Space Objective) Standard B28. See assessment at Attachment 5 for more details.*



114. Crime and Community Safety

- *Concern was raised that the development of the land for four (4) dwellings, coupled with poor passive surveillance provided within the design response, could contribute to increased local crime.*
- *The entries to all dwellings are clearly visible from either Joffre Street or Cleal Court.*
- *High mounted sensor lighting is to be provided to dwelling entrances and car parking areas via permit condition. Active frontages to both Joffre Street and Cleal Court are incorporated into the design of the development, via the inclusion of habitable room windows at both ground and first floor that overlook the public realm.*
- *It is considered that the proposal responds appropriately to the passive surveillance and pedestrian safety standards and objectives of the Planning Scheme.*

115. Asbestos Removal and Poor Construction

- *Concern is raised regarding health concerns relating to the removal of asbestos during the existing dwelling demolition process, and the use of poor quality building materials.*
- *Under the Environment Protection (Industrial Waste Resource) Regulations 2009 the disposal of waste asbestos, whether of industrial or domestic origin, is controlled by the EPA.*
- *The above concerns are therefore not considered to be relevant planning considerations in this instance.*

116. Community and Diversity Issues

- *Concern is raised that the proposed development could impact local diverse communities.*
- *There does not appear to be a nexus between the proposed development of the land for four (4) dwellings and impacts to local community population diversity.*

117. Historical Significance

- *Concern is raised that the historical significance of the site has not been adequately considered.*
- *The site is not located within a heritage overlay, and there are no registered heritage places located upon the subject land.*

Assessment

Use

118. As outlined in Clause 32.08-2 (General Residential Zone, Schedule 1), a 'Dwelling' is listed as a Section 1 use and does not trigger a planning permit for the use. However, a planning permit is required for the development, which is discussed below.



Development

Planning Policy Framework / Local Planning Policy Framework.

119. With regard to the above preferred character, the proposal delivers on the objectives of clauses 15.01 (Urban Environment) and 21.05-1 (Built Form), which require development to respond to urban design, character, streetscape and landscape issues. The development includes adequate side and rear setbacks for landscaping opportunities, a strong design theme that reinforces the residential nature of the area and the incorporation of other measures to minimise visual impacts and amenity concerns.
120. The subject site is located within an established residential area and is well suited for the development of medium density housing given that the site is located in Noble Park within easy walking distance of many community facilities and public transport, as required by the objective of Clause 16.01-1S Housing Supply.
121. The proposal also seeks to reduce pressure on the urban fringe by providing four (4) dwellings where previously only one (1) existed through the redevelopment of the site, thereby ensuring that the housing required for the growing population is facilitated in accordance with the strategies of Clause 11.02 Managing Growth. The proposal also provides housing choice that meets the needs of the community, in accordance with Clause 16.01-1R Housing Supply – Metropolitan Melbourne.
122. The proposal's consistency with the identified future character and preferred built form also means that it is in accordance with Clause 21.05-1 (Urban design, character, streetscapes and landscapes) and Clause (21.04-1 Housing and community), which reinforce the expectation for development to achieve high quality outcomes that has regard for the surrounding environment and built form.

Clause 22.09 - Residential Development and Neighbourhood Character Policy

123. The following consideration remains relevant as the proposal benefits from transitional provisions.
124. Clause 22.09 (Residential Development and Neighbourhood Character Policy) identifies existing character, preferred future character and provides design principles across three 'future change areas': Substantial, Incremental and Limited.
125. The subject site forms part of the 'incremental change area'. The 'identified future character' outlined under Clause 22.09-3.3 states the following:
 - *'The future character of Incremental Change Areas will evolve over time to contain a greater proportion of well-designed and site responsive medium density infill development that respects the existing neighbourhood character. Future density will be at a lower intensity than in Substantial Change Areas, but a higher intensity than in Limited Change Areas.'*
 - *'Residential development will comprise well designed houses, townhouses, units and dual occupancies of up to two (2) storeys with main living areas generally on the ground level. Residential development will give particular consideration to providing appropriate setbacks and private open space areas and high-quality landscaping, including the planting of canopy trees, to protect the amenity of adjoining dwellings and to contribute to the landscape character'.*



126. Design principles for all residential development are set out at Clause 22.09-3.1 and the design principles for the incremental change areas are set out at Clause 22.09-3.3.
127. The proposal meets all design principles within Clause 22.09-3.1 and 22.09-3.3, with a full assessment against Clause 22.09 included at Attachment 3 of this report.

Clause 55 - Two or More Dwellings on a Lot and Residential Buildings

128. The proposal has been assessed against all of the objectives and standards of Clause 55, as well as the variations in Schedule 1 to the General Residential Zone.
129. The proposal meets all standards of Clause 55, subject to permit conditions, with an assessment against Clause 55 provided at Attachment 5 of this report.

Car-Parking

Clause 52.06 Car Parking

130. The proposed development provides eight (8) on site car parking spaces (see table below)

| | No. of bedrooms | No. of car parking required as per Clause 52.06-5 | No. of car parking provided | Compliance |
|--------|-----------------|---|--|------------|
| Unit 1 | Four (4) | Two (2) | Two (2) via single garage and tandem space | Complies |
| Unit 2 | Four (4) | Two (2) | Two (2) via single garage and tandem space | Complies |
| Unit 3 | Four (4) | Two (2) | Two (2) via single garage and tandem space | Complies |
| Unit 4 | Four (4) | Two (2) | Two (2) via single garage and tandem space | Complies |

131. The total number of car spaces for all units across the development complies with the minimum requirements pursuant to Clause 52.06.
132. The application has been assessed against the design standards of Clause 52.06-9, with the proposal complying with the design standards. The assessment against Clause 52.06 is provided at Attachment 4 of this report.

Vegetation and Tree Impact (Site and Surrounds)

133. The site contains one (1) street tree, and fourteen (14) on-site trees which would be removed to accommodate the proposed development. The trees do not require a planning permit nor a Local Law permit for their removal, including the street tree (Tree 3 – small, non-native olive tree).
134. The arborist report provided to accompany the application identifies that the vegetation proposed for removal is generally exotic vegetation or of low retention value and provides negligible amenity or canopy cover.



135. Trees be proposed to be removed as follows:

| On-Site Trees Proposed For Removal | | | |
|---|---------------|-------------------|-----------------------------|
| Name | Origin | Height (m) | Arboricultural Value |
| <i>Viburnum species</i> Viburnum hedge | Exotic | 2.5 | Medium |
| <i>Ligustrum Japonicum</i> Privot | Exotic | 3 | Medium |
| <i>Viburnum species</i> Viburnum hedge | Exotic | 3 | Medium |
| <i>Photonia Robusta</i> Photonia | Exotic | 3 | Low |
| <i>Hibiscus Species</i> Hibscus | Exotic | 3 | Low |
| <i>Ligustrum Lucidum</i> Privot | Exotic | 2 | Low |
| <i>Citrus Species</i> Orange Tree | Exotic | 2.5 | Low |
| <i>Photonia Robusta</i> Photonia | Exotic | 3 | Low |
| <i>Prunis Species</i> Plum Tree | Exotic | 3 | Medium |
| <i>Viburnum species</i> Viburnum hedge | Exotic | 3 | Medium |
| <i>Photonia Robusta</i> Photonia | Exotic | 4 | Low |
| <i>Acacia Species</i> Wattle Tree x 2 | Native | 3 | Medium |
| <i>Solanum Species</i> Potato Climber | Exotic | 2 | Medium |
| <i>Photonia Robusta</i> Photonia | Exotic | 2.5 | Low |

136. It is considered that, subject to conditions on permit, the submitted landscape plan provides an appropriate replacement outcome with nine (9) new trees, which is an appropriate replacement landscaping outcome. These include:

137. Two (2) large canopy trees within the front setback to Joffre Street;

138. Three (3) large canopy trees within the front setback to Cleal Court; and

139. One (1) large canopy tree within the secluded private open space area of each proposed dwelling.

140. The tree to be planted have substantially larger mature heights than the trees to be removed, at 8 to 15 metres tall, which will provide increased canopy coverage onsite.



141. All canopy trees are required to be selected from Greater Dandenong's Landscape Plan Guidelines dated May 2023, and have a minimum planting height of 1.5 metres
142. Council arborists have noted that the Tree Protection Zones (TPZs) of the vegetation referred to in the submitted arborist report as Trees 23 (shrub), 25 (small tree) and 26 (small tree) have a major encroachment of between 14 and 25%, due to the proposed driveway of dwelling 1. This vegetation is expected to remain viable provided the driveway is constructed at or above grade and consists of a permeable material. Condition 1.5 has been included on permit to ensure this outcome.

Conclusion

143. Subject to conditions, the proposed development of four (4) dwellings is considered acceptable and is of an appropriate design response in terms of height, scale, setbacks, private open space, car parking and landscaping with minimal amenity impacts on the adjoining residential properties and surrounding area.
144. The application has been assessed against the relevant sections of the Greater Dandenong Planning Scheme, including the Planning Policy Framework, Local Planning Policy Framework and Municipal Strategic Statement as set out in this assessment. It is considered that the application complies with these policies, and it is therefore recommended that the proposal is approved with conditions.

Officer Recommendation

That Council resolves to issue a Notice of Decision to grant a planning permit in respect of the land known and described as 11 Joffre Street NOBLE PARK VIC 3174 for the development of the land for four (4) double storey dwellings, in accordance with the plans submitted with the application subject to the following conditions:

| Planning scheme clause | Matter for which the permit has been granted |
|-------------------------------|---|
|-------------------------------|---|

| | |
|---------|--|
| 32.08-7 | Construct two or more dwellings on a lot |
|---------|--|

1. **Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended plans must be drawn to scale with dimensions. The amended plans must be generally in accordance with the plans submitted and assessed with the application but modified to show:**
 - 1.1. **The ground floor plan updated to reflect proposed boundary fencing in lieu of existing boundary fencing. Where trellis is proposed it must be clear the proposed height of the fence, and the proposed height of the trellis above the fence.**
 - 1.2. **Eastern side fence adjacent to the Dwelling 1 secluded private open space area, located along Cleal Court, increased in height to 1.8 metres.**



- 1.3. Dwelling 1 driveway constructed at or above grade and to consist of a permeable material.
- 1.4. Notations to accurately depict all supporting 'floorplan & elevation notes' as required on page 2 of the submitted Built Environment Sustainability Scorecard (BESS) report.
- 1.5. Move windows from southside wall to westside wall in Unit 1 bedroom 3 to allow for cross flow ventilation as per BESS IEQ Credit 2.2
- 1.6. Any requirements of the Landscape Plan in accordance with Condition 2.
- 1.7. Any requirements of the Sustainable Design Assessment (SDA) in accordance with Condition 3.

When approved, these plans will be endorsed and will form part of this permit.

2. Concurrent with the endorsement of Condition 1 Plans, and before any trees or vegetation are removed, an amended landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended landscape plan must be prepared by a person or firm with suitable qualifications to the satisfaction of the Responsible Authority. The amended landscape plan must be generally in accordance with the landscape plan submitted with the application but modified to show:

- 2.1. Plans to accord with Condition 1 of this permit.
- 2.2. The site at a scale of 1:100/200, including site boundaries, existing and proposed buildings, neighbouring buildings, car parking, access and exit points, indicative topography and spot levels at the site corners, existing and proposed vegetation, nature strip trees, easements and landscape setbacks.
- 2.3. Details of the proposed layout, type and height of fencing.
- 2.4. Legend of all plant types, surfaces, materials and landscape items to be used including the total areas of garden and lawn.
- 2.5. A plant schedule giving a description of botanical name, common name, mature height and spread, pot size, purchase height (if a tree) and individual plant quantities
- 2.6. At least two (2) large sized canopy trees with a minimum planting height of 1.5 metres within the front setback to Joffre Street.
- 2.7. At least three (3) large sized canopy trees with a minimum planting height of 1.5 metres within the front setback to Cleal Court.
- 2.8. At least one (1) large sized canopy tree with a minimum planting height of 1.5 metres within the secluded private open space area of each dwelling.



- 2.9 Any paving or deck areas within the secluded open space area of the proposed dwelling on a permeable base.
- 2.10. The tree protection measures specified in the TPMP, including the location of tree protection fencing, ground protection, and alternative construction measures for the garage and driveway adjacent to neighbouring trees.
- 2.11. Existing trees numbered as per the arborist report (prepared by Arborscribe, dated 01/12/2024), with Tree Protection Zones (TPZs) and Structural Root Zones (SRZs) represented to scale.

Tree species should be selected from the Recommended Tree and Shrub Species in the Greater Dandenong Landscape Plan Guidelines.

When approved, the amended landscape plan will be endorsed and will form part of this permit.

The provisions, recommendations and requirements of the landscape plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Landscaping in accordance with the endorsed landscaping plan and schedule must be completed before the building is occupied.

- 3. Concurrent with the endorsement of plans under Condition 1, the applicant is to submit a revised Sustainable Design Assessment (SDA) to the satisfaction of the Responsible Authority. The revised SDA must include a revised BESS, generally in accordance with the design initiatives and recommendations specified in the originally SDA and BESS (dated 28 November 2024), but modified to include:

- 3.1. Completion and inclusion in BESS appendix of a STORM assessment with a minimum score of 100 as per Stormwater BESS Credit 1.1.
- 3.2. Revised BESS Urban Ecology 2.1 to show the vegetated area as 39.12% as per the plans.
- 3.3. Preliminary energy efficiency assessment (NatHERS) rating for all dwellings. The revised energy rating assessment must achieve the minimum target rating of 7 stars, and the whole of home assessment with the assumptions, results and preliminary certificates included in the appendix of the BESS.
- 3.4. Revised energy efficiency section of the BESS inclusive of updated energy rating NatHERS inputs.
- 3.5. Inclusion of a Water Sensitive Urban Design (WSUD) town planning drawing.
- 3.6. Any other measures in accordance with Condition 1.

The provisions, recommendations and requirements of the endorsed SDA must be implemented and complied with to the satisfaction of the Responsible Authority. No alterations can occur without written consent from the Responsible Authority.

- 4. The provisions, recommendations and requirements of the Tree Protection Management Plan must be implemented and complied with to the satisfaction of the



Responsible Authority. No alterations can occur without written consent from the Responsible Authority.

5. **Unless with the prior written consent of the Responsible Authority this permit allows for the construction of four (4) dwellings generally in accordance with the endorsed plans.**
6. **Except with the prior written consent of the Responsible Authority, the layout of the land and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified.**
7. **Except with the prior written consent of the Responsible Authority, the approved building must not be occupied until all buildings and works and the conditions of this permit have been complied with.**
8. **Any new dwelling allowed by this permit must not be connected to a reticulated gas service (within the meaning of clause 53.03 of the relevant planning scheme). This condition continues to have force and effect after the development authorised by this permit has been completed.**
9. **Provision must be made for the drainage for proposed development including landscaped and paved areas, all to the satisfaction of the Responsible Authority.**
10. **The connection of the internal drainage infrastructure to the Legal Point of Discharge must be to the satisfaction of the Responsible Authority.**

Collected stormwater must be retained onsite and discharged into the drainage system at pre-development peak discharge rates as stated in the LPD approval letter. Approval of drainage plan including any retention system within the property boundary is require.
11. **Before the approved building is occupied, all piping and ducting above the ground floor storey of the building, except downpipes, must be concealed to the satisfaction of the Responsible Authority.**
12. **Standard concrete vehicular crossing/s must be constructed to suit the proposed driveway/s in accordance with the Council's standard specifications. Any vehicle crossing no longer required must be removed and the land, footpath and kerb and channel reinstated, to the satisfaction of the Responsible Authority.**
13. **Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan/s must not be altered or modified.**
14. **Before the approved building is occupied, the development must be provided with external lighting capable of illuminating access to each garage, car parking space and pedestrian walkway. Lighting must be located, directed and shielded to the satisfaction of the Responsible Authority so as to prevent any adverse effect outside the land.**



15. Before the approved building is occupied, obscure glazing, privacy screens and other measures to prevent overlooking as shown on the endorsed plans must be installed and maintained to the satisfaction of the Responsible Authority.

Glazing must be provided through frosted glass or similarly treated glass. Adhesive film or similar removable material must not be used.

16. Before the approved building is occupied, all boundary walls in the development must be constructed, cleaned and finished to the satisfaction of the Responsible Authority.

17. This permit will expire if:

17.1. The development or any stage of it does not start within two (2) years of the date of this permit, or

17.2. The development or any stage of it is not completed within four (4) years of the date of this permit.

Before the permit expires or within six (6) months afterwards the owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date.

The owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date to complete the development or a stage of the development if:

- (a) The request for the extension is made within twelve (12) months after the permit expires; and
- (b) The development or stage started lawfully before the permit expired.

Permit Notes

- A Building Approval is required prior to the commencement of the approved development. This planning permit does not constitute any building approval.
- Approval of any retention system within the property boundary is required by the relevant building surveyor.
- Before commencement of the development occurs, the applicant should contact the City of Greater Dandenong's Civil Development and Design Unit regarding legal point of discharge, new crossings, building over easements, etc.
- As this is an established site, the proposed internal drainage should be connected to the existing legal point of discharge. The applicant may apply for local drainage information, if available; otherwise onsite verification should be undertaken by the applicant.
- A Vehicle Crossing Permit must be obtained from Council for all vehicular crossings prior to construction of the crossings. You may be required to apply for a Asset Protection Permit from Council's engineering services. Queries regarding engineering requirements can be directed to Council's general phone number on 8571 1000.



- **Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Council.**
- **Prior to works commencing the developer will need to obtain an Asset Protection Permit from Council.**
- **No buildings or works shall be constructed over any easement without the written consent of the relevant authorities.**

This permit has been granted on the basis that consent to build over any easement will be obtained from the relevant authority. If consent is not able to be obtained, the development plan will be required to be amended.

ATT 2.2.1.1 Assessed Plans

Pre-construction:

- Project Architect in conjunction with any requirements from the responsible authority is to be approved to implement tree protection management plan measures that have been installed correctly, and must appear to be visible. Tree Protection Zones during demolition and construction must be maintained at all times.
- Contractors to be advised of the plan to be retained. The owner and recipient of the plan must ensure that, prior to the commencement of demolition, building and work, all contractors and trades persons working on the site are advised of the nature of the plan to be retained or deleted in the tree protection management plan and are advised of any obligations in relation to the protection of these trees.
- If any complete, trunk or root system of trees recommended to be retained are damaged in any stage of demolition, construction or other work, the damage must be reported to the consulting arborist immediately. All workers must stop work until the damage has been assessed by the consulting arborist. The responsible authority must be notified by the consulting arborist to establish the appropriate action to be taken. The final consent is to be notified within 24 hours of any branch of the Tree Protection Management Plan of where damage has occurred to a tree.
- The tree protection measures must be installed at the location shown on the tree protection plan prior to demolition works, excavation works, and delivery of goods etc. occurring. The protection fencing and ground protection systems are inspected by project arborist prior to demolition works, pre-construction work, construction works, building work and practical completion. The temporary responsibility of the tree protection fencing ground protection may only be replaced by the same system or a more robust system, both in terms of its specification and its purpose, an approval and supervision by the project arborist, and the approved fencing ground protection must immediately following any such action.

During construction:

- Any works within the Tree Protection Zone of any tree, whether the zone is fully enclosed by Tree Protection Fencing/ground protection or not, MUST comply with tree protection measures described.
- Temporary irrigation: A manually operated surface drip irrigation system should be used to water the root zone of the trees within the TPZ during dry spells and after construction works have been completed. The watering regime and its duration is to be established when construction works are completed. The watering regime and its duration is to be established when construction works are completed. The watering regime and its duration is to be established when construction works are completed.
- Excavation work must be carried out manually within the TPZ of the tree. No roots larger than 25mm in diameter are to be cut and the project arborist must be advised that the work is going to be carried out and present of roots are to be cut or damaged.
- Any holes for post within the TPZ of trees for new or replacement boundary fences or replacement existing walls must be excavated manually and to protected against significant roots (less than 25mm in diameter) from 25mm are significant roots. The project arborist must be advised that the work is going to be carried out and present of roots are to be cut or damaged. If excavation is required for the duration of appropriate for the fencing it must be carried out by the project arborist in accordance with AS4773:2007 and they must be present with a final cut to undamaged wood. Pruning cuts must be made with sharp secateurs, pruners, branches or chainsaws. Pruning cuts must NOT be made with damage or points. No roots to be pruned with machinery such as bulldozers or excavators.
- All services and pits must be sealed outside the TPZ of the trees. If underground services must be sealed within the TPZ, they must be sealed by boring under the tree protection zone or sealed using holes excavation under the supervision of the project arborist. The final drilling hole must be at least 100mm deep. The project arborist must be advised that the work is going to be carried out and present of roots are to be cut or damaged. Any root pruning must be carried out by the project arborist in accordance with AS4773:2007 and they must be present with a final cut to undamaged wood. Pruning cuts must be made with sharp secateurs, pruners, branches or chainsaws. Pruning cuts must NOT be made with damage or points. No roots to be pruned with machinery such as bulldozers or excavators.
- When roots are left exposed by excavation, temporary root protection must be installed to prevent them drying out. The root or branch should be placed in suitable flexible heavy expandable foam and the excavation and profile to the full depth of the root zone. The protective sheeting is to be pegged down and kept moist during the period of time that the roots are left exposed. The watering regime and its duration is to be established when tree protection measures are installed and must be maintained for the time of the year and soil moisture levels at the time of the year.
- No persons, vehicles or machinery to enter TPZ without written consent of the responsible authority. No fuel, oil, dirt, waste or chemicals are allowed in or on or to be stored within TPZ and the carrying of equipment or vehicles should be carried out away from the TPZ. No temporary buildings or waste to be stored within the TPZ.
- The area within the TPZ must be marked with orange workshop marks within the designated TPZ (as recommended by the project arborist). The marks must be maintained to a depth of 100mm every meter around the complex with AS4846. Where the existing landscape within the TPZ is to remain undisturbed (e.g., garden beds or well-maintained lawns) may not be required.
- All waste that goes during construction works within the designated protected TPZ must be removed by hand without soil disturbance or controlled with appropriate use of non-soil building.
- Removal of protection measures and cessation of the tree management plan must be authorised by the responsible authority.
- LANDSCAPING WORKS:** When landscaping works enter the TPZ of the tree the changes to soil conditions must be avoided wherever possible. When unavoidable, any work that changes the soil conditions must be approved by the project arborist. Any work that changes the soil conditions must be approved by the project arborist. Any work that changes the soil conditions must be approved by the project arborist.

Time table for monitoring trees:

- Project Architect is to be approved to implement tree protection management plan.
- Demolition: The tree protection measures must be installed by the consulting arborist in conjunction with any requirements from the responsible authority of the pre-construction stage which is prior to demolition works, to ensure that the tree protection measures have been installed correctly. The owner of the property, builder and contractors are responsible for the installation and retention of the tree protection measures. Form 1 of tree protection management plan inspection may be used.
- Pre-construction: The tree protection measures must be installed by the consulting arborist in conjunction with any requirements from the responsible authority of the pre-construction stage which is prior to excavation works, and delivery of goods etc. occurring to ensure that the tree protection measures have been installed correctly. The owner of the property is responsible for the installation and retention of the tree protection measures. Form 2 of tree protection management plan inspection may be used.
- Construction works: The building site to be inspected at minimum of every 4 weeks by project arborist. The project arborist is to be present during excavations with TPZ of trees to be retained and to undertake any root retention within the TPZ of trees recommended to be retained. The project arborist is to ensure that the tree protection measures have been installed correctly. The owner of the property is responsible for the installation and retention of the tree protection measures. Form 3 of tree protection management plan inspection may be used.
- Landscaping works: The tree protection measures must be installed by the consulting arborist in conjunction with any requirements from the responsible authority of the pre-landscaping stage which is prior to excavation works, and delivery of goods etc. occurring to ensure that the tree protection measures have been installed correctly. The owner of the property is responsible for the installation and retention of the tree protection measures. The project arborist may need to approve certain of protective measures to allow for landscaping works. Project arborist to supervise works with the TPZ. Form 4 of tree protection management plan inspection may be used.
- Practical completion: These trees must be inspected by consulting arborist in conjunction with any requirements from the responsible authority when all the construction works are completed to assess the condition of the trees and to certify that the construction works have been carried out in compliance with the tree protection plan and specifications for tree protection and ground protection.
- Post Construction Final Confirmation: Project arborist will confirm if inspection carried out at all stages of construction works and attached copies of the inspection reports. They will confirm if actions were required as part of inspection and if action required is notified in accordance with tree management plan. That all works and construction works undertaken in accordance with tree management plan and that any alterations to the tree management plan were approved in writing by local responsible authority. They will provide a statement or condition of the retained trees and details of deviations from the tree protection management plan and the impact upon any of it. A final report may be required if significant deviation from tree management plan or significant damage to trees.
- If any complete, trunk or root system of trees recommended to be retained are damaged in any stage of construction the damage must be reported to the consulting arborist immediately. All workers must stop work until the damage has been assessed by the consulting arborist. The responsible authority must be notified by the consulting arborist to establish the appropriate action to be taken. The final consent is to be notified within 24 hours of any branch of the Tree Protection Management Plan of where damage has occurred to a tree.

Tree 5
TPZ 5.3m
0.13% encroachment

Tree 26
TPZ 2m
SRZ 1.5m
24% encroachment

Tree 27
TPZ 15m
9.6% encroachment

Tree 25
TPZ 2.4m
SRZ 1.66m
24.4% encroachment

Tree 23
TPZ 2m
SRZ 1.5m
14.4% encroachment

Tree 22
TPZ 2m
SRZ 1.5m
135.2% encroachment

Tree 20
TPZ 2.4m
2.1% encroachment

Tree 19
TPZ 2m
2.3% encroachment

Tree 18
TPZ 2.4m

Tree 4
TPZ 2m

Tree 3
TPZ 2m

Tree 2
TPZ 2m

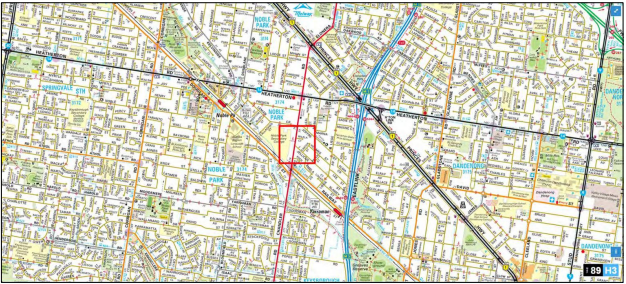
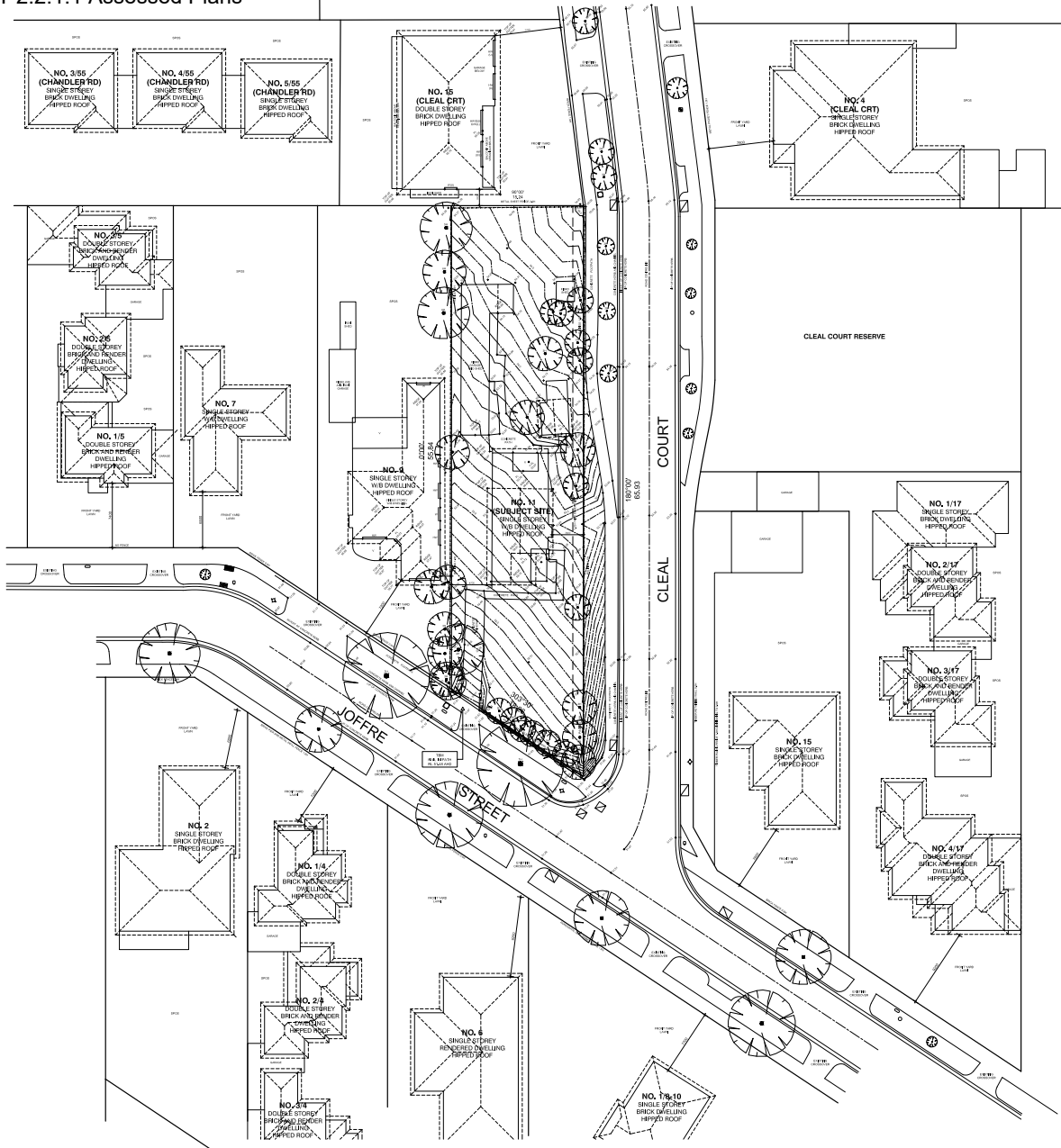
Tree 1
TPZ 2m

11 Joffre Street,
Nobel Park

Tree protection
management plan

Date
1/12/2024

ATT 2.2.1.1 Assessed Plans



LOCAL AMENITIES

PUBLIC TRANSPORT
BUS ROUTE 811 APPROX 0.8KM DISTANCE

PARKS / RESERVES / SPORTS
NAMUR STREET RESERVE APPROX 0.4KM DISTANCE
PARKFIELD RESERVE APPROX 1.0M DISTANCE
NOBLE PARK AQUATIC CENTRE APPROX 2.1KM DISTANCE
ROSS RESERVE APPROX 2.3KM DISTANCE

SCHOOLS / EDUCATION CENTRE
KINDERWORLD DAY CENTRE APPROX 1.9KM DISTANCE
HARRISFIELD PRIMARY SCHOOL APPROX 2.3KM DISTANCE
NOBLE PARK PRIMARY SCHOOL APPROX 2.3KM DISTANCE
NOBLE PARK SECONDARY SCHOOL APPROX 0.5KM DISTANCE
NAZARETH COLLEGE APPROX 3.8KM DISTANCE

AGED CARE FACILITIES
SPRINGVALE AGED CARE FACILITY APPROX 4.6KM DISTANCE

PLACES OF WORSHIP
SPRINGVALE CHURCH OF CHRIST APPROX 5.0KM DISTANCE
ST ANTHONY'S CATHOLIC CHURCH APPROX 2.9KM DISTANCE

HOSPITALS AND HEALTHCARE CENTRES
MONASH HOSPITAL CLAYTON APPROX 9.8KM DISTANCE
MULGRAVE PRIVATE APPROX 5.9KM DISTANCE

SHOPPING FACILITIES
WATERLEY GARDENS SHOPPING CENTRE APPROX 3.8KM DISTANCE
MARKET EUROPA APPROX 2.2KM DISTANCE
BURNINGS SPRINGVALE APPROX 5.9KM DISTANCE

CBD
DISTANCE TO CBD APPROX 30.0KM DISTANCE

GENERAL NOTES

BUILT FORM
GENERAL RESIDENTIAL ZONE 1 (GRZ1)
LOCAL PLANNING POLICIES OR OVERLAYS OUTLINED IN THE SCHEDULE TO THE ZONE.
SETBACK 700MM OR AS SPECIFIED IN B6, WHICHEVER IS THE LESSER.
PREDOMINANTLY BRICK OR WEATHERBOARD HOMES
ROOF FORMS ARE OF CONCRETE TILED PITCH ROOFS WITH SOME FLAT ROOFS.
PREDOMINANTLY SINGLE STOREY DWELLINGS WITH A COUPLE OF DOUBLE STOREY UNIT DEVELOPMENTS
DETACHED DWELLINGS USUALLY SETBACK 1.0M - 2.0M TO ONE BOUNDARY AND DRIVEWAY DOWN THE OTHER SIDE.

SERVICES
ALL WATER/GAS/ELECTRICAL/SEWER SERVICES AVAILABLE.

EASEMENTS
NO EASEMENT

STREETSCAPE AND GARDEN CHARACTER
THE STREET HAS ESTABLISHED STREET TREE PLANTING THROUGHOUT, WELL KEPT FRONT GARDEN GENERALLY LAWN AND SMALL NATIVE PLANTING. CANDY TREE PLANTING IN THE FRONT GARDENS IS NOT PROMINENT, HOWEVER IT IS EVIDENT IN MANY SETBACKS.

TOPOGRAPHY
THE SITE HAS A FALL OF APPROXIMATELY 3000MM FROM NORTH EAST TO SOUTH WEST.

LEGEND

- ELECTRICITY PIT
- HYDRANT
- SIDE ENTRY PIT
- TELECOM PIT
- TELECOM PIT (LARGE)
- SEWERAGE PIT
- POLE AND LIGHT
- ELECTRIC POLE
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL / SERVICES PIT
- SHRUB
- SIGNIFICANT TREE AND HEIGHT
- LEVEL POSITION
- SURVEY MARK
- WATER METER / FITTING
- CLOTHES LINE
- GAS METER / FITTING
- JUNCTION PIT
- SIEN
- STOP VALVE
- GRATED PIT
- UNKNOWN PIT
- UNKNOWN SERVICE / UTILITY
- HW WINDOW / HABITABLE ROOM
- W WINDOW
- D DOOR
- V VERANDAH / PERGOLA
- HW(U/L) WINDOW/HABITABLE ROOM (UPPER/LOWER) FLOOR
- CONTOUR LINE
- TITLE BOUNDARY
- FENCE



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PROJECT: FOUR UNIT DEVELOPMENT

ADDRESS: 11 JOFFRE STREET
NOBLE PARK

TITLE: NEIGHBOURHOOD AND SITE DESCRIPTION

SHEET: TP1

DATE: 19.12.24

SCALE: 1:250 @ A1

DRAWN: RB

REVISION:

A - 30.9.24

B - 19.12.24



ATT 2.2.1.1 Assessed Plans



DESIGN RESONSE NOTES

- TOPOGRAPHY** THE SITE HAS A FALL OF APPROXIMATELY 3000MM FROM NORTH EAST TO SOUTH WEST.
- OVERLOOKING** ADJACENT OPEN SPACE TO BE PROTECTED FROM OVERLOOKING.
- SOLAR ACCESS** SOLAR ACCESS AND PRIVACY TO ADJOINING PROPERTIES SUFFER MINIMAL IMPACT DUE TO GOOD ORIENTATION.
- SETBACKS** THE FRONT SETBACK IS 7200MM WHICH IS THE AVERAGE OF ADJOINING PROPERTY
- CAR PARKING** CARPARKING IS IN FORM SINGLE GARAGES AND TANDEM CARSPACES TO ALL FOUR DWELLINGS.
- CROSSOVER** THE EXISTING CROSSOVER FACING JOFFRE STREET IS TO REMAIN AND TO BE RECONSTRUCTED TO PROVIDE ACCESS TO UNIT 1. A PROPOSED SINGLE CROSSOVER WILL BE PROVIDED FACING CLEAL COURT AND PROVIDE ACCESS TO UNIT 2 AND A PROPOSED DOUBLE CROSSOVER WILL BE PROVIDED FACING CLEAL COURT AND PROVIDE ACCESS TO UNIT 3 AND 4
- ARTICULATION** ARTICULATION IS PROVIDED BY VARYING SETBACKS ON THE GROUND FLOOR AND FIRST FLOOR LEVEL.
- BOUNDARY WALLS** THERE IS A WEST FACING GARAGE BOUNDARY WALL FOR THE LENGTH OF 5400MM AND A NORTH FACING BOUNDARY WALL FOR THE LENGTH OF 7240MM.
- SECLUDED PRIVATE OPEN SPACE** SECLUDED PRIVATE OPEN SPACE ARE APPROPRIATELY PROPORTIONED IN ACCORDANCE TO GRZ1
- SOLAR ACCESS TO LIVING SPACES** LIVING SPACES ARE PROVIDED TO CAPTURE APPROPRIATE SUNLIGHT.
- ENTRY AND ACCESS** ALL UNITS HAVE FRONTAGES FACING THE STREET AND ACCESS WAY. GOOD SURVEILLANCE AND SECURITY IS POSSIBLE FROM JOFFRE STREET AND CLEAL COURT.
- INFRASTRUCTURE** THE PROPOSED DEVELOPMENT IS LOCATED WITHIN A SHORT DISTANCE TO PUBLIC TRANSPORT AND LOCAL SHOPS

LEGEND

- ⊕ ELECTRICITY PIT
- ⊙ HYDRANT
- ⊞ SIDE ENTRY PIT
- ⊞ TELECOM PIT
- ⊞ TELECOM PIT (LARGE)
- ⊞ SEWERAGE PIT
- ⊞ POLE AND LIGHT
- ⊞ ELECTRIC POLE
- ⊞ TRAFFIC SIGNAL POLE
- ⊞ TRAFFIC SIGNAL / SERVICES PIT
- ⊞ SHRUB
- ⊞ SIGNIFICANT TREE AND HEIGHT
- ⊞ LEVEL POSITION
- ⊞ SURVEY MARK
- ⊞ WATER METER / FITTING
- ◇ CLOTHES LINE
- * GAS METER / FITTING
- ⊞ JUNCTION PIT
- ⊞ SIGN
- ⊞ STOP VALVE
- ⊞ GRATED PIT
- ⊞ UNKNOWN PIT
- ⊞ UNKNOWN SERVICE / UTILITY
- HW WINDOW / HABITABLE ROOM
- W WINDOW
- D DOOR
- V VERANDAH / PERGOLA
- HW(U)L WINDOW/HABITABLE ROOM (UPPER/LOWER) FLOOR
- CONTOUR LINE
- TITLE BOUNDARY
- FENCE
- F.F.L. FINISHED FLOOR LEVEL
- LETTER BOX
- 2.0 LONG x 2.0 DEEP CORNER
- SPRAY CLEAR OF VISUAL OBSTRUCTION WHICH MAY INCLUDE LANDSCAPE AREAS WITH A HEIGHT OF LESS THAN 0.9M.

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PROJECT: FOUR UNIT DEVELOPMENT

ADDRESS: 11 JOFFRE STREET
NOBLE PARK

TITLE: DESIGN RESPONSE

SHEET: TP2

DATE: 19.12.24

SCALE: 1:250 @ A1

DRAWN: RB

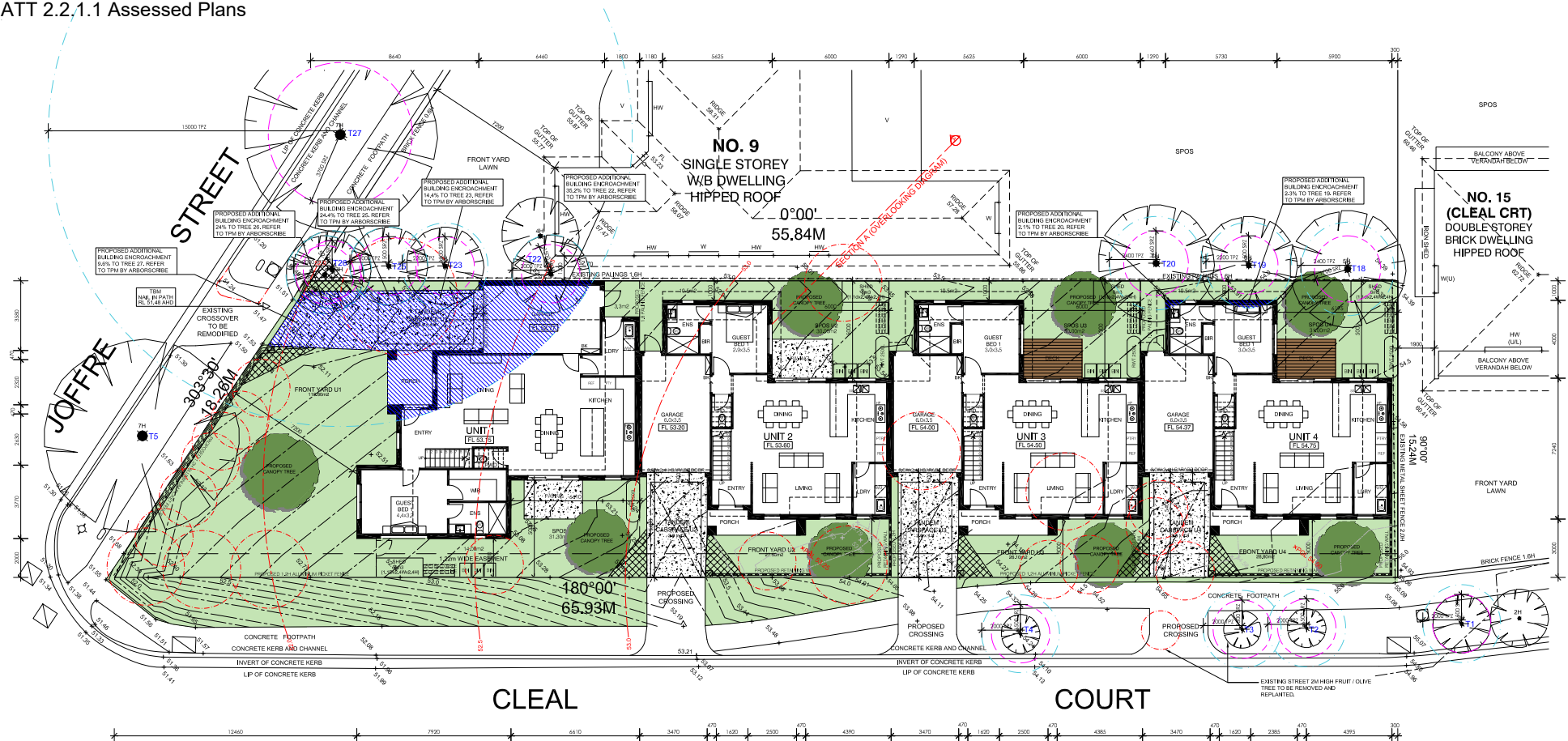
REVISION:

A - 30.9.24

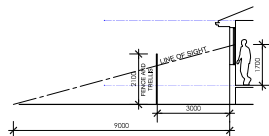
B - 19.12.24



ATT 2.2.1.1 Assessed Plans











| PROPOSAL SUMMARY | | | | |
|-----------------------|----------------------|-------------------------------|----------------------|----------------------|
| | UNIT 1 | UNIT 2 | UNIT 3 | UNIT 4 |
| GROUND | 105.70m ² | 85.80m ² | 85.80m ² | 86.00m ² |
| REST | 86.30m ² | 79.80m ² | 79.80m ² | 80.60m ² |
| GARAGE | 23.30m ² | 22.80m ² | 23.50m ² | 23.90m ² |
| PORCH | 6.4m ² | 5.20m ² | 5.20m ² | 5.20m ² |
| TOTAL | 222.42m ² | 193.60m ² | 194.30m ² | 195.30m ² |
| SFOS | 31.30m ² | 30.00m ² | 30.00m ² | 31.00m ² |
| TOTAL POS | 167.40m ² | 68.10m ² | 66.60m ² | 70.30m ² |
| NET AREA | | 927m ² | | |
| BUILDING FEE COVERAGE | | 681.40m ² (31.93%) | | |
| PERMEABILITY | | 320.2m ² (18.85%) | | |
| PAVEMENT AREA | | 362.2m ² (19.17%) | | |



SECTIONAL DIAGRAM A

- ### LEGEND

- | | | | | | |
|---|-----------------|---|----------------|---|-------------------------------|
|  | ELECTRICITY PIT |  | LEVEL POSITION |  | TRAFFIC SIGNAL POLE |
|  | HYDRANT |  | SURVEY MARK |  | TELECOM PIT (LARGE) |
|  | GRADED PIT |  | SIDE ENTRY PIT |  | SEWERAGE PIT |
|  | PIT |  | TELECOM PIT |  | JUNCTION PIT |
|  | POLE & LIGHT |  | STOP VALVE |  | TRAFFIC SIGNAL / SERVICES PIT |
|  | SIGN |  | ELECTRIC POLE |  | SIGNIFICANT TREE AND HEIGHT |

-  SHRUB
  FINISHED FLOOR LEVEL
 LETTER BOX
- HW WINDOW/HABITABLE ROOM
 W WINDOW
 D DOOR
 V VERANDA/PERGOLA
- HW(U/L) WINDOW/HABITABLE ROOM (UPPER/LOWER) FLOOR
 HW(G/1/2) WINDOW/HABITABLE ROOM (GROUND/FIRST/SECOND) FLOOR
- 2.0 LONG x 2.5 DEEP CORNER
 DISPLAY CLEAR OF VISUAL
 OBSTRUCTION WHICH MAY
 INCLUDE LANDSCAPE
 AREAS WITH A HEIGHT OF
 LESS THAN 1.2M.
- 

- TPZ - TREE PROTECTION ZONE
- REFER TO ARBORIST REPORT BY ARBORSCRIBE TREE REPORTS.
 - SRZ - STRUCTURAL ROOT ZONE
- REFER TO ARBORIST REPORT BY ARBORSCRIBE TREE REPORTS.
 - RAIN WATER TANK 2500L
- THE RAINWATER COLLECTED TO BE USED FOR TOILET FLUSHING FOR EAST UNIT.
 - BIKE SPACE

HIGH MOUNTED SENOR LIGHTING TO BE PROVIDED TO DWELLING ENTRANCES AND CARPARKING SPACES.

WATER AND STORMWATER MANAGEMENT

- RAIN WATER COLLECTED WILL BE USED FOR TOILET FLUSHING IN ALL TOWNHOUSES
- NATIVE OR DROUGHT TOLERANT SPECIES WILL BE IMPLEMENTED FOR LANDSCAPED AREAS ON SITE. USE OF WATER OR IRRIGATION WILL NOT BE REQUIRED AFTER AN INITIAL PERIOD WHEN PLANTS ARE GETTING ESTABLISHED. IF IRRIGATION IS REQUIRED, IT WILL BE CONNECTED TO RAINWATER TANKS.

- ALL APPLIANCES IF PROVIDED IN THE DEVELOPMENT AS PART OF THE BASE BUILDING WORK (E.G. DISHWASHER) WILL BE CHOSEN WITHIN ONE WELS STAR OF THE BEST AVAILABLE.

- THE DEVELOPMENT WILL INCLUDE EFFICIENT FITTINGS AND FIXTURES TO REDUCE THE VOLUME OF MAINS WATER USED IN THE DEVELOPMENT. THE FOLLOWING WELS STAR RATINGS WILL BE SPECIFIED:

TOILETS - 4 STAR

TAPS (BATHROOM AND KITCHEN) - 5 STAR

SHOWERHEAD - 4 STAR WITH AERATION DEVICE (6.0-7.5L/MIN)

DISHWASHER - 5 STAR

ENERGY EFFICIENCY

ENERGY CONSUMPTION FROM ARTIFICIAL LIGHTING WITHIN THE TOWNHOUSES WILL BE REDUCED BY USING LED LIGHTING. A LIGHTING LEVEL OF 4W/M² WILL NOT BE EXCEEDED IN THE TOWNHOUSES. THE USE OF LIGHT INTERNAL COLOURS WILL IMPROVE DAYLIGHT PENETRATION THUS REDUCING THE NEED FOR ARTIFICIAL LIGHTING.

EXTERNAL LIGHTING FOR THE TOWNHOUSES AND COMMON AREAS (DRIVEWAY/PATHWAY) WILL BE LED AND WILL INCLUDE CONTROLS SUCH AS MOTION DETECTORS OR TIMERS TO MINIMISE CONSUMPTION DURING OFF-PEAK TIMES.

COMMITMENT TO 7.5 STAR MINIMUM ENERGY RATING FOR EACH UNIT.

NO GAS CONNECTION WILL BE PROVIDED FOR THE DEVELOPMENT, THIS WILL REDUCE RELIANCE ON FOSSIL FUELS AND WILL BE IN LINE WITH LOCAL AND STATE TARGETS OF DECARBONISATION.

INDOOR ENVIRONMENT QUALITY

DOUBLE GLAZING TO BE PROVIDED TO ALL HABITABLE ROOM WINDOWS.

OPERABLE WINDOWS TO BE PROVIDED TO ALL HABITABLE ROOMS.



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PROJECT: FOUR UNIT DEVELOPMENT

ADDRESS:11 JOFFRE STREET
NOBLE PARK

TITLE: GROUND FLOOR PLAN

SHEET: TP-3

DATE: 19.12.24

SCALE:1:100 @ A1

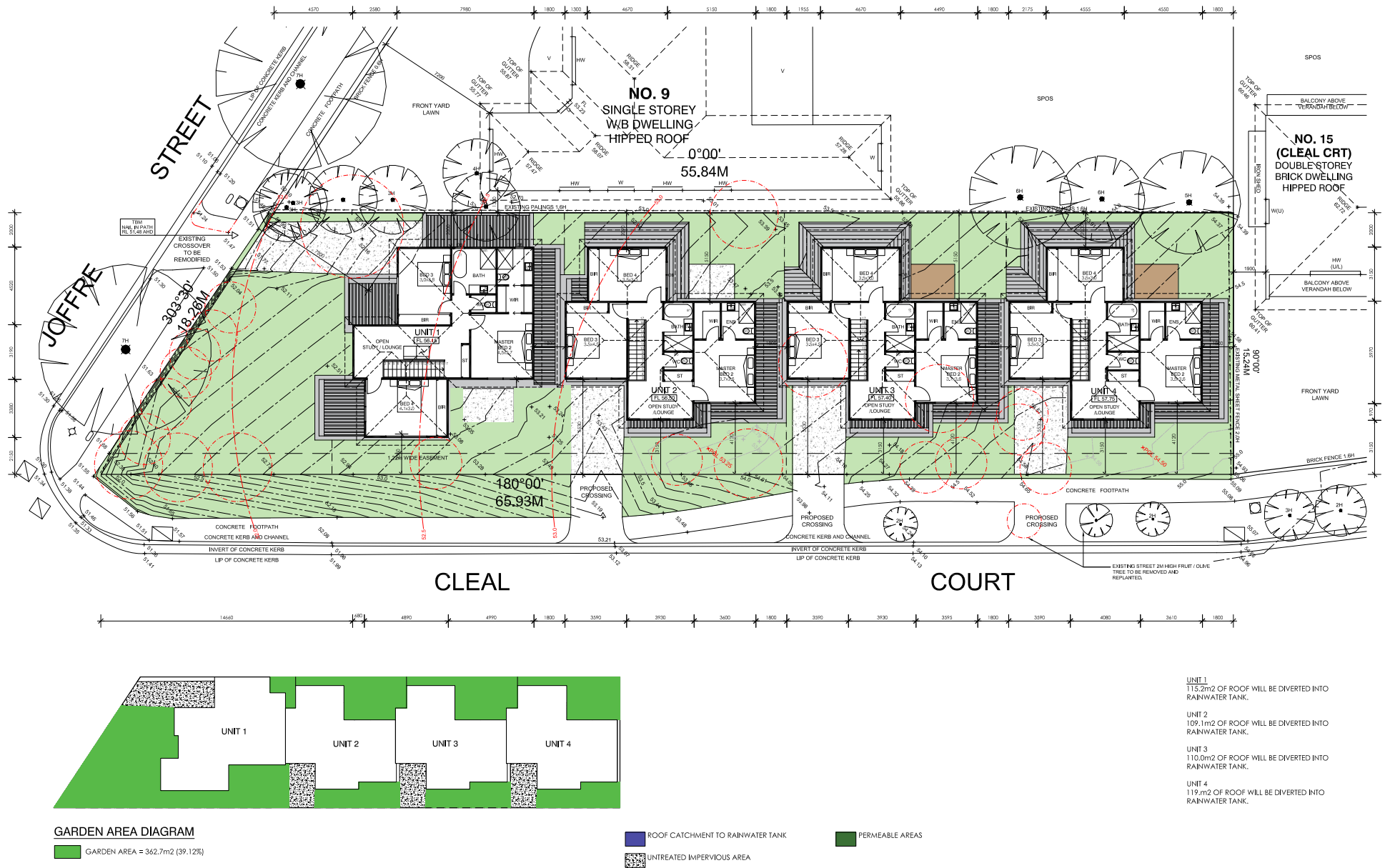
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REVISION:

A - 30.9.24

B 10 13 34





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| | | ADDRESS: 11 JOFFRE STREET NOBLE PARK | | SHEET: TP-4 | | SCALE: 1:100 @ A1 | | A - 30.9.24 | |
| | | | | | | DRAWN: RB | | B - 19.12.24 | |
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ATT 2.2.1.1 Assessed Plans

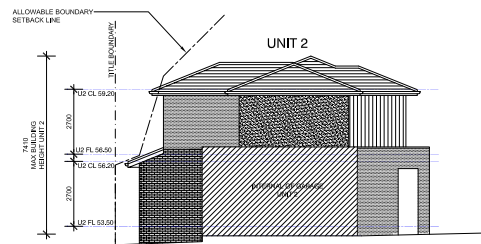




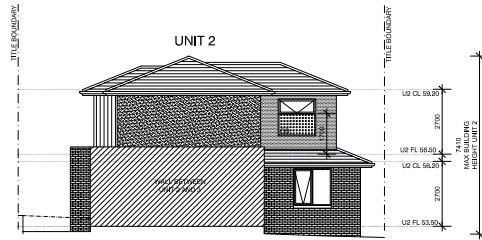
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| | | | DRAWN: RB | B - 19.12.24 |
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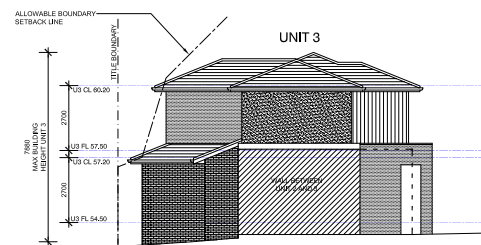
ATT 2.2.1.1 Assessed Plans



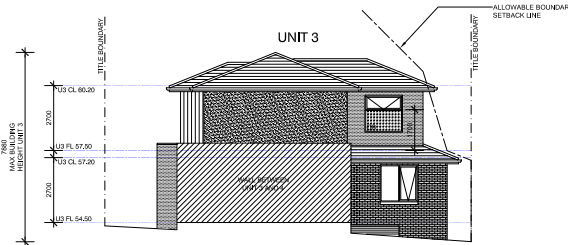
SOUTH ELEVATION
SCALE 1:100



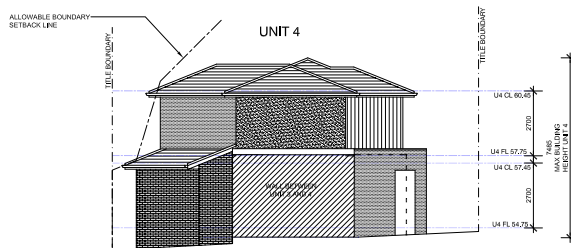
NORTH ELEVATION
SCALE 1:100



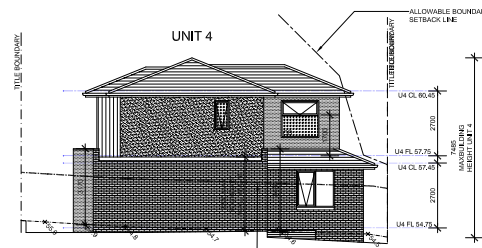
SOUTH ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100









SOUTH ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

HIGH MOUNTED SENSOR LIGHTING TO BE PROVIDED TO DWELLING ENTRANCES AND CARPARKING SPACES.

MATERIALS LEGEND

- | | |
|---|--|
|  | SELECTED FACE BRICK WORK |
|  | SELECTED RENDERED FINISH #1 |
|  | SELECTED RENDERED FINISH #2 |
|  | SELECTED VERTICAL CLADDING |
|  | CONCRETE ROOF TILES AT 22 DEGREE PITCH |
|  | OBSOLETE GLAZING |

■ SL SENSOR LIGHT - ABOVE EACH GARAGE

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PROJECT: FOUR UNIT DEVELOPMENT

ADDRESS:11 JOFFRE STREET
NOBLE PARK

| |
|--------------------------|
| TITLE: ELEVATIONS 2 OF 2 |
|--------------------------|

| | |
|--|-------------|
| | SHEET: TP-6 |
|--|-------------|

| |
|----------------|
| DATE: 19.12.24 |
|----------------|

SCALE:1:100 @ A1

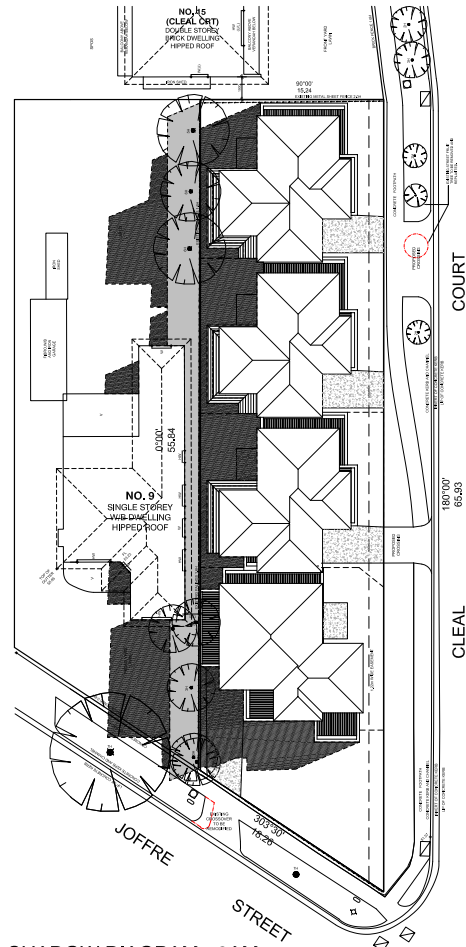
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A - 30.9.24

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| A - 09.12.24 |
| B - 19.12.24 |

ATT 2.2.1.1 Assessed Plans

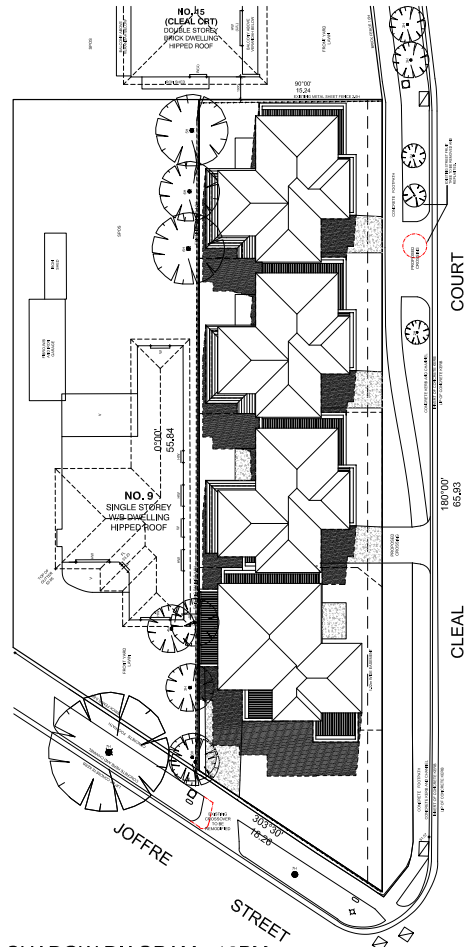


SHADOW DIAGRAM - 9AM

SEPTMBER 22nd EQUINOX



STREETSCAPE ELEVATION

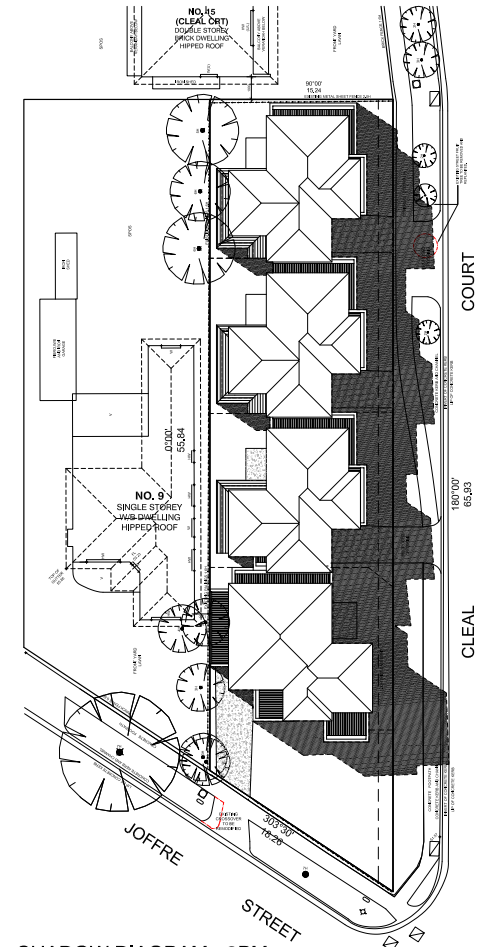


SHADOW DIAGRAM - 12PM

SEPTEMBER 22nd EQUINOX



STREETSCAPE ELEVATION



SHADOW DIAGRAM - 3PM

SEPTEMBER 22nd EQUINOX



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PROJECT: FOUR UNIT DEVELOPMENT

ADDRESS:11 JOFFRE STREET
NOBLE PARK

| |
|--|
| TITLE: SHADOW DIAGRAMS AND STREETSCAPE ELEVATIONS |
|--|

SHEET: TP-7

| |
|----------------|
| DATE: 19.12.24 |
|----------------|

SCALE:1:200 @ A1

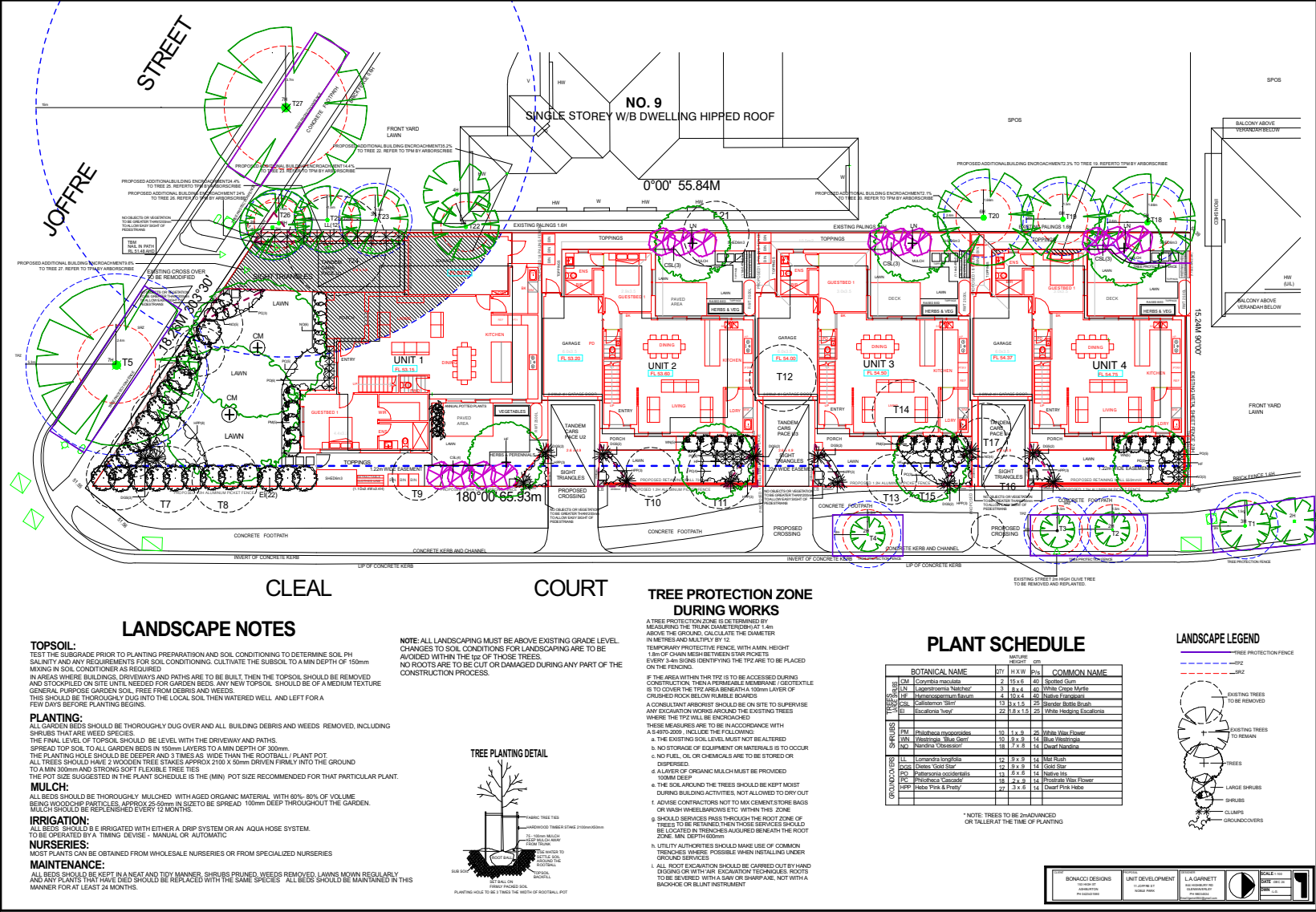
DRAWN: RB

REVISION:

A - 30.9.24

B - 19.12.24





A total of five (5) objections were received to the application, of that;

- All five (5) are located within close proximity to the subject land as detailed below:



Clause 22.09-3.1 Design Principles for all residential developments

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|--------------------|---|---|
| Safety | To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that: | |
| | Incorporate active frontages including ground floor habitable room windows. | ✓ Principle met Unit 1 features ground floor habitable room windows facing Joffre Street and Units 2 – 4 feature habitable room windows facing Cleal Court, forming two active frontages. |
| | Maximise the number of habitable room windows on all levels of residential buildings that overlook the public realm, streets, laneways, internal access ways and car parking areas. | ✓ Principle met The proposed development features a number of habitable room windows at both first and second floor that overlook the public realm, as well as access and parking areas, complying with the Standard. |
| | Use semi-transparent fences to the street frontage. | ✓ Principle met A 1.2 metre aluminium picket fence is proposed, both along the frontage to Joffre Street and the frontage to Cleal Court. |
| | Light communal spaces including main entrances and car parking areas with high mounted sensor-lights. | ✓ Principle met The development is be provided with high-mounted sensor lighting near main entrances and car parking areas, as per the notation provided on the plans. |
| | Ensure that all main entrances are visible and easily identifiable from the street. | ✓ Principle met All main entrances to the dwellings are visible and easily identifiable from the streets. |
| | Locate non-habitable rooms such as bathrooms, away from entrances and street frontage. | ✓ Principle met No non-habitable rooms are located within close proximity to the entries of the Dwellings or the street frontage. |
| Landscaping | Residential development should: | |

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| | Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries. | <p>✓ Principle met</p> <p>The landscaping plan provided illustrates substantial, high quality on site landscaping along the ground level front, side and rear boundaries, with canopy provided where appropriate.</p> |
| | Provide substantial, high quality landscaping along vehicular accessways. | <p>✓ Principle met</p> <p>Low scale landscaping is provided along vehicular accessways where appropriate.</p> |
| | Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area. | <p>✓ Principle met</p> <p>Plantings provided to front setback and ground level secluded private open space areas as follows:</p> <ul style="list-style-type: none"> - Two large canopy trees provided within the dwelling 1 setback to Joffre Street; - One large canopy tree provided within the front setbacks of dwellings 2, 3, and 4 to Cleal Court. - One canopy tree provided within the secluded private open space of each dwelling; and - Ground cover planting towards the corner of Joffre Street and Cleal Court. |
| | Planting trees that are common to and perform well in the area. | <p>✓ Principle met</p> |
| | Avoid the removal of existing mature trees by incorporating their retention into the site design. | <p>✓ Principle met</p> <p>The development is provided with new canopy tree planting.</p> |
| | Use landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties. | <p>✓ Principle met</p> <p>Landscaping is provided along the front, side and rear boundaries of the development, to assist in softening the appearance of bulk and built form, when viewed from the street and adjoining lots.</p> |
| | Ensure that landscaping also addresses the Safety Design Principles. | <p>✓ Principle met</p> |
| | Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity. | <p>✓ Principle met</p> <p>The positioning of the canopy trees within the secluded private open space allows for the future growth to maturity of the trees.</p> |

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| | Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces. | ✓ Principle met |
| | Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks. | ✓ Principle met Each dwelling is provided with a minimum 2,500 litre rainwater tank within the secluded private open spaces. |
| Car parking | The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres. | ✓ Principle met Neither the frontage to Joffre Street (18.26 metres) or the frontage to Cleal Court (65.93 metres) is less than 17 metres. |
| | On-site car parking should be: <ul style="list-style-type: none"> Well integrated into the design of the building, Generally hidden from view or appropriately screened where necessary, Located to the side or rear of the site so as to not dominate the streetscape and to maximise soft landscaping opportunities at ground level. | ✓ Principle met The on-site car parking facilities provided to the development are visually integrated into the design of the dwellings and do not dominate the streetscape. |
| | Where car parking is located within the front setback it should be: <ul style="list-style-type: none"> Fully located within the site boundary; and Capable of fully accommodating a vehicle between a garage or carport and the site boundary. | ✓ Principle met There are four car parking spaces provided within the front setback: <ul style="list-style-type: none"> - Dwelling 1 tandem space within the front setback to Joffre Street; and - Dwellings 2, 3, and 4 tandem spaces (i.e. three total) are located within the setback to Cleal Court. All tandem spaces are wholly located within the sites boundaries, and the setbacks to both Joffre Street and Cleal Court are large enough to accommodate a vehicle between each dwellings garage and the relevant site boundary. |
| | Developments with basement car parking should consider flooding concerns where applicable. | NA No basement parking proposed. |
| Setbacks, front boundary and width | Residential developments should: | |
| | Provide a front setback with fence design and height in keeping with the predominant street pattern. | ✓ Principle met The proposed 1.2 metre high aluminium picket fence complies. |

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| | Maintain the apparent frontage width pattern. | ✓ Principle met |
| | Provide appropriate side setbacks between buildings to enable screen planting where required, and at least one generous side setback to enable the retention of trees and/or the planting and future growth of trees to maturity. | ✓ Principle met The side and rear setbacks provided to the development allow for landscaping along the boundaries and within the secluded private open spaces. The setbacks also allow for the planting and growth to maturity of canopy trees. |
| | Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting. | ✓ Principle met The proposed 1.2 metre high aluminium picket fence complies. |
| Private open space | All residential developments should provide good quality, useable private open space for each dwelling directly accessible from the main living area. | ✓ Principle met Each dwellings' primary private open space area is directly accessible via the main ground floor living spaces. |
| | Ground level private open space areas should be able to accommodate boundary landscaping, domestic services and outdoor furniture so as to maximise the useability of the space. | ✓ Principle met The areas provided to the secluded private open spaces allow for boundary landscaping, domestic services and outdoor furniture. |
| | Private open space should be positioned to maximise solar access. | ✓ Principle met The secluded private open space (SPOS) for dwellings 2, 3 and 4 are located to the west of the development, whilst the dwelling 1 SPOS area is located to the east of the development. All SPOS areas are provided with appropriate north solar access and are therefore considered to be appropriately located. |
| | Upper floor levels of the same dwelling should avoid encroaching secluded private open space areas to ensure the solar access, useability and amenity of the space is not adversely affected. | ✓ Principle met No cantilevering of the upper floor levels over the secluded private open spaces is proposed, except for eaves with a maximum width of 0.5 metres. |
| | Upper level dwellings should avoid encroaching the secluded private open space of a separate lower level dwelling so as to ensure good solar access and amenity for the lower level dwelling. | ✓ Principle met There are no instances where an upper level dwelling encroaches the private open space area of a separate lower dwelling. |

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| Bulk & Built Form | <p>All residential developments should respect the dominant façade pattern of the streetscape by:</p> <ul style="list-style-type: none"> • Using similarly proportioned roof forms, windows, doors, and verandahs, and • Maintaining the proportion of wall space to windows and door openings. | <p>✓ Principle met</p> <p>The development respects the dominant façade pattern of the streetscape by using similarly proportioned roof forms, windows and doors, whilst maintaining the proportion of wall space to windows and door openings.</p> |
| | <p>Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.</p> | <p>NA</p> <p>No balconies proposed.</p> |
| | <p>The development of new dwellings to the rear of existing retained dwellings is discouraged where:</p> <ul style="list-style-type: none"> • The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling; or • The retention of the existing dwelling detracts from the identified future character. | <p>NA</p> <p>The proposal does not retain the existing single storey dwelling.</p> |
| | <p>On sites adjacent to identified heritage buildings, infill development should respect the adjoining heritage by:</p> <ul style="list-style-type: none"> • Not exceeding the height of the neighbouring significant building; • Minimising the visibility of higher sections of the new building; and • Setting higher sections back at least the depth of one room from the frontage. | <p>NA</p> <p>The site is not adjoining identified heritage buildings.</p> |
| Site Design | Residential development should: | |
| | <p>Preserve the amenity of adjoining dwellings through responsive site design that considers the privacy, solar access and outlook of adjoining properties.</p> | <p>✓ Principle met</p> <p>The development considers the amenity of the adjoining dwellings, by providing compliant first floor side and rear setbacks, and screening of habitable room windows that face existing sensitive interfaces.</p> <p>As demonstrated in the Clause 55 assessments, the proposal complies with Standard B21 and Standard B22 Overshadowing and Overlooking objectives.</p> |

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| | Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance | <p>✓ Principle met</p> <p>Each dwelling is provided with habitable room windows on both ground and first floor levels, that will receive solar access during the day.</p> <p>Each secluded private open space area is located to receive sufficient north solar access and are considered to be appropriately located, given the site's south-north orientation, corner location and the development's proposed layout.</p> |
| | Ensure that building height, massing articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening. | <p>✓ Principle met</p> <p>The subject site is on a corner, therefore there are no sensitive interfaces to the south or east. The proposed first floor built form adjacent to the residential dwelling to the north is only situated abutting the front setback area and not habitable room windows or private open spaces areas and is therefore not considered a sensitive interface. Furthermore, the majority of the bulk and built form of the development is proposed down the centre of the site.</p> <p>The upper levels of each dwelling are separated to assist in the breaking-up of the built form.</p> <p>The ground and first floor setbacks provided do not require excessive screening to preserve the amenity of the adjoining lots.</p> |
| | Provide sufficient setbacks (including the location of basements) to ensure the retention of existing trees and to accommodate the future growth of new trees. | <p>✓ Principle met</p> <p>The ground floor setbacks provided to the development allow for the planting of new canopy trees.</p> |
| | Provide suitable storage provisions for the management of operational waste | <p>✓ Principle met</p> <p>The development is provided with storage provisions for operational waste.</p> |
| | Appropriately located suitable facilities to encourage public transport use, cycling and walking. | <p>✓ Principle met</p> |
| Materials & Finishes | Residential development should: | |
| | Use quality, durable building materials and finishes that are designed for residential purposes. | <p>✓ Principle met</p> <p>The materials and finishes selected are suitable for residential development.</p> |

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| | Avoid the use of commercial or industrial style building materials and finishes. | ✓ Principle met As above. |
| | Avoid using materials such as rendered cement sheeting, unarticulated surfaces, and excessive repetitive use of materials. | ✓ Principle met A variation in material and finishes on both ground and first floor levels create visual interest and avoids blank walls and repetition. |
| | Use a consistent simple palette of materials, colours, finishes and architectural detailing. | ✓ Principle met |
| | Maximise the ongoing affordability and sustainability of residential developments through the selection of low maintenance, resource and energy efficient materials and finishes that can be reasonably expected to endure for the life of the building. | ✓ Principle met |
| Domestic services normal to a dwelling and Building services | In order to minimise the impact of domestic and building services on the streetscape, adjacent properties, public realm and amenity of future residents, new residential development should: | |
| | Ensure that all domestic and building services are visually integrated into the design of the building and appropriately positioned or screened so as to not be seen from the street or adjoining properties. | ✓ Principle met The domestic and building services provided to the development are visually integrated into the design of the dwellings, and do not require excessive screening. |
| | Be designed to avoid the location of domestic and building services: <ul style="list-style-type: none"> • Within secluded private open space areas, including balconies; and • Where they may have noise impacts on adjoining habitable rooms and secluded private open space areas. | ✓ Principle met |
| Internal Amenity | Residential development should: | |
| | Ensure that dwelling layouts have connectivity between the main living area and private open space. | ✓ Principle met Each secluded private open space is directly accessible via the main ground floor living spaces. |
| | Be designed to avoid reliance on borrowed light to habitable rooms. | ✓ Principle met |

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| | Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening. | <p>✓ Principle met</p> <p>The habitable room windows provided to the development are designed and located on-site to avoid the need for excessive screening.</p> |
| | Ensure that dwellings without ground level main living areas meet the Standards of Clauses 55.03-5, 55.04-1, 6 & 7, 55.05-3, 4 & 5. | <p>NA</p> <p>All dwellings are provided with ground level main living areas.</p> |

Clause 22.09-3.3 Design principles for Incremental Change Areas – General Residential Zone (GRZ)

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|-------------------------------|--|---|
| Preferred housing type | The preferred housing type for the Incremental Change Area is medium density. | <p>✓ Principle met</p> <p>The design response reflects the preferred housing typology of medium density residential development.</p> |
| Building Height | The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level. | <p>✓ Principle met</p> <p>A maximum 2 storeys are proposed for the development.</p> |
| Landscaping | Residential development should use landscaping to create a landscaped character, particularly canopy trees in front and rear gardens; and to protect the outlook of adjoining properties | <p>✓ Principle met</p> <p>The development is provided with a landscaped character that is reflective of the existing and preferred neighbourhood character of the area.</p> <p>Landscaping is provided with the front setback, as well as along the side and rear boundaries and along the vehicular accessways.</p> <p>Plantings provided to front setback and ground level secluded private open space areas as follows:</p> <ul style="list-style-type: none"> - Two large canopy trees provided within the dwelling 1 setback to Joffre Street; - One large canopy tree provided within the front setback of each dwellings 2, 3, and 4 to Cleal Court. - One canopy tree provided within the secluded private open space of each dwelling; and <p>Ground cover planting towards the corner of Joffre Street and Cleal Court.</p> |

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| Setbacks, front boundary and width | Parking, paving and car access within the front boundary setback should be limited in order to maximise the opportunity for soft landscaping and prevent the over dominance of carports and garages in the street. | <p>✓ Principle met</p> <p>Landscaping within the front setback is maximised, with at least 70% of the setback accommodating soft landscaping and the planting of two (2) canopy trees within the setback to Joffre Street, and three (3) canopy trees provided within the setback to Cleal Court.</p> <p>Limited hard surfaces and paving are proposed within the front setback.</p> |
| Private open space | Residential development should provide secluded private open space at the side or rear of each dwelling to avoid the need for excessive screening or high front fencing. | <p>✓ Principle met</p> <p>The secluded private open spaces provided to the development are positioned to the rear and side of the dwellings, and do not require excessive screening or high front fencing.</p> |
| Bulk & Built Form | Residential development should: | |
| | Ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape; | <p>✓ Principle met</p> <p>The proposed built form respects the scale of the prevailing built form and neighbourhood character of the area.</p> <p>The surrounding locality contains examples of multi-unit double storey development that are similar in scale, siting and design to the proposed development at the subject site.</p> |
| | Provide separation between dwellings at the upper level; | <p>✓ Principle met</p> <p>The development is provided with separation at the upper floor levels for all four dwellings.</p> |
| | Retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space; | <p>✓ Principle met</p> <p>A rear spine of open space has been retained.</p> |
| | Position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot. | <p>✓ Principle met</p> <p>More intense double storey elements are located to the front and centre of the site.</p> |

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| | <p>The rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space.</p> <p>Two storey dwellings to the rear of a lot may be considered where:</p> <ul style="list-style-type: none"> • The visual impact of the building bulk does not adversely affect the identified future character of the area; • Overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties; • The building bulk does not adversely affect the planting and future growth of canopy trees to maturity; • Sufficient side and rear boundary landscaping can be provided to screen adjoining properties; • Upper storey components are well recessed from adjoining sensitive interfaces. | <p>✓ Principle met</p> <p>The proposal includes two double storey dwellings, therefore has not provided a single storey dwelling to the rear of the land.</p> <p>However, it is considered that the principle is met.</p> <p>Considering the suitability of a double storey design to the rear of the land, the following is noted:</p> <ul style="list-style-type: none"> ▪ The visual impact is compatible to the immediate character with a double storey dwelling with a similar built form response directly to the east of the land. ▪ There are less immediately abutting sensitive interfaces, given the site is on a corner. ▪ There are no overlooking or overshadowing impacts caused by the development to neighbouring sites. ▪ Substantial landscaping opportunities have been provided along the front site and rear boundaries, including the new planting of canopy trees to enhance the existing landscape to the land and correspond with existing character. ▪ Upper storey components are suitably setback from the side boundaries and recessed from the adjoining neighbouring sites. |
| | <p>Residential development should be well articulated through the use of contrast, texture, variation in forms, materials and colours.</p> | <p>✓ Principle met</p> <p>Variations in colours and materials are proposed with articulation across the development to break up the built form and enhance visual interest.</p> |

Note: Other requirements also apply. These can be found at the schedule to the applicable zone.

Clause 52.06-9 Design standards for car parking

Plans prepared in accordance with Clause 52.06-8 must meet the design standards of Clause 52.06-9, unless the responsible authority agrees otherwise.

Design standards 1, 3, 6 and 7 do not apply to an application to construct one dwelling on a lot.

| Design Standards | Assessment | Requirement met/Requirement not met/NA |
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| Design standard 1 - Accessways | Accessways must: | ✓ Standard met All proposed accessways are at least 3 metres wide. |
| | • Be at least 3 metres wide. | |
| | • Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide. | NA |
| | • Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre. | NA |
| | • Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres. | ✓ Standard met Car parking spaces are clear of all obstructions |
| | • If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed to that cars can exit the site in a forward direction. | NA The accessways serves a total of two (2) car spaces each. |
| | • Provide a passing area at the entrance at least 5 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in Road Zone. | NA |
| | • Have a corner splay or area at least 50 percent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height. | ✓ Standard met Landscaping and mailboxes located within the corner splays of the accessways are to be annotated at a maximum height of 0.9 metres via permit condition. |
| | If an accessway to four or more car parking spaces is from land in a Road Zone, the access to the car spaces must be at least 6 metres from the road carriageway. | NA The accessway is not connected to a road in a Transport Road Zone 2 or 3. |
| | If entry to the car space is from a road, the width of the accessway may include the road. | ✓ Standard met |

| Design standard 2 – Car parking spaces | <p>Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2.</p> <p>Table 2: Minimum dimensions of car parking spaces and accessways</p> <table><tr><th>Angle of car parking spaces to access way</th><th>Accessway width</th><th>Car space width</th><th>Car space length</th></tr><tr><td>Parallel</td><td>3.6 m</td><td>2.3 m</td><td>6.7 m</td></tr><tr><td>45°</td><td>3.5 m</td><td>2.6 m</td><td>4.9 m</td></tr><tr><td>60°</td><td>4.9 m</td><td>2.6 m</td><td>4.9 m</td></tr><tr><td>90°</td><td>6.4 m</td><td>2.6 m</td><td>4.9 m</td></tr><tr><td></td><td>5.8 m</td><td>2.8 m</td><td>4.9 m</td></tr><tr><td></td><td>5.2 m</td><td>3.0 m</td><td>4.9 m</td></tr><tr><td></td><td>4.8 m</td><td>3.2 m</td><td>4.9 m</td></tr></table> <p><i>Note to Table 2: Some dimensions in Table 2 vary from those shown in the Australian Standard AS2890.1-2004 (off street). The dimensions shown in Table 2 allocate more space to aisle widths and less to marked spaces to provide improved operation and access. The dimensions in Table 2 are to be used in preference to the Australian Standard AS2890.1-2004 (off street) except for disabled spaces which must achieve Australian Standard AS2890.6-2009 (disabled).</i></p> | Angle of car parking spaces to access way | Accessway width | Car space width | Car space length | Parallel | 3.6 m | 2.3 m | 6.7 m | 45° | 3.5 m | 2.6 m | 4.9 m | 60° | 4.9 m | 2.6 m | 4.9 m | 90° | 6.4 m | 2.6 m | 4.9 m | | 5.8 m | 2.8 m | 4.9 m | | 5.2 m | 3.0 m | 4.9 m | | 4.8 m | 3.2 m | 4.9 m | <p>✓ Standard met</p> <p>All proposed parking spaces and accessways feature minimum dimensions that meet the relevant Table 2 requirements.</p> |
|---|---|---|------------------|-----------------|------------------|----------|-------|-------|-------|-----|-------|-------|-------|-----|-------|-------|-------|-----|-------|-------|-------|--|-------|-------|-------|--|-------|-------|-------|--|-------|-------|-------|--|
| Angle of car parking spaces to access way | Accessway width | Car space width | Car space length | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parallel | 3.6 m | 2.3 m | 6.7 m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 45° | 3.5 m | 2.6 m | 4.9 m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 60° | 4.9 m | 2.6 m | 4.9 m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 90° | 6.4 m | 2.6 m | 4.9 m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 5.8 m | 2.8 m | 4.9 m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 5.2 m | 3.0 m | 4.9 m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 4.8 m | 3.2 m | 4.9 m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>A wall, fence, column, tree, tree guard or any other structure that abuts a car space must not encroach into the area marked 'clearance required' on Diagram 1, other than:</p> <ul style="list-style-type: none">• A column, tree or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1.• A structure, which may project into the space if it is at least 2.1 metres above the space. <p>Diagram 1 Clearance to car parking spaces</p> <p>Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.</p> | <p>✓ Standard met</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Where parking spaces are provided in tandem (one space behind the other) an additional 500mm in length must be provided between each space.</p> | <p>✓ Standard met</p> <p>A 500mm gap is provided between the garage and tandem space for all four dwellings.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover. | ✓ Standard met Two car parking spaces provided per dwelling, with one per dwelling being undercover. | | | | | | | | | | | | | |
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| | Disabled car parking spaces must be designed in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia. Disabled car parking spaces may encroach into an accessway width specified in Table 2 by 500mm. | NA No disabled car parking proposed. | | | | | | | | | | | | | |
| Design standard 3: Gradients | Accessway grades must not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. The design must have regard to the wheelbase of the vehicle being designed for; pedestrian and vehicular traffic volumes; the nature of the car park; and the slope and configuration of the vehicle crossover at the site frontage. This does not apply to accessways serving three dwellings or less. | NA | | | | | | | | | | | | | |
| | Ramps (except within 5 metres of the frontage) must have the maximum grades as outlined in Table 3 and be designed for vehicles travelling in a forward direction. Table 3: Ramp gradients <table><tr><th>Type of car park</th><th>Length of ramp</th><th>Maximum grade</th></tr><tr><td rowspan="2">Public car parks</td><td>20 metres or less</td><td>1:5 (20%)</td></tr><tr><td>longer than 20 metres</td><td>1:6 (16.7%)</td></tr><tr><td rowspan="2">Private or residential car parks</td><td>20 metres or less</td><td>1:4 (25%)</td></tr><tr><td>longer than 20 metres</td><td>1:5 (20%)</td></tr></table> | Type of car park | Length of ramp | Maximum grade | Public car parks | 20 metres or less | 1:5 (20%) | longer than 20 metres | 1:6 (16.7%) | Private or residential car parks | 20 metres or less | 1:4 (25%) | longer than 20 metres | 1:5 (20%) | NA No ramps are proposed. |
| | Type of car park | Length of ramp | Maximum grade | | | | | | | | | | | | |
| | Public car parks | 20 metres or less | 1:5 (20%) | | | | | | | | | | | | |
| | | longer than 20 metres | 1:6 (16.7%) | | | | | | | | | | | | |
| Private or residential car parks | 20 metres or less | 1:4 (25%) | | | | | | | | | | | | | |
| | longer than 20 metres | 1:5 (20%) | | | | | | | | | | | | | |
| Where the difference in grade between two sections of ramp or floor is greater than 1:8 (12.5 per cent) for a summit grade change, or greater than 1:6.7 (15 per cent) for a sag grade change, the ramp must include a transition section of at least 2 metres to prevent vehicles scraping or bottoming. | NA | | | | | | | | | | | | | | |
| Plans must include an assessment of grade changes of greater than 1:5.6 (18 per cent) or less than 3 metres apart for clearances, to the satisfaction of the responsible authority. | NA | | | | | | | | | | | | | | |
| Design standard 4: Mechanical parking | Mechanical parking may be used to meet the car parking requirement provided: <ul style="list-style-type: none">At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres. | NA No mechanical parking proposed. | | | | | | | | | | | | | |
| | <ul style="list-style-type: none">Car parking spaces the require the operation of the system are not allowed to visitors unless used in a valet parking situation. | NA | | | | | | | | | | | | | |
| | <ul style="list-style-type: none">The design and operation is to the satisfaction of the responsible authority. | NA | | | | | | | | | | | | | |

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| Design standard 5: Urban design | Ground level car parking, garage doors and accessways must not visually dominate public space. | ✓ Standard met The car spaces provided to the development are visually integrated into the design of the dwellings. |
| | Car parking within buildings (including visible portions of partly submerged basements) must be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and artworks. | NA No car parking is proposed within buildings. |
| | Design of car parks must take into account their use as entry points to the site. | ✓ Standard met |
| | Design of new internal streets in developments must maximise on street parking opportunities. | NA |
| Design standard 6: Safety | Car parking must be well lit and clearly signed. | ✓ Standard met via Condition The development is to be provided with high-mounted sensor lighting near the car spaces and entries of the dwellings via permit condition. |
| | The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings. | ✓ Standard met |
| | Pedestrian access to car parking areas from the street must be convenient. | ✓ Standard met Pedestrian access to the car spaces on-site from the street are convenient. |
| | Pedestrian routes through car parking areas and building entries and other destination points must be clearly marked and separated from traffic in high activity parking areas. | NA |
| Design standard 7: Landscaping | The layout of car parking areas must provide for water sensitive urban design treatment and landscaping. | ✓ Standard met Car parking areas have suitably considered landscaping along either sides of accessways. |
| | Landscaping and trees must be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths. | ✓ Standard met |
| | Ground level car parking spaces must include trees planted with flush grilles. Spacing of trees must be determined having regard to the expected size of the selected species at maturity. | ✓ Standard met |

Clause 55.02-1 Neighbourhood character objectives

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|----------------------------|--|--|
| Standard B1 | The design response must be appropriate to the neighbourhood and the site. | ✓ Standard met The design response is appropriate to the existing site circumstances and the surrounding neighbourhood, located within Schedule 1 of the General Residential Zone. |
| | The proposed design response must respect the existing or preferred neighbourhood character and respond to the features of the site. | ✓ Standard met The design response respects the existing and preferred neighbourhood character of the area, and the features of the site. As demonstrated in the Clause 22.09 assessment provided, the design response reflects the design principles as required within Clause 22.09-3.1 and Clause 22.09-3.3. |
| Decision Guidelines | Any relevant neighbourhood character objective, policy or statement set out in this scheme. | |
| | The neighbourhood and site description. | |
| | The design response. | |
| Objectives | To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. | |
| | To ensure that development responds to the features of the site and the surrounding area. | |

Clause 55.02-2 Residential policy objectives

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|----------------------------|--|--|
| Standard B2 | An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the PPF and the LPPF, including the MSS and local planning policies. | ✓ Standard met A written assessment of the proposal against the standards of Clause 55 Two or more dwellings on a lot and residential buildings, Clause 22.09 Residential Development and Neighbourhood Character Policy and Clause 52.06 Car Parking has been provided alongside the application, to the satisfaction of the Responsible Authority. |
| Decision Guidelines | The PPF and the LPPF including the MSS and local planning policies. | |
| | The design response. | |
| Objectives | To ensure that residential development is provided in accordance with any policy for housing in the PPF and the LPPF, including the MSS and local planning policies. | |
| | To support medium densities in areas where development can take advantage of public and community infrastructure and services. | |

Clause 55.02-3 Dwelling diversity objective

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|--------------------|--|--|
| Standard B3 | Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: <ul style="list-style-type: none"> • Dwellings with a different number of bedrooms. • At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level. | NA The development is for four dwellings on a lot. |
| Objective | To encourage a range of dwellings sizes and types in developments of ten or more dwellings. | |

Clause 55.02-4 Infrastructure objectives

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|--------------------|---|---|
| Standard B4 | Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available. | ✓ Standard met The development will be connected to the reticulated services. |
| | Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads. | ✓ Standard met The development for four (4) dwellings will not unreasonably exceed the capacity of utility services and infrastructure. |

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| | In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure. | NA The site is within an established residential area. |
| Decision Guidelines | The capacity of the existing infrastructure. | |
| | In the absence of reticulated sewerage, the capacity of the development to treat and retain all wastewater in accordance with the SEPP (Waters of Victoria) under the EPA 1970. | |
| | If the drainage system has little or no spare capacity, the capacity of the development to provide for stormwater drainage mitigation or upgrading of the local drainage system. | |
| Objectives | To ensure development is provided with appropriate utility services and infrastructure. | |
| | To ensure development does not unreasonably overload the capacity of utility services and infrastructure. | |

Clause 55.02-5 Integration with the street objective

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|--------------------|---|--|
| Standard B5 | Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility. | ✓ Standard met The development provides adequate vehicle and pedestrian links to maintain and enhance local accessibility. |

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| | Developments should be oriented to front existing and proposed streets. | ✓ Standard met Unit 1 is orientated towards Joffre Street, whilst Units 2-4 are orientated towards Cleal Court. |
| | High fencing in front of dwellings should be avoided if practicable. | ✓ Standard met A 1.2-metre-high aluminium picket fence is proposed along the frontage to Joffre Street, in front of dwelling 1, and a 1.2-metre-high aluminium picket fence is proposed along the frontage to Cleal Court, in front of dwellings 2, 3 and 4. |
| | Development next to existing public open space should be laid out to complement the open space. | NA The site does not adjoin existing public open space. |
| Decision Guidelines | Any relevant urban design objective, policy or statement set out in this scheme. | |
| | The design response. | |
| Objective | To integrate the layout of development with the street. | |

Clause 55.03-1 Street setback objective

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|--------------------|---|--|
| Standard B6 | Walls of buildings should be set back from streets: <ul style="list-style-type: none"> At least the distance specified in a schedule to the zone, or If no distance is specified in a schedule to the zone, the distance specified in Table B1. | ✓ Standard met The site is on a corner and there is a building on the abutting allotment facing the front street (Joffre Street), which is setback 7.2 metres. |

| | <p>Porches, pergolas, and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard</p> <p><i>GRZ 1 & 2: 7.5 metres or as per Table B1, whichever is the lesser.</i></p> <p>Table B1 Street setback</p> <table> <tr> <th>Development context</th><th>Minimum setback from front street (metres)</th><th>Minimum setback from a side street (metres)</th></tr> <tr> <td>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</td><td>The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.</td><td>Not applicable</td></tr> <tr> <td>There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.</td><td>The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</td><td>Not applicable</td></tr> <tr> <td>There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</td><td>6 metres for streets in a Transport Zone 2 and 4 metres for other streets.</td><td>Not applicable</td></tr> <tr> <td>The site is on a corner.</td><td> <p>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</p> <p>If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 and 4 metres for other streets.</p> </td><td> <p>Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.</p> <p>Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</p> </td></tr> </table> | Development context | Minimum setback from front street (metres) | Minimum setback from a side street (metres) | There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner. | The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser. | Not applicable | There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner. | The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. | Not applicable | There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner. | 6 metres for streets in a Transport Zone 2 and 4 metres for other streets. | Not applicable | The site is on a corner. | <p>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</p> <p>If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 and 4 metres for other streets.</p> | <p>Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.</p> <p>Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</p> | <p>The proposed front building setback is also equal to 7.2 metres, complying with the standard.</p> |
|--|---|--|--|---|--|--|----------------|--|---|----------------|---|--|----------------|--------------------------|---|--|--|
| Development context | Minimum setback from front street (metres) | Minimum setback from a side street (metres) | | | | | | | | | | | | | | | |
| There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner. | The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser. | Not applicable | | | | | | | | | | | | | | | |
| There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner. | The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. | Not applicable | | | | | | | | | | | | | | | |
| There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner. | 6 metres for streets in a Transport Zone 2 and 4 metres for other streets. | Not applicable | | | | | | | | | | | | | | | |
| The site is on a corner. | <p>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</p> <p>If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 and 4 metres for other streets.</p> | <p>Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.</p> <p>Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</p> | | | | | | | | | | | | | | | |
| Decision Guidelines | Any relevant neighbourhood character objective, policy or statement set out in this scheme. | | | | | | | | | | | | | | | | |
| | The design response. | | | | | | | | | | | | | | | | |
| | Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots. | | | | | | | | | | | | | | | | |

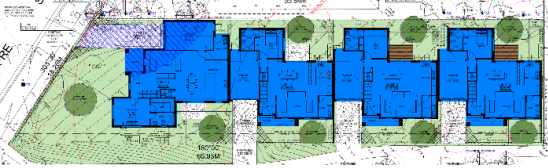
| | | |
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| | The visual impact of the building when viewed from the street and from adjoining properties. | |
| | The value of retaining vegetation within the front setback. | |
| Objective | To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site. | |

Clause 55.03-2 Building height objective

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|----------------------------|---|--|
| Standard B7 | The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land. <u>GRZ: 11 metres / 3 storeys mandatory maximum (refer Clause 32.08-9)</u> | ✓ Standard met A maximum height of 7.88 metres is provided. No more than two (2) storeys is proposed for the development. Therefore, the proposal complies with Schedule 1 of the General Residential Zone. |
| | If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres. | NA Site is within Schedule 1 of the General Residential Zone. |
| Decision Guidelines | Any relevant neighbourhood character objective, policy or statement set out in this scheme. | |
| | Any maximum building height specified in the zone, a schedule to the zone or an overlay applying to the land. | |

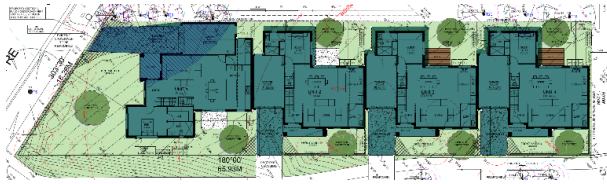
| | | |
|------------------|--|--|
| | The design response. | |
| | The effect of the slope of the site on the height of the building. | |
| | The relationship between the proposed building height and the height of existing adjacent buildings. | |
| | The visual impact of the building when viewed from the street and from adjoining properties. | |
| Objective | To ensure that the height of buildings respects the existing or preferred neighbourhood character | |

Clause 55.03-3 Site coverage objective

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|----------------------------|--|--|
| Standard B8 | <p>The site area covered by buildings should not exceed:</p> <ul style="list-style-type: none"> • The maximum site coverage specified in a schedule to the zone, or • If no maximum site coverage is specified in a schedule to the zone, 60 per cent. <p><u>GRZ1</u>: 60% (none specified)</p> | <p>✓ Standard met</p> <p>Site area: 927 sqm</p> <p>Site coverage: 480.3sqm or 51.8% - Complies</p>  |
| Decision Guidelines | <p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> | |

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| | The existing site coverage and any constraints imposed by existing development or the features of the site. | |
| | The site coverage of adjacent properties | |
| | The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood. | |
| Objective | To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site. | |

Clause 55.03-4 Permeability and stormwater management objectives

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|--------------------|--|--|
| Standard B9 | <p>The site area covered by the pervious surfaces should be at least:</p> <ul style="list-style-type: none"> The minimum areas specified in a schedule to the zone, or If no minimum is specified in a schedule to the zone, 20 per cent of the site. <p><u>GRZ1: 30%</u></p> <p>The stormwater management system should be designed to:</p> <ul style="list-style-type: none"> Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999). Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces. | <p>✓ Standard met</p> <p>Site area: 927sqm</p> <p>Proposed non-permeable: 577.1 sqm = 62.26%</p> <p>Proposed permeable = 37.74% - Complies</p>  |
| | The design response. | |

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| Decision Guidelines | The capacity of the site to incorporate stormwater retention and reuse. | |
| | The existing site coverage and any constraints imposed by existing development. | |
| | The capacity of the drainage network to accommodate additional stormwater. | |
| | The capacity of the site to absorb run-off. | |
| | The practicality of achieving the minimum site coverage of pervious surfaces, particularly on lots of less than 300 square metres. | |
| | Whether the owner has entered into an agreement to contribute to off-site stormwater management in lieu of providing an on-site stormwater management system. | |
| Objectives | To reduce the impact of increased stormwater run-off on the drainage system. | |
| | To facilitate on-site stormwater infiltration. | |
| | To encourage stormwater management that maximises the retention and reuse of stormwater | |

Clause 55.03-5 Energy efficiency objectives

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|----------------------------|---|---|
| Standard B10 | Buildings should be: <ul style="list-style-type: none"> • Oriented to make appropriate use of solar energy. • Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. • Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged. | <p>✓ Standard met</p> <p>The design response makes appropriate use of solar energy and ensures that the proposal will not adversely impact the solar access of the adjoining dwellings.</p> <p>The proposal complies with Standard B21 overshadowing objective, as demonstrated in the relevant section below.</p> |
| | Living areas and private open space should be located on the north side of the development, if practicable. | <p>✓ Standard met</p> <p>All dwellings are provided with private open space, directly accessible via the main ground floor living spaces, with north orientations.</p> |
| | Developments should be designed so that solar access to north-facing windows is maximised. | <p>✓ Standard met</p> <p>North facing windows are maximised at ground and first floor to both dwellings, where practical.</p> |
| Decision Guidelines | The design response. | |
| | The size, orientation and slope of the lot. | |
| | The existing amount of solar access to abutting properties. | |

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| | The availability of solar access to north-facing windows on the site. | |
| | The extent to which an existing rooftop solar energy system on an adjoining lot is overshadowed by existing buildings or other permanent structures. | |
| | Whether the existing rooftop solar energy system on an adjoining lot is appropriately located | |
| | The effect of overshadowing on an existing rooftop solar energy system on an adjoining lot. | |
| Objectives | To achieve and protect energy efficient dwellings and residential buildings. | |
| | To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy. | |

Clause 55.03-6 Open space objective

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|----------------------------|--|---|
| Standard B11 | <p>If any public or communal open space is provided on site, it should:</p> <ul style="list-style-type: none"> • Be substantially fronted by dwellings, where appropriate. • Provide outlook for as many dwellings as practicable. • Be designed to protect any natural features on the site. • Be accessible and useable. | <p>NA</p> <p>No public or communal open space is proposed for the development.</p> |
| Decision Guidelines | Any relevant plan or policy for open space in the PPF and the LPPF, including the MSS and local planning policies. | |
| | The design response. | |
| Objective | To integrate the layout of development with any public and communal open space provided in or adjacent to the development. | |

Clause 55.03-7 Safety objective

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|----------------------------|--|---|
| Standard B12 | Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways. | ✓ Standard met Entrances to all dwellings are clearly visible from either Joffre Street or Cleal Court, and are not obscured or isolated. |
| | Planting which creates unsafe spaces along streets and accessways should be avoided. | ✓ Standard met No planting that creates unsafe spaces is proposed. |
| | Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways. | ✓ Standard met Each dwelling is to be provided with high mounted sensor lighting above each entrance, as per the included plan notation. |
| | Private spaces within developments should be protected from inappropriate use as public thoroughfares. | ✓ Standard met The private spaces within developments will not be used as public thoroughfares. |
| Decision Guidelines | The design response. | |

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| Objectives | To ensure the layout of development provides for the safety and security of residents and property. | |
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Clause 55.03-8 Landscaping objectives

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|---------------------|--|--|
| Standard B13 | <p>The landscape layout and design should:</p> <ul style="list-style-type: none"> • Protect any predominant landscape features of the neighbourhood. • Take into account the soil type and drainage patterns of the site. • Allow for intended vegetation growth and structural protection of buildings. • In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. • Provide a safe, attractive and functional environment for residents. | <p>✓ Standard met</p> <p>The landscape plan demonstrates a level of landscaped character that is compatible with the existing and preferred neighbourhood character of the area.</p> <p>The development has capacity to provide landscaping within the front, side and rear boundaries, including:</p> <ul style="list-style-type: none"> - Two large canopy trees provided within the dwelling 1 setback to Joffre Street; - One large canopy tree provided within each front setback of dwellings 2, 3, and 4 to Cleal Court. - Four canopy trees within the secluded private open space of each dwelling; and - Ground cover planting towards the corner of Joffre Street and Cleal Court. |

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| | <p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p> | <p>✓ Standard met</p> <p>All existing trees to be removed are to be replaced by new canopy trees.</p> <p><i>The tree/vegetation number references below refer to the numbers given to the on-site, neighbouring and street trees as referenced in the Arboriculture Construction Impact Assessment report (prepared by Arborscribe Tree Reports, dated 1 December 2024), provided by the applicant.</i></p> <p>Trees 6-17, 21 & 24 – within the subject property – are proposed to be removed. None of the trees are classed as a 'protected tree' under the Greater Dandenong Tree Protection on Private Land Local Law Policy and they may be removed without a permit.</p> <p>Tree 3 is a small olive tree located within the road reserve. Tree 3 is proposed to be transplanted as it requires removal to facilitate the new crossover and accessway associated with unit 4. Removal of the tree is considered acceptable.</p> <p>Proposed landscaping includes two large trees (<i>Corymbia maculata</i>) in the front setback of Unit 1 (Joffre Street); one medium tree (<i>Hymenosporum flavum</i>) in the front setback of each of Units 1 -4 (Cleal Court), and one small tree (<i>Lagerstroemia indica</i> x <i>fauriei</i> 'Natchez') in the rear POS of each of Units 2-4.</p> <p>This is considered appropriate for the proposal layout and planting space available.</p> |
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| | Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made | ✓ Standard met No removal has occurred in the last 12 months |
| | The landscape design should specify landscape themes, vegetation (location and species), paving and lighting. | ✓ Standard met A planting schedule and legend is provided on the landscape plans. |
| | Development should meet any additional landscape requirements specified in a schedule to the zone. <u>All schedules to all residential zones:</u> <i>“70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees.”</i> | ✓ Standard met At least 70% of the front setback accommodates landscaping. The front setback is provided with two (2) canopy trees along Joffre Street and one (1) canopy tree within the front setback of each dwelling along Cleal Court, as demonstrated in the landscape plan provided. |
| Decision Guidelines | Any relevant neighbourhood character objective, policy or statement set out in this scheme. | |
| | Any relevant plan or policy for landscape design in the PPF and the LPPF, including the MSS and local planning policies. | |
| | The design response. | |
| | The location and size of gardens and the predominant plant types in the neighbourhood. | |
| | The health of any trees to be removed. | |
| | Whether a tree was removed to gain a development advantage. | |
| Objectives | To encourage development that respects the landscape character of the neighbourhood. | |

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| | To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. | |
| | To provide appropriate landscaping. | |
| | To encourage the retention of mature vegetation on the site. | |

Clause 55.03-9 Access objective

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|---------------------|--|---|
| Standard B14 | The width of accessways or car spaces should not exceed: <ul style="list-style-type: none"> • 33 per cent of the street frontage, or • if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. | ✓ Standard met Frontage to Joffre Street is 18.26m with the modified crossover provided with a width of 3.4 metres = 18.62% Frontage to Cleal Court is 32m with three new crossovers proposed, 3m each, for a total of 9m = 13.65% Complies |
| | No more than one single-width crossover should be provided for each dwelling fronting a street. | ✓ Standard met One single-width crossover is proposed per dwelling fronting a street. |
| | The location of crossovers should maximise retention of on-street car parking spaces. | ✓ Standard met The proposal includes four (4) crossovers, one associated with each dwelling. Adequate space is maintained between each proposed crossover for on-street parking opportunities. |

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| | The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 should be minimised. | NA |
| | Developments must provide for access for service, emergency and delivery vehicles. | ✓ Standard met The proposed minimum 3 metre wide accessways are able to accommodate for emergency services and deliveries. |
| Decision Guidelines | The design response. | |
| | The impact on neighbourhood character. | |
| | The reduction of on-street car parking spaces. | |
| | The effect on any significant vegetation on the site and footpath. | |
| Objectives | To ensure the number and design of vehicle crossovers respects the neighbourhood character. | |

Clause 55.03-10 Parking location objectives

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|---------------------|--|--|
| Standard B15 | Car parking facilities should: <ul style="list-style-type: none"> • Be reasonably close and convenient to dwellings and residential buildings. • Be secure. • Be well ventilated if enclosed. | ✓ Standard met All car spaces provided to the development are located close and convenient to the dwellings. |

| | | |
|----------------------------|--|--|
| | Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway. | NA No shared accessways proposed |
| Decision Guidelines | The design response. | |
| Objectives | To provide convenient parking for residents and visitors vehicles. | |
| | To protect residents from vehicular noise within developments. | |

Clause 55.04-1 Side and rear setbacks objective

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA | | | | |
|---------------------|---|----------------------------------|--------------------------------|-----------------------------|-----------------------------|-------------------|
| Standard B17 | A new building not on or within 200mm of a boundary should be setback from side or rear boundaries: <ul style="list-style-type: none"> At least the distance specified in a schedule to the zone, or <i>NRZ1: "A building wall opposite an area of secluded private open space or a window to a living room of an existing dwelling should be setback a minimum of metres."</i> If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. | X Standard not met | | | | |
| | | Proposed Wall | Maximum Wall height (m) | Required Setback (m) | Proposed Setback (m) | Compliance |
| | | Unit 1 | | | | |
| | | West wall (GF laundry) | 3.8 | 1.06 | 1.8 | Complies |
| | | East wall (GF guest bed) | 3.6 | 1 | 2 | Complies |
| | | West wall (FF bed 3/bath) | 6.3 | 1.81 | 2 | Complies |

Diagram B1 Side and rear setbacks

Diagram B1 Side and rear setbacks. The diagram shows a lot boundary (dashed line) and a building footprint (solid line). The lot dimensions are 13.5m wide and 9m deep. The building footprint is 8.6m wide and 5.6m deep. The setbacks are: 8.6m (top), 4.1m (top-left), 3.1m (top-left), 2m (top-left), 1m (top-left), 3.6m (max) / 3.2m (av) (bottom-right), 5.6m (bottom-right), 5.9m (bottom-right), 8m (bottom-right), 9m (bottom-right).

| | | | | |
|----------------------------------|------|------|------|-----------------|
| East wall (FF bed 4) | 5.9 | 1.81 | 2.35 | Complies |
| Unit 2 | | | | |
| West wall (GF guest bed) | 3.35 | 1 | 1 | Complies |
| East wall (GF living/laundry) | 3.6 | 1 | 3 | Complies |
| West wall (FF bed 4) | 6.4 | 1.84 | 2.09 | Complies |
| East wall (FF open study/lounge) | 5.8 | 1.66 | 3.15 | Complies |
| Unit 3 | | | | |
| West wall (GF guest bed) | 3.4 | 1 | 1 | Complies |
| East wall (GF living/laundry) | 3.59 | 1 | 3 | Complies |
| West wall (FF bed 4) | 6.39 | 1.84 | 2.09 | Complies |
| East wall (FF open study/lounge) | 6 | 1.72 | 3.15 | Complies |
| Unit 4 | | | | |
| West wall (GF guest bed) | 3.4 | 1 | 1 | Complies |
| East wall (GF living/laundry) | 3.4 | 1 | 3 | Complies |
| North wall (GF) | 3.2 | 1 | 0.3 | Does not comply |

| | | | | | | |
|----------------------------|--|----------------------------------|------|------|------|----------|
| | | kitchen/laundry) | | | | |
| | | West wall (FF bed 4) | 6.43 | 1.84 | 2 | Complies |
| | | East wall (FF open study/lounge) | 5.98 | 1.71 | 3.15 | Complies |
| | | West wall (FF | 5.7 | 1.63 | 1.8 | Complies |
| | Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard. | ✓ Standard met | | | | |
| | Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard. | ✓ Standard met | | | | |
| Decision Guidelines | Any relevant neighbourhood character objective, policy or statement set out in this scheme. | | | | | |
| | The design response. | | | | | |
| | The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings. | | | | | |
| | Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary. | | | | | |
| | Whether the wall abuts a side or rear lane. | | | | | |
| Objectives | To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood | ✓ Objective met | | | | |

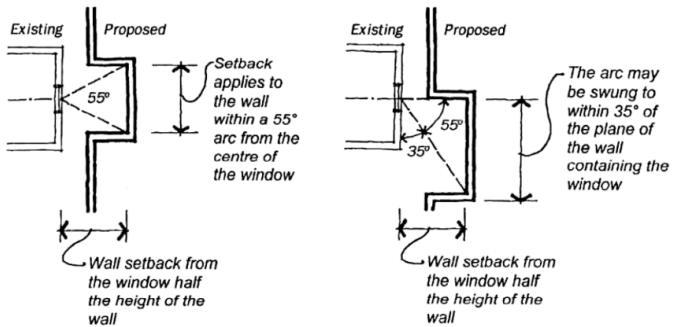
| | | |
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| | <p>character and limits the impact on the amenity of existing dwellings.</p> | <p>The dwelling 4 ground floor building setback to the northern (rear) boundary does not comply, as a 300mm setback has been proposed, when a setback of either 200mm (classified as on the boundary), or greater than 1 metre, is required by the Standard.</p> <p>This variation is considered acceptable for the following reasons:</p> <ul style="list-style-type: none"> - The rear boundary fence between the subject site at 11 Joffre Street and the neighbouring site at 15 Joffre Street is located approximately 0.1 – 0.3 metres within the boundary of 11 Joffre Street. As such, the proposed dwelling 4 ground floor northernmost wall is setback 0.2 – 0.1 metres from this boundary fence. - If the rear setback measurement was taken from the boundary fence instead of the title boundary, it would be considered a wall on boundary pursuant to Standard B18. - Given that, once built, the development's northernmost wall would present as a wall on boundary, taking into consideration the boundary fencing location, it is considered that the proposed varied rear building setback is acceptable in this instance. - If an adverse position claim was made and the title boundaries re-aligned as per the rear boundary fence location, the building's setback would comply with Standard B18 below. |
|--|--|--|

Clause 55.04-2 Walls on boundaries objective

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|---------------------|--|---|
| Standard B18 | <p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</p> <ul style="list-style-type: none"> • For a length of more than the distance specified in the schedule to the zone; or • If no distance is specified in a schedule to the zone, for a length of more than: <ul style="list-style-type: none"> – 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or – Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. | <p>✓ Standard met</p> <p>There is one wall on boundary proposed:</p> <ul style="list-style-type: none"> – Unit 1 garage wall on western (side) boundary, 6.5 metres in length. <p>Given the wall is less than 10 metres in length, the standard has been met.</p> |
| | <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property.</p> | <p>✓ Standard met</p> |
| | <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> | <p>✓ Standard met</p> |
| | <p>The height of a new wall constructed on or within 200 mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p> | <p>✓ Standard met</p> <p>A maximum height of 3.4 metres proposed for the WOB along the western side boundary, with an average height of 3.25 metres proposed.</p> |

| | | |
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| Decision Guidelines | Any relevant neighbourhood character objective, policy or statement set out in this scheme. | |
| | The design response. | |
| | The extent to which walls on boundaries are part of the neighbourhood character. | |
| | The impact on the amenity of existing dwellings. | |
| | The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property. | |
| | The orientation of the boundary that the wall is being built on. | |
| | The width of the lot. | |
| | The extent to which the slope and retaining walls or fences reduce the effective height of the wall. | |
| | Whether the wall abuts a side or rear lane. | |
| | The need to increase the wall height to screen a box gutter. | |
| Objectives | To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings. | |

Clause 55.04-3 Daylight to existing windows objective

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|---------------------|---|--|
| Standard B19 | Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot. | ✓ Standard met Neighbouring buildings are located at a sufficient distance from the proposed built form to ensure minimum light court dimensions are met. |
| | <p>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>Diagram B2 Daylight to existing windows</p>  <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p> | ✓ Standard met All walls proposed more than 3 metres in height opposite an existing habitable room window are set back from the window in excess of that as required by the Standard – complies. |
| | The design response. | |

| | | |
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| Decision Guidelines | The extent to which the existing dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows. | |
| | The impact on the amenity of existing dwellings. | |
| Objective | To allow adequate daylight into existing habitable room windows. | |

Clause 55.04-4 North-facing windows objective

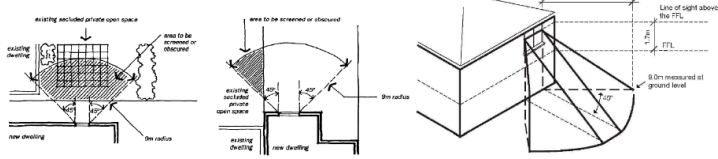
| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|---------------------|---|--|
| Standard B20 | If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. | <p>✓ N/A</p> <p>There are no north-facing windows of an existing dwelling within 3 metres of a boundary on an abutting lot.</p> |

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| | <p>Diagram B3 North-facing windows</p> <p>NORTH FACING HABITABLE ROOM WINDOW</p> <p>SOUTH BOUNDARY</p> | |
| | <p>A north facing window is a window with an axis perpendicular to its surface orientated north 20 degrees west to north 30 degrees east.</p> <p>Applies where existing HRW is between 20° west and 30° east from north</p> | |
| Decision Guidelines | The design response. | |
| | Existing sunlight to the north-facing habitable room window of the existing dwelling. | |
| | The impact on the amenity of existing dwellings. | |
| Objective | To allow adequate solar access to existing north-facing habitable room windows. | |

Clause 55.04-5 Overshadowing open space objective

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|----------------------------|---|--|
| Standard B21 | Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with a minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9am and 3pm on 22 Sept. | ✓ Standard met Shadowing diagrams have been submitted with the application demonstrating compliance. At least 75% of adjacent private open space will continue to receive uninterrupted sunlight for a minimum of five hours between 9am – 3pm on 22 Sept. |
| | If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced. | NA |
| Decision Guidelines | The design response. | |
| | The impact on the amenity of existing dwellings. | |
| | Existing sunlight penetration to the secluded private open space of the existing dwelling. | |
| | The time of day that sunlight will be available to the secluded private open space of the existing dwelling. | |
| | The effect of a reduction in sunlight on the existing use of the existing secluded private open space. | |
| Objective | To ensure buildings do not significantly overshadow existing secluded private open space. | |

Clause 55.04-6 Overlooking objective

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|---------------------|--|---|
| Standard B22 | <p>A habitable room window, balcony, terrace, deck, or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>Diagram B4 Overlooking open space</p>  | <p>✓ Standard met</p> <p>All habitable room windows with overlooking potential have either been provided with sills 1.7 metres above the finished floor level, or screened up to 1.7 metres, in accordance with the Standard.</p> <p>The SPOS decking areas located within the development's western (side) setback are not required to be screened. Council has assessed the overlooking in light of the additional trellis extension proposed and no overlooking will occur to the adjacent property to the west.</p> <p>The Unit 3, ground floor, west facing living room sliding door and kitchen window have floor levels at least 0.8 metres above ground level (0.9 and 0.8 metres respectively) and face a 2.1 metre high boundary fence (1.6 metre high fence with 0.5 trellis). There would be no resulting overlooking given the proposed fence cuts the line of sight from both the dwelling and the deck.</p> <p>It should also be noted that the floor plans only show the existing boundary fencing heights and not the proposed boundary fencing heights – a permit condition has been included to rectify this.</p> |
| | <p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal</p> | <p>✓ Standard met</p> <p>Proposed habitable room windows and/or decking areas with direct views into a habitable room window of an existing</p> |

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| | <p>distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either</p> <ul style="list-style-type: none"> – Offset a minimum of 1.5 metres from the edge of one window to the edge of the other – Have sill heights of at least 1.7 metres above floor level – Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level – Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. | <p>dwelling within a horizontal distance of 9 metres, either have sill heights at least 1.7 metres above the finished floor level or feature fixed, obscure glazing in any part of the window below 1.7 metres above floor level, in accordance with the Standard.</p> <p>It should be noted that the 1.6 metre high existing western (side) boundary fence is proposed to include a 0.5 metre high trellis (increasing total fence height to 2.1 metres), to ensure compliance with the standard.</p> |
| | Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard. | ✓ Standard met |
| | <p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> – Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels – Permanent, fixed, and durable – Designed and coloured to blend in with the development. | ✓ Standard met |
| | The standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary. | ✓ Standard met |
| Decision Guidelines | The design response. | |
| | The impact on the amenity of the secluded private open space or habitable room window. | |

| | | |
|------------------|--|--|
| | The existing extent of overlooking into the secluded private open space and habitable room window of existing dwellings. | |
| | The internal daylight to and amenity of the proposed dwelling or residential building. | |
| Objective | To limit views into existing secluded private open space and habitable room windows. | |

Clause 55.04-7 Internal views objective

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|----------------------------|---|---|
| Standard B23 | Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development. | NA Proposal is not an apartment development |
| Decision Guidelines | The design response. | |
| Objective | To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development. | |

Clause 55.04-8 Noise impacts objectives

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|-------------------|-----------------------|----------------------------------|
|-------------------|-----------------------|----------------------------------|

| | | |
|----------------------------|---|---|
| Standard B24 | Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings. | ✓ Standard met No noise sources are positioned near existing bedrooms of the adjoining dwellings. |
| | Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take into account of noise sources on immediately adjacent properties. | ✓ Standard met |
| | Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms. | NA The site is not within close proximity to busy roads, railway lines or existing industry uses. |
| Decision Guidelines | The design response. | |
| Objectives | To contain noise sources within development that may affect existing dwellings. | |
| | To protect residents from external noise. | |

Clause 55.05-1 Accessibility objective

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|---------------------|--|---|
| Standard B25 | The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility. | ✓ Standard met The entries to the dwellings are accessible to people with limited mobility. |
| Objective | To encourage the consideration of the needs of people with limited mobility in the design of developments. | |

Clause 55.05-2 Dwelling entry objective

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|---------------------|---|---|
| Standard B26 | <p>Entries to dwellings and residential buildings should:</p> <ul style="list-style-type: none"> – Be visible and easily identifiable from streets and other public areas – Provide shelter, a sense of personal address and a transitional space around the entry. | <p>✓ Standard met</p> <p>All entries are visible and easily identifiable from the streets.</p> |
| Objective | To provide each dwelling or residential building with its own sense of identity. | |

Clause 55.05-3 Daylight to new windows objective

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|---------------------|--|---|
| Standard B27 | <p>A window in a habitable room should be located to face:</p> <ul style="list-style-type: none"> • An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or • A verandah provided it is open for at least on third of its perimeter, or • A carport provided it has two or more open sides and is open for at least on third of its perimeter. | <p>✓ Standard met</p> <p>All new habitable room windows provided to the development are located to face a minimum 1 metre outdoor space clear to the sky, and a light court area of a minimum 3 square metres.</p> |
| | The design response. | |

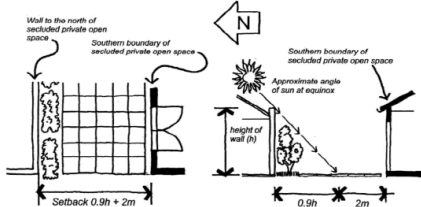
| | | |
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| Decision Guidelines | Whether there are other windows in the habitable room which have access to daylight. | |
| Objective | To allow adequate daylight into new habitable room windows. | |

Clause 55.05-4 Private open space objective

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA | | | | | | | | | | | | | | | |
|---------------------|--|---|--|-----|------|---------------|---------------------|---|---------------|--------------------|---|---------------|--------------------|---|---------------|--------------------|---|
| Standard B28 | <p>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p><u>GRZ1: "An area of 50 square metres of ground level, private open space, with an area of secluded private open space at the side or rear of the dwelling with a <u>minimum area of 30 square metres and a minimum dimension of 5 metres</u> and convenient access from a living room; or A balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area."</u></p> | <p>✓ Standard met via Condition</p> <table> <tr> <th></th><th>POS</th><th>SPOS</th></tr> <tr> <td>Unit 1</td><td>154.4 square metres</td><td>31.3 square metres (minimum dimension 5 metres), with convenient access from the living room.</td></tr> <tr> <td>Unit 2</td><td>68.1 square metres</td><td>30 square metres (minimum dimension 5 metres), with convenient access from the living room.</td></tr> <tr> <td>Unit 2</td><td>74.7 square metres</td><td>30 square metres (minimum dimension 5 metres), with convenient access from the living room.</td></tr> <tr> <td>Unit 2</td><td>70.2 square metres</td><td>31 square metres (minimum dimension 5 metres), with convenient access from the living room.</td></tr> </table> <p>The dwelling 1 secluded private open space area has a 1.2 metre fence proposed adjacent to Cleal Court. A permit condition will require this part of the fence to be increased in height to 1.8 metres, to ensure this SPOS area has a sufficient amount of privacy.</p> | | POS | SPOS | Unit 1 | 154.4 square metres | 31.3 square metres (minimum dimension 5 metres), with convenient access from the living room. | Unit 2 | 68.1 square metres | 30 square metres (minimum dimension 5 metres), with convenient access from the living room. | Unit 2 | 74.7 square metres | 30 square metres (minimum dimension 5 metres), with convenient access from the living room. | Unit 2 | 70.2 square metres | 31 square metres (minimum dimension 5 metres), with convenient access from the living room. |
| | POS | SPOS | | | | | | | | | | | | | | | |
| Unit 1 | 154.4 square metres | 31.3 square metres (minimum dimension 5 metres), with convenient access from the living room. | | | | | | | | | | | | | | | |
| Unit 2 | 68.1 square metres | 30 square metres (minimum dimension 5 metres), with convenient access from the living room. | | | | | | | | | | | | | | | |
| Unit 2 | 74.7 square metres | 30 square metres (minimum dimension 5 metres), with convenient access from the living room. | | | | | | | | | | | | | | | |
| Unit 2 | 70.2 square metres | 31 square metres (minimum dimension 5 metres), with convenient access from the living room. | | | | | | | | | | | | | | | |

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| | <p>If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> • An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or • A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or • A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. <p>The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</p> | <p>(RGZ1 only)</p> <p>NA</p> |
| Decision Guidelines | The design response. | |
| | The useability of the private open space, including its size and accessibility. | |
| | The availability of and access to public or communal open space. | |
| | The orientation of the lot to the street and the sun. | |
| Objective | To provide adequate private open space for the reasonable recreation and service needs of residents. | |

Clause 55.05-5 Solar access to open space objective

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|----------------------------|--|---|
| Standard B29 | The private open space should be located on the north side of the dwelling or residential building, if appropriate. | ✓ Standard met The private open spaces provided to the development are positioned to the north of the site. |
| | The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall. Diagram B5 Solar access to open space  | ✓ Standard met In all instances where there are walls to the north of area of secluded private open space, the secluded private open space southern boundary has been setback in excess of that required under this standard. |
| Decision Guidelines | The design response. | |
| | The useability and amenity of the secluded private open space based on the sunlight it will receive. | |
| Objective | To allow solar access into the secluded private open space of new dwellings and residential buildings. | |

Clause 55.05-6 Storage objective

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|---------------------|--|---|
| Standard B30 | Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space. | ✓ Standard met Each dwelling is provided with 6 cubic metres of external storage via a shed within their respective private open space areas. |
| Objective | To provide adequate storage facilities for each dwelling. | |

Clause 55.06-1 Design detail objective

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|---------------------|--|--|
| Standard B31 | The design of buildings, including: <ul style="list-style-type: none"> – Façade articulation and detailing – Window and door proportions – Roof form, an – Verandahs, eaves, and parapets, should respect the existing or preferred neighbourhood character. | ✓ Standard met The design of the buildings adequately responds to the appropriate neighbourhood character outcomes by providing each dwelling with hipped roof forms, façade articulation and visual interest via a mix of materials and finishes on both levels. Windows and doors facing the street are similar in scale and proportions, and respect the existing and preferred neighbourhood character of the area. |

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| | Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character. | ✓ Standard met The car parking facilities are visually integrated into the development and do not dominate the site when viewed from the street and adjoining dwellings. Therefore, the design response reflects the existing and preferred neighbourhood character of the area. |
| Decision Guidelines | Any relevant neighbourhood character objective, policy or statement set out in this scheme. | |
| | The design response. | |
| | The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting. | |
| | Whether the design is innovative and of a high architectural standard. | |
| Objective | To encourage design detail that respects the existing or preferred neighbourhood character. | |

Clause 55.06-2 Front fences objective

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA | | | | | | |
|-------------------------------|---|----------------------------------|----------------------------|-------------------------------|----------|---------------|------------|---|
| | <p>A front fence within 3 metres of a street should not exceed:</p> <ul style="list-style-type: none">The maximum height specified in a schedule to the zone, or <u>All schedules to all residential zones:</u> <i>“Maximum 1.5 metre height in streets in Transport Road Zone 2</i> <i>1.2 metre maximum height for other streets”</i>If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3. Table B3 Maximum front fence height<table><tr><th>Street Context</th><th>Maximum front fence height</th></tr><tr><td>Streets in a Transport Zone 2</td><td>2 metres</td></tr><tr><td>Other streets</td><td>1.5 metres</td></tr></table> | Street Context | Maximum front fence height | Streets in a Transport Zone 2 | 2 metres | Other streets | 1.5 metres | <p>✓ Standard met</p> <p>There is a 1.2 metre high front fence proposed along Joffre Street (to the front of dwelling 1), and a 1.2 metre high front fence proposed along Cleal Court (in front of dwellings 2, 3 and 4).</p> <p>Both fences comply with the standard.</p> |
| Street Context | Maximum front fence height | | | | | | | |
| Streets in a Transport Zone 2 | 2 metres | | | | | | | |
| Other streets | 1.5 metres | | | | | | | |
| Decision Guidelines | Any relevant neighbourhood character objective, policy or statement set out in this scheme. | | | | | | | |
| | The design response. | | | | | | | |
| | The setback, height and appearance of front fences on adjacent properties. | | | | | | | |
| | The extent to which slope and retaining walls reduce the effective height of the front fence. | | | | | | | |
| | Whether the fence is needed to minimise noise intrusion. | | | | | | | |
| Objective | To encourage front fence design that respects the existing or preferred neighbourhood character. | | | | | | | |

Clause 55.06-3 Common property objectives

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|---------------------|---|---|
| Standard B33 | Developments should clearly delineate public, communal, and private areas. | ✓ Standard met No common property proposed. |
| | Common property, where provided, should be functional and capable of efficient management. | ✓ Standard met No common property proposed. |
| Objectives | To ensure that communal open space, car parking, access areas and site facilities are practical, attractive, and easily maintained. | |
| | To avoid future management difficulties in areas of common ownership. | |

Clause 55.06-4 Site services objectives

| Title & Objective | Standard (Summarised) | Standard Met/Standard Not Met/NA |
|---------------------|--|--|
| Standard B34 | The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically. | ✓ Standard met The design and layout of the dwellings allow for services to be installed and maintained. |
| | Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development. | ✓ Standard met Bins and mailboxes are integrated into the design of the development. |
| | Bin and recycling enclosures should be located for convenient access by residents. | ✓ Standard met Bins are located for convenient access by residents. |

| | | |
|----------------------------|---|--|
| | Mailboxes should be provided and located for convenient access as required by Australia Post. | ✓ Standard met Mailboxes are positioned for convenient access as required by Australia Post. |
| Decision Guidelines | The design response. | |
| Objectives | To ensure that site services can be installed and easily maintained. | |
| | To ensure that site facilities are accessible, adequate, and attractive. | |



2.2.2 Planning Delegated Decisions Issued – July 2025

Responsible Officer: Executive Director City Futures

Attachments: 1. Planning Delegated Decisions Issued – July 2025 [2.2.2.1 - 10 pages]

Officer Recommendation

That the listed Town Planning Application items in Attachment 1 to this report be received and noted.

Executive Summary

1. This report provides Council with an update on the exercise of delegation by Council officers.
2. It provides a listing of Town Planning applications that were either decided or closed under delegation or withdrawn by applicants in July 2025.
3. It should be noted that where permits and notices of decision to grant permits have been issued, these applications have been assessed as being generally consistent with the Greater Dandenong Planning Scheme and Council's policies.
4. Application numbers with a PLA#, PLN#.01 or similar, are applications making amendments to previously approved planning permits.
5. The annotation 'SPEAR' (Streamlined Planning through Electronic Applications and Referrals) identifies where an application has been submitted electronically. SPEAR allows users to process planning permits and subdivision applications online.

Planning Delegated Decisions Issued from 1/07/2025 to 31/07/2025

City of Greater Dandenong

| Application ID | Category | VicSmart | Property Address | Applicant Name | Description | Notes | Authority | Decision | Decision Date | Ward |
|----------------|-----------|----------|--|--|---|--|-----------|-----------|---------------|--------------------|
| PLA21/0085 | PlnAppAmd | No | 105 Ordish Road DANDENONG SOUTH VIC 3175 | Epi Aureum Pty Ltd | Use and development of the land for a transfer station | Amend permit preamble and conditions | Delegate | AmendPerm | 25/07/2025 | Dandenong |
| PLA24/0082 | PlnAppAmd | No | 109-133 Ordish Road DANDENONG SOUTH VIC 3175 | Renex Co. Pty Ltd | AMENDMENT TO planning permit PLA22/0084(PLN09/0409) which allows for: To develop and use part of the land known as 109-133 Ordish Road, Dandenong South, being that part of the land more particularly described as Lot 1 on Plan of Subdivision PS 630152M, for the purpose of an integrated waste treatment and resource recovery facility (materials recycling), together with the display of business identification signage (PLN09/0409). The amendment seeks to amend the endorsed plans. | Amend endorsed plans to reflect what was constructed on site | Delegate | AmendPerm | 28/07/2025 | Dandenong |
| PLA24/0116 | PlnAppAmd | No | 8 Osborne Avenue SPRINGVALE VIC 3171 | Studio A2 Architects | AMENDMENT TO: Development of the land for eight (8) dwellings and multi lot subdivision and be subject to the following conditions (PLN19/0127) | Amend endorsed plans | Delegate | AmendPerm | 15/07/2025 | Springvale Central |
| PLA25/0028 | PlnAppAmd | No | 198-206 Perry Road KEYSBOROUGH VIC 3173 | Sri Guru Granth Sahib Charitable Trust | AMENDMENT TO: The purpose of construction of Buildings and Works (extensions to existing Place of Worship/Assembly), comprising Library/Meeting Room, Kitchen, Dining, Caretaker's Residence and car park extension, and vegetation removal (PLA22/0115) | No response to further information request | Delegate | Lapsed | 23/07/2025 | Keysborough South |

ATT 2.2.2.1 Planning Delegated Decisions Issued – July 2025

| Application ID | Category | VicSmart | Property Address | Applicant Name | Description | Notes | Authority | Decision | Decision Date | Ward |
|----------------|-----------|----------|--|--------------------------------|---|-------------------------------|-----------|-----------|---------------|-------------------|
| PLA25/0030 | PlnAppAmd | No | 8 Bridge Road KEYSBOROUGH VIC 3173 | Media Circus (Vic) Pty Ltd | Application to Amend Planning Permit 2435; Construction of buildings and works | Amend preamble and conditions | Delegate | AmendPerm | 28/07/2025 | Noble Park |
| PLA25/0034 | PlnAppAmd | No | 110-116 Greens Road DANDENONG SOUTH VIC 3175 | Penrite Holdings Pty Ltd | AMENDMENT TO: Construction of a building extension, canopy structures and associated works, alteration of access to a Road Zone Category 1 and a variation to Easement E-5 on PS537411 (PLN18/0506) | Amend endorsed plans | Delegate | AmendPerm | 30/07/2025 | Dandenong |
| PLA25/0044 | PlnAppAmd | No | 1259 Heatherton Road NOBLE PARK VIC 3174 | G Gill | AMENDMENT TO: The development of the land for four (4) new dwellings comprising three (3) double storey dwellings to the front and one (1) single storey dwelling to the rear and the alteration of access to a road in a Transport Zone 2 (PLN17/0152) | Amend endorsed plans | Delegate | AmendPerm | 30/07/2025 | Yarraman |
| PLA25/0049 | PlnAppAmd | No | 216-220 Perry Road KEYSBOROUGH VIC 3173 | Hagen Park Investments Pty Ltd | AMENDMENT TO: Subdivision of land into two (2) lots, use of the land for a dwelling and creation of a carriageway easement (PLN21/0553) | Amend Condition 16 | Delegate | AmendPerm | 28/07/2025 | Keysborough South |

ATT 2.2.2.1 Planning Delegated Decisions Issued – July 2025

| Application ID | Category | VicSmart | Property Address | Applicant Name | Description | Notes | Authority | Decision | Decision Date | Ward |
|----------------|-----------|----------|---|--|--|-------------------------|-----------|------------|---------------|------------------|
| PLA25/0050 | PlnAppAmd | No | 754-768 Princes Highway SPRINGVALE VIC 3171 | Revo Fitness | AMENDMENT TO: The use and development of the site for the purpose of a Service Station, Restaurant, Convenience Restaurant, Restricted Recreation Facility (Gym), Medical Centre and Shop, construct buildings and works associated with a supermarket, restricted retail premises and office, erect and display illuminated and non-illuminated business identification and high wall signage and pylon signage, to reduce the bicycle parking requirements, to reduce the car parking requirements and to alter access to a Transport Zone 2, all in accordance with the endorsed plans (PLN15/0199) | Amend permit conditions | Delegate | AmendPerm | 28/07/2025 | Springvale North |
| PLN24/0015 | PlnApp | No | 13 Hutton Street DANDENONG VIC 3175 | KGG Two Pty Ltd | Use and development of the land for a Child Care Centre and display business identification signage DECLARED AREA | Mixed Use Zone | Delegate | PlanPermit | 28/07/2025 | Dandenong |
| PLN24/0153 | PlnApp | No | 8 Eloneria Road NOBLE PARK NORTH VIC 3174 | MMS Automotive Pty Ltd | Use of part of the land for motor vehicle sales and to display business identification signage | Commercial 2 Zone | Delegate | PlanPermit | 09/07/2025 | Noble Park North |
| PLN24/0159 | PlnApp | No | 75 South Gippsland Highway DANDENONG SOUTH VIC 3175 | The Trustee for Gippsland Highway Industrial Park Unit Trust | Development of the land for four (4) warehouses, removal of native vegetation, reduction of the car parking requirement and the creation and alteration of access to a road in a Transport Zone 2 | Commercial 2 Zone | Delegate | PlanPermit | 23/07/2025 | Dandenong |

ATT 2.2.2.1 Planning Delegated Decisions Issued – July 2025

| Application ID | Category | VicSmart | Property Address | Applicant Name | Description | Notes | Authority | Decision | Decision Date | Ward |
|----------------|----------|----------|---|-----------------------------------|--|--|-----------|------------|---------------|------------------|
| PLN24/0219 | PlnApp | No | 15 Amberley Crescent DANDENONG SOUTH VIC 3175 | Urban Arch Design | Use of the site for a Place of Assembly and a reduction in the car parking required under Clause 52.06 | Industrial 1 Zone | Delegate | PlanPermit | 25/07/2025 | Dandenong |
| PLN24/0316 | PlnApp | No | 27 King Street DANDENONG VIC 3175 27A King St DANDENONG VIC 3175 | Human Habitats Pty Ltd | Development of the land for twelve (12) dwellings comprising ten (10) triple storey and two (2) double storey dwellings DECLARED AREA | Residential Growth 1 Zone, 1452sqm | Delegate | PlanPermit | 30/07/2025 | Cleeland |
| PLN24/0379 | PlnApp | No | 31 Abbotts Road DANDENONG SOUTH VIC 3175 | SMART Town Planning Pty Ltd | Use of the land for a Restricted Recreation Facility | Industrial 1 Zone, Martial Arts Studio - Gym | Delegate | PlanPermit | 31/07/2025 | Dandenong |
| PLN24/0381 | PlnApp | No | 10 Mosig Court NOBLE PARK NORTH VIC 3174 | Blueprint Pty Ltd | Development of the land for two (2) double storey dwellings | Neighbourhood 1 Zone, 776sqm | Delegate | NOD | 01/07/2025 | Noble Park North |
| PLN24/0501 | PlnApp | No | 12-18 Newcomen Road SPRINGVALE VIC 3171 | F Xu | Use of the land to sell liquor (packaged liquor licence) | From 1 July 2025 clause 52.27 of the Victoria Planning Provisions has been repealed through the gazettal of Planning Scheme Amendment VC286. | Delegate | NotRequire | 03/07/2025 | Springvale North |
| PLN24/0504 | PlnApp | No | 37-39 Elliott Road DANDENONG SOUTH VIC 3175 | Phil Bernardo Drafting Pty Ltd | To construct a building or construct or carry out works | Industrial 1 Zone | Delegate | PlanPermit | 31/07/2025 | Dandenong |

ATT 2.2.2.1 Planning Delegated Decisions Issued – July 2025

| Application ID | Category | VicSmart | Property Address | Applicant Name | Description | Notes | Authority | Decision | Decision Date | Ward |
|----------------|----------|----------|---|--------------------------|---|---|-----------|-----------|---------------|-------------------|
| PLN25/0006 | PlnApp | No | 80 Princes Highway DANDENONG VIC 3175 | M Kahlon | Development of the land for six (6) triple storey dwellings, a reduction in the car parking requirements and alteration of access to a Transport 2 Zone DECLARED AREA | Proposal fails to meet Clauses 21.05-1 (Urban Design), 32.07 (RG1Z), 22.09-3-1 (Safety, Landscaping, Private Open Space, Site Design), 22.09-3-2 (Bulk and Built Form), 18.02-4S (Roads), 52.06 (Safety and Landscaping), various standards of Clause 55 and Clause 65 | Delegate | Refusal | 09/07/2025 | Cleeland |
| PLN25/0007 | PlnApp | No | 4 Cumberland Avenue NOBLE PARK VIC 3174 | A Szendrak | Development of the land for one (1) single storey dwelling to the front of an existing dwelling | General Residential 1 Zone, 907sqm | Applicant | Withdrawn | 31/07/2025 | Yarraman |
| PLN25/0009 | PlnApp | No | 96-126 Ordish Road DANDENONG SOUTH VIC 3175 | City Circle | Use and development of the land for materials recycling and a reduction to the car parking rate | No response to further information request | Delegate | Lapsed | 02/07/2025 | Dandenong |
| PLN25/0010 | PlnApp | No | 114 Fernside Drive BANGHOLME VIC 3175 | MB Design Studio Pty Ltd | To carry out earthworks | Does not meet Objectives of Section 4 of the Act, Clauses 11.01-1R (Green Wedges), 13.03-1S (Floodplain management), 21.04-4, 21.06-3, 22.02, 35.04 (Green Wedge), 51.02 (Metropolitan Green Wedge Land), Green Wedge Management Plan (Revised, Jan 2017), proposed work results in significant amenity impacts to the surrounding area, fails to meet decision guidelines of Clause 65 and does not contribute to the orderly planning of the area | Delegate | Refusal | 21/07/2025 | Keysborough South |

ATT 2.2.2.1 Planning Delegated Decisions Issued – July 2025

| Application ID | Category | VicSmart | Property Address | Applicant Name | Description | Notes | Authority | Decision | Decision Date | Ward |
|----------------|----------|----------|---|---|---|--|-----------|------------|---------------|--------------------|
| PLN25/0012 | PlnApp | No | 7/27-31 Springvale Road SPRINGVALE VIC 3171 | OTL Consulting Group Pty Ltd | To use the land for the sale of liquor (Packaged liquor license) in association with a bottle shop | From 1 July 2025 clause 52.27 of the Victoria Planning Provisions has been repealed through the gazettal of Planning Scheme Amendment VC286. | Delegate | NotRequire | 02/07/2025 | Springvale North |
| PLN25/0051 | PlnApp | No | 22 Erica Street SPRINGVALE VIC 3171 | LWY & C Architects Pty Ltd | Use and development of the land for an Education Centre | General Residential 1 Zone | Delegate | NOD | 30/07/2025 | Springvale Central |
| PLN25/0069 | PlnApp | No | 64-68 Edison Road DANDENONG SOUTH VIC 3175 | WQW Holdings Pty Ltd, DJ688 Holdings Pty Ltd | Subdivision of the land into two (2) lots SPEAR | Industrial | Delegate | PlanPermit | 22/07/2025 | Dandenong |
| PLN25/0071 | PlnApp | No | First Floor 343-345 Springvale Road SPRINGVALE VIC 3171 | Blur Architecture | Use of the land as a Place of Worship, waive the bicycle requirements and reduce the car parking requirements | No response to further information | Delegate | Lapsed | 04/07/2025 | Springvale North |
| PLN25/0075 | PlnApp | No | 1/152 Buckley Street NOBLE PARK VIC 3174 | M.Sayed | Subdivision of the land into four (4) lots SPEAR | Residential | Delegate | PlanPermit | 29/07/2025 | Noble Park |
| PLN25/0082 | PlnApp | No | 525-531 Frankston Dandenong Road DANDENONG SOUTH VIC 3175 | The Trustees Of The Syro-Malabar Eparchy Of St Thomas | Use and development of the land for a caretakers house associated with a place of worship | Industrial 1 Zone | Applicant | Withdrawn | 30/07/2025 | Dandenong |

ATT 2.2.2.1 Planning Delegated Decisions Issued – July 2025

| Application ID | Category | VicSmart | Property Address | Applicant Name | Description | Notes | Authority | Decision | Decision Date | Ward |
|----------------|----------|----------|--|-------------------------------|--|---|-----------|------------|---------------|------------------|
| PLN25/0087 | PlnApp | No | St Anthonys Primary School 92-98 Buckley Street NOBLE PARK VIC 3174 | b3architects | Buildings and Works (School Upgrades) | General Residential 1 Zone | Delegate | PlanPermit | 03/07/2025 | Noble Park |
| PLN25/0091 | PlnApp | No | 16 Buckingham Avenue SPRINGVALE VIC 3171 | G Williams | Display of internally illuminated business identification signage | Commercial 1 Zone | Delegate | PlanPermit | 30/07/2025 | Springvale North |
| PLN25/0112 | PlnApp | No | 1/417-419 Hammond Road DANDENONG SOUTH VIC 3175 | Inserve Australia Pty Ltd | Development of the land for a warehouse and reconstruction and replacement of the existing warehouse buildings | Industrial 1 Zone | Delegate | PlanPermit | 30/07/2025 | Dandenong |
| PLN25/0116 | PlnApp | No | Optus & Crown Castle Australia Ltd (Telco) 10A EJ Court DANDENONG SOUTH VIC 3175 | Vaughan Constructions Pty Ltd | Buildings and works to construct a canopy | Commercial 2 Zone | Delegate | PlanPermit | 16/07/2025 | Dandenong |
| PLN25/0134 | PlnApp | No | 66-70 Thomas Murrell Crescent DANDENONG SOUTH VIC 3175 | CS Town Planning | Use of the land for materials recycling | Industrial 2 Zone, 4316sqm, tyre and mattress recycling | Applicant | Withdrawn | 02/07/2025 | Dandenong |
| PLN25/0141 | PlnApp | No | 240-242 Greens Road DANDENONG SOUTH VIC 3175 | Master Panda Trade Pty Ltd | To display electronic signage | Industrial 2 Zone | Delegate | PlanPermit | 25/07/2025 | Dandenong |

ATT 2.2.2.1 Planning Delegated Decisions Issued – July 2025

| Application ID | Category | VicSmart | Property Address | Applicant Name | Description | Notes | Authority | Decision | Decision Date | Ward |
|----------------|-----------|----------|---|--|--|--|-----------|------------|---------------|-------------------|
| PLN25/0149 | PlnApp | No | Ground 7/134 Logis Boulevard DANDENONG SOUTH VIC 3175 | Archiscape Consulting Pty Ltd | Licensed Premises | From 1 July 2025 clause 52.27 of the Victoria Planning Provisions has been repealed through the gazettal of Planning Scheme Amendment VC286. | Delegate | NotRequire | 02/07/2025 | Dandenong |
| PLN25/0150 | PlnApp | No | 249 Corrigan Road NOBLE PARK VIC 3174 | Cadcon Enterprises Pty Ltd | Subdivision of the land into four (4) lots SPEAR | Residential | Delegate | PlanPermit | 22/07/2025 | Noble Park |
| PLN25/0152 | PlnApp | No | 8 Vizard Street DANDENONG VIC 3175 | A Qambari | Subdivision of the land into three (3) lots SPEAR | Residential | Delegate | PlanPermit | 08/07/2025 | Cleeland |
| PLN25/0161 | PlnApp | No | 2-8 Pacific Drive KEYSBOROUGH VIC 3173 | ApproveAll Town Planning | Change of Use (Food Manufacturing) | No response to further information request | Delegate | Lapsed | 29/07/2025 | Keysborough South |
| PLN25/0189 | PlnApp | No | 8 Mons Parade NOBLE PARK VIC 3174 | Jaspar Investments Pty Ltd, M Cusumano | Subdivision of the land into four (4) lots SPEAR | Residential | Delegate | PlanPermit | 31/07/2025 | Yarraman |
| PLN25/0196 | PlnAppVic | Yes | 32/73 Assembly Drive DANDENONG SOUTH VIC 3175 | B Mangion | Buildings and works (mezzanine) and a reduction of the car parking requirements VICSMART | Commercial 2 Zone | Delegate | PlanPermit | 01/07/2025 | Dandenong |

ATT 2.2.2.1 Planning Delegated Decisions Issued – July 2025

| Application ID | Category | VicSmart | Property Address | Applicant Name | Description | Notes | Authority | Decision | Decision Date | Ward |
|----------------|-----------|----------|---|----------------------------------|--|--|-----------|------------|---------------|------------------|
| PLN25/0200 | PlnApp | No | 15/268-274 Springvale Road SPRINGVALE VIC 3171 | 289 Cafe & Restaurant Pty Ltd | Licensed Premises | From 1 July 2025 clause 52.27 of the Victorian Planning Provisions has been repealed through the gazettal of Planning Scheme Amendment VC286 | Delegate | NotRequire | 01/07/2025 | Springvale North |
| PLN25/0201 | PlnApp | No | 92 Liege Avenue NOBLE PARK VIC 3174 | I Ali | Subdivision of the land into three (3) lots SPEAR | Residential | Delegate | PlanPermit | 31/07/2025 | Yarraman |
| PLN25/0215 | PlnAppVic | Yes | 76 Ross Street DANDENONG VIC 3175 | MA Khanjari, M Rahmani | Subdivision of the land into two (2) lots SPEAR (VICSMART) | Residential | Delegate | PlanPermit | 21/07/2025 | Cleeland |
| PLN25/0225 | PlnAppVic | Yes | 131-149 National Drive DANDENONG SOUTH VIC 3175 | Devcon Planning Services Pty Ltd | Building and Works (Front Fence) VICSMART | Industrial 1 Zone | Applicant | Withdrawn | 17/07/2025 | Dandenong |
| PLN25/0237 | PlnApp | No | 27 Oswald Street DANDENONG VIC 3175 | Jova Drafting Consultants | Change of Use (Rooming House) | General Residential 1 Zone, 583sqm | Applicant | Withdrawn | 22/07/2025 | Cleeland |
| PLN25/0245 | PlnAppVic | Yes | 4 Latimer Street NOBLE PARK VIC 3174 | Nobelius Land Surveyors Pty Ltd | Subdivision of the land into two (2) lots SPEAR (VICSMART) | Residential | Delegate | PlanPermit | 18/07/2025 | Noble Park |

ATT 2.2.2.1 Planning Delegated Decisions Issued – July 2025

| Application ID | Category | VicSmart | Property Address | Applicant Name | Description | Notes | Authority | Decision | Decision Date | Ward |
|----------------|----------|----------|------------------|----------------|-------------|-------|-----------|----------|---------------|------|
| 46 | | | | | | | | | | |



3 PUBLIC QUESTION TIME

Question Time at Council meetings provides an opportunity for members of the public in the gallery to address questions to the Councillors, Delegates and/or officers of the Greater Dandenong City Council. Questions must comply with s. 4.5.8 of Council's Governance Rules.

QUESTIONS FROM THE GALLERY

Questions are limited to a maximum of three (3) questions per individual. Where time constraints deem it likely that not all questions can be answered within the time allowed for Question Time, the Mayor at his/her discretion may determine only the first question may be presented verbally with others deferred to be managed in the same manner as public questions not verbally presented.

Priority will be given to questions that relate to items on the Council Agenda for that meeting. Questions including any preamble should not exceed 300 words.

- a) All such questions must be received in writing on the prescribed form or as provided for on Council's website and at Ordinary meetings of Council. Where there are more than three (3) questions received from any one individual person, the Chief Executive Officer will determine the three (3) questions to be considered at the meeting.
- b) All such questions must clearly note a request to verbally present the question and must be received by the Chief Executive Officer or other person authorised for this purpose by the Chief Executive Officer no later than:
 - i) the commencement time (7.00pm) of the Ordinary meeting if questions are submitted in person; or
 - ii) noon on the day of the Ordinary meeting if questions are submitted by electronic medium.
- c) A question can only be presented to the meeting if the Chairperson and/or Chief Executive Officer has determined that the question:
 - i) does not relate to a matter of the type described in section 3(1) of the *Local Government Act 2020* (confidential information);
 - ii) does not relate to a matter in respect of which Council or a Delegated Committee has no power to act;
 - iii) is not defamatory, indecent, abusive or objectionable in language or substance, and is not asked to embarrass a Councillor, Delegated Member or Council officer; and
 - iv) is not repetitive of a question already asked or answered (whether at the same or an earlier meeting).
- d) If the Chairperson and/or Chief Executive Officer has determined that the question may not be presented to the Council Meeting or Delegated Committee, then the Chairperson and/or Chief Executive Officer:
 - i) must advise the Meeting accordingly; and
 - ii) will make the question available to Councillors or Members upon request.
 - iii) The Chairperson shall call on members of the gallery who have submitted an accepted question to ask their question verbally if they wish.
- e) The Chairperson, Chief Executive Officer or delegate may then direct that question to be answered by a nominated Councillor or member of Council staff.



-
- f) No debate on, or discussion of, a question or an answer will be permitted other than for the purposes of clarification.
 - g) A Councillor, Delegated Committee Member or member of Council staff nominated to answer a question may:
 - i) seek clarification of the question from the person who submitted it;
 - ii) seek the assistance of another person in answering the question; and
 - iii) defer answering the question, so that the answer may be researched and a written response be provided within ten (10) working days following the Meeting (the question thereby being taken on notice).
 - h) Question time for verbal presentations is limited in duration to not more than twenty (20) minutes. If it appears likely that this time is to be exceeded then a resolution from Council will be required to extend that time if it is deemed appropriate to complete this item.
 - i) The text of each question asked and the response will be recorded in the minutes of the Meeting.



4 OFFICERS REPORTS - PART 2

4.1 OTHER

4.1.1 Community Hubs Advisory Committee Terms of Reference

| | |
|-----------------------------|--|
| Responsible Officer: | Executive Director Community Strengthening |
| Attachments: | <ol style="list-style-type: none">1. Community Hubs Reference Group - Draft Terms of Reference [4.1.1.1 - 8 pages]2. Community Hubs Advisory Committee Consultation Findings [4.1.1.2 - 11 pages] |

Officer Recommendation

That Council:

1. **APPROVES** the creation of a new, combined Community Hubs Reference Group to replace the Springvale Community Hub Advisory Committee;
2. **NOTES** the Community Hubs Reference Group Terms of Reference, incorporating feedback from the community (per Attachment 1);
3. **ENDORSES** the subsequent cessation of the Springvale Community Hub Advisory Committee, to be incorporated into the new, combined Community Hubs Reference Group; and
4. **RECOGNISES** the contribution of those that have served on the Springvale Community Hub Committee since its inception.

Executive Summary

1. This report presents the outcomes of the community consultation regarding the proposed draft of Terms of Reference for a new, combined Community Hubs Advisory Committee. As a result of the feedback received, it recommends a shift away from a formalised advisory committee to a more flexible Community Hubs Reference Group.

Background

2. During the consultation for the Keysborough Community Hub Strategic Plan, it became evident that the community desired an advisory committee like the existing Springvale Community Hub Committee.
3. Further feedback indicated a preference for a combined committee that could support multiple community hubs, including the Springvale Community Hub, Keysborough Community Hub, and future hubs such as the Dandenong Community Hub.
4. At the Council Meeting on 11 March 2025, the Council approved the draft Community Hubs Advisory Committee Terms of Reference (**refer to Attachment 1**) for community consultation and engagement.
5. The community consultation took place from 11 April to 11 May 2025.



Key Issues and Discussion

Community Hubs Advisory Committee – Terms of Reference Consultation Findings

6. The public consultation period for the draft Community Hubs Advisory Committee ran for a four-week period and included aspects relating to the development of a combined Community Hub Framework. This information will be presented to Council at a later date.
7. Six questions within the consultation related directly to the proposed combined Community Hubs Advisory Committee, seeking feedback on:
 - Objectives of the Committee
 - Most significant role of the Committee
 - What skills or experience Committee members should have
 - How the Committee could ensure it hears from all diverse groups in the community
 - How the Committee, in partnership with Council, could best keep the community informed and updated on progress
 - Other suggestions on how to improve the Terms of Reference.
8. A *Consultation Report* has been provided in **Attachment 2** – Community Hubs Advisory Committee – Terms of Reference Community Consultation Report. This report captures all data and associated feedback for all questions.
9. Regarding the question 'How supportive are you of the objective of the combined Advisory Committee and its terms of reference?'
10. 77.8% were very supportive or supportive
 - 5.6% were neutral
11. 16.7% were not very supportive or not supportive.
12. Each piece of feedback was reviewed to ensure it:
 - Is consistent with other Council Advisory Committees' Terms of Reference
 - adheres to legislative requirements and authority constraints.
 - Is within the available Council resources
 - Could align to a Community Hubs Reference Group.
13. For the feedback that is within those parameters, either a change to the draft Terms of Reference is recommended, or the feedback has been noted as already included in operational plans.
14. The community provided detailed feedback regarding their preferences for representatives on a committee. They emphasised the importance of having members with diverse backgrounds, varied experiences, knowledge, and strong community awareness.
15. Feedback provided from the community has been invaluable to understanding expectations and ideas from the community, to ensure that needs are met.
16. In addition to this consultation feedback, consideration has also been given to previous community feedback.



Overview of previous feedback and considerations

17. At the end of 2022 Council explored the creation of a Community Reference Group for Springvale Community Hub, based on feedback from the inaugural Committee.
18. The feedback from the inaugural committee identified, that:
 - Formal meetings reduced the opportunity to move with the community and easily address trends, issues or target specific topics of interest.
 - Limited the attendance of such meetings to only those who were endorsed as members.
 - The membership process was extensive and often limited people applying for membership.
 - Limited the ability for people to participate in meetings that related to their interest levels, such as a new program, trend or issue and then potential move to other areas of interest once resolved or implemented.
 - Reduced the ability to gain additional support and membership to support any new community led initiatives (like the Springvale Community Hub Clothes Swap).
19. Over the last four years, Council has received feedback which identifies the significance and importance of Council's Community Hubs to local community members, including how they can connect and interact with the spaces. This consultation has included:
 - Development of Springvale Community Hub Strategic Plan (2020) and Action Plans (2020 and 2022).
 - Development of Keysborough Community Hub Strategic Plan (2024) and prior during concept design (2019 and earlier).
 - Consultation on the Draft Hubs Advisory Committee Terms of Reference
20. This community feedback has also told us:
 - There is a high interest in people being involved and ensuring everyone's voice is heard.
 - They wish to see regular meetings with community members and conducting of surveys and consultations to hear more.
21. They would like the opportunity to explore current ideas, challenges, or opportunities in a timely manner.
 - Community members time is precious and often focused on relevant topics of interest.
22. **Based on this community sentiment, it is proposed to replace the formal Advisory Committee with a more flexible Community Reference Group.**
23. The intent of this approach is to enable:
24. Council officers to work alongside the community and empower them to lead these groups, ideas, and opportunities.
25. Membership being open to the community to register to participate (noting participation numbers would not be restricted).
 - A more flexible approach to the group receiving updated information and options to participate / nominate ideas.
 - A more accessible approach to meeting – by not having prescribed or fixed dates or meeting cycles, rather flexibility to move with the community as they propose either challenges or opportunities to activating the Hub (at a minimum quarterly meeting will be advertised).



26. A draft Terms of Reference has been prepared; Council will review and revise it after the first meeting if needed.

Membership Recruitment

27. It is recommended that membership recruitment commence immediately, in accordance with the process outlined within the Terms of Reference.
28. This includes advertisement through all available engagement activities, including Newspaper adverts, social media, Hub-news, and Council website.
29. Community will be invited to register their interest in being a part of the reference group, along with identifying any potential ideas or suggestions. These ideas will be reviewed and form part of the call to action for people to be involved with the first and subsequent meetings.

Subsequent recommendation for cessation of the Springvale Community Hub Advisory Committee.

30. The Springvale Community Hub Advisory Committee has been in operation since 2020. This Committee has enabled the community to be more involved and instrumental in delivering the objectives of the Strategic Plan 2020-2025.
31. In recognising the shared and mutual benefits, the Springvale Community Hub Committee voted unanimously to proceed with a joint Hubs Advisory Committee on 28 August 2024.
32. The current Springvale Community Hub Committee members completed their two-year term in May 2025.
33. It is recommended that these members be recognised by Council for their contributions to the ongoing development of the Springvale Community Hub.
34. The new Community Hubs Reference Group will absorb the objectives of the current Springvale Community Hub Committee. Therefore, the cessation of this Committee is recommended.

Governance Compliance

Human Resource Implications (consider Workforce Planning and Service Statements)

35. This item does not have an impact on existing human resources.

Financial/Asset Resource Implications (consider Service Statements, Budget, Long Term Financial Strategy and Asset Plan)

Operating Budget Implications

36. There is an existing budget allocated to support the Springvale Community Hub Advisory Committee, including catering. This budget would be re-allocated to supporting the new, combined Community Hubs Reference Group.

Asset Implications

37. This item does not affect any existing assets.

Legal/Risk Implications

38. There are no legal / risk implications relevant to this report.

Environmental Implications

39. There are no environmental implications relevant to this report.



Community Consultation

| | |
|--|--|
| Purpose | To test the Community Hubs Advisory Committee Terms of Reference are relevant to the community including: <ul style="list-style-type: none">• Exploring if the objectives of the Committee meet the expectations of the community.• Whether the membership and type of membership is correct.• Whether the selection criteria on how members are selected is accurate. |
| Engagement period | 11 April to 11 May 2025 |
| Level of Influence: | Consult |
| Engagement Activities: | <ul style="list-style-type: none">• Online social media / website• Hub E-News• Your Say Internet Survey• Pop up sessions at: Keysborough Big Picnic, Springvale Community Hub, Springers Leisure Centre, and Parkmore Shopping Centre. |
| Communication reach and engagement numbers: | A total of 18 people provided feedback |
| Summary of feedback: | Information provided by the community was similar in nature and provided constructive feedback enabling some minor changes to the Community Hubs Advisory Committee Terms of Reference. |

Links to Community Vision, Council Plan, Strategy, Notice of Motion

40. This report is consistent with the following principles in the Community Vision 2040:

- Safe and peaceful community.
- Embrace diversity and multiculturalism.

41. This report is consistent with the following strategic objectives from the Council Plan 2025-29:

- A socially connected, safe and healthy city.
- A city that respects and celebrates diversity, our history, and the arts.
- A city of accessible, vibrant centres and places.
- A Council that demonstrates leadership, responsible use of public resources, and a commitment to investing in the community.



Legislative and Policy Obligations

42. This report has considered Council's legislative and policy obligations (where applicable) as outlined in the Report Considerations section detailed in the front of this Agenda. The applicable obligations considered and applied are:

- *Victorian Charter of Human Rights and Responsibilities* 2006
- Related Council Policies, Strategies or Frameworks.

Community Hubs Reference Group

Date Adopted:

Review Date:

August 2025



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1. Purpose

Community Hubs Reference Group

The City of Greater Dandenong manages various community hubs across the municipality, which serve as focal points for community development, civic engagement, and local services. These hubs are designed to enhance community connectivity, engagement, and well-being by promoting programs, activities, and partnerships tailored to local needs.

The establishment of the Community Hubs Reference Group aligns with the Greater Dandenong Council Plan and the objectives of Council's Community Engagement Policy and Framework, ensuring that the group operates within the levels of "Involve" and "Collaborate" on the public participation spectrum. This group contributes to Council's commitment to genuine and meaningful community engagement across multiple hubs within the municipality.

The purpose of the Community Hubs Reference Group is to provide advice to the Council of the City of Greater Dandenong on matters related to community development, engagement, and the promotion, evaluation, and development of all community hubs within the municipality.

2. Objectives

The objectives of the Community Hub Reference Group are to:

- Provide advice to Council on current and emerging issues to enhance community connection and access to all community hubs within Greater Dandenong.
- Celebrate and promote the achievements of programs, activities, and initiatives within Community Hubs
- Provide feedback on strategic plans, action plans and policies related to the community hubs.
- Identify opportunities for partnerships, programs, and activities to respond to ideas from the community.

3. Membership

The Community Reference Group/s is open to all members of the community. Members will be required to register their interest through a simple registration form.

Council will seek to gain participation from:

- a broad range of community members with diverse views
- community representatives with a broad mix of skills and knowledge.

Councillors, Council staff and consultants may also attend meetings as appropriate.

4. Schedule of Meetings

Meetings will be scheduled:

- At one of the Community Hubs and is likely to rotate venues
- Quarterly and promoted on Council's website
- Commence on time and conclude by the stated completion time

The Reference Group may elect to meet more often; these meetings will be led by the community and will be promoted to the members and published on the Council website.

5. Chairperson

The Chairperson shall be an external non-council member elected by the Reference Group.

In the absence of the Chairperson from a meeting, the meeting will appoint an appropriate acting Chairperson.

6. Member Responsibilities

It is expected that the members of the Community Hub Reference Group will:

- Understand the role of the group
- Attend and participate actively in the reference group
- Review documents and provide feedback where appropriate in the period that has been agreed.
- Respect the roles of Councillors and Council officers
- Understand and sign the Terms and Conditions

Conflicts of Interest

Any matter deemed by a member to represent a Conflict of Interest shall be reported to the Chairperson either prior to a meeting or before the specific item is discussed. Disclosure must include the nature of the relevant interest.

A member who has a direct or indirect conflict of interest (i.e. Interest by close association, financial interest, conflicting duty, personal gain, or loss) regarding an item to be considered or discussed by the group, must leave the meeting and remain Community Hubs Reference Committee absent until the conclusion of the discussion.

The conflict of interest, including the nature of the interest will be recorded in the meeting minutes including the time the member left the meeting and the time they re-joined the meeting.

If a community member nominates for Local State or Federal elections, they must stand down from their position from the time they declare they have nominated until the results of the election are announced. If a member is Elected, they will be required to resign from their current position on the group.

Media Protocols

All Community Hub Reference Group members must act in accordance with Council's Media Policy and refer all media enquiries to Council's Media and Communication Department for a response.

The Mayor of the day remains the spokesperson for all Council activities, Community Hub Reference Group members are not to represent the group or Council to the media or on social media, unless approved by the Manager Media and Communications.

Terms and Conditions

All members of the Community Hub Reference Group will be required to accept and sign the agreed Terms and Conditions as part of their membership.

Code of conduct

All members of the Community Hub Reference Group will be required to abide by Council's Code of Conduct -Staff (which includes volunteers).

Authority Constraints

The Community Hub Reference Group has no authority to:

- Expend money on behalf of Council
- Commit Council to any arrangements
- Consider any matter outside its area of reference
- Direct Council Officer in the performance of their duties.

7. Voting Rights and Decision Making

It is preferable that recommendations of the Community Hub Reference Group are made by consensus however there may be circumstances where a matter is decided by a vote.

Each member is entitled to one (1) vote. The Chairperson may exercise a casting vote should this be necessary.

Votes shall be taken by a show of hands and recorded in the minutes of the meeting.

Councillors, Council Officers, and guests who are not members of the group are not entitled to vote.

8. Reporting and Requirements

The minutes of meetings will be prepared and displayed on Council's website.

Periodic progress reports on the activities and outcomes of the Community Hub Reference Group will be reported to a Councillor Briefing Meeting or via the Councillor's weekly newsletter (Infosum).

Additional advice and/or recommendations by the group may also be provided to Council through Infosum and/or a scheduled Councillor Briefing Session as appropriate.

9. Confidentiality

The Community Hub Reference Group must act in accordance with Council's Transparency Policy and the Public Transparency Principles as outlined in the Local Government Act 2020.

10. Freedom of Information

All documents produced by or relating to the Group that are not publicly available or deemed confidential are subject to the *Freedom of Information Act 1982*.

11. Breaches

The City of Greater Dandenong may terminate a group member's attendance for breaching the Terms of Reference set out in this document and/or Council's Code of Conduct – Staff/Councillor.

All members of the Community Hub Reference Group will be required to accept and sign the Terms and Conditions statement.

12. Evaluation and Review

A review of the Community Hub Reference Group will be undertaken every twelve (12) months to ensure the purpose, membership and operations of the group remain effective and in line with Council objectives.

Appropriate changes to the purpose and outcomes of the group and amendments to the Terms of Reference may be made as part of the review process.

Council has the right to conclude the Community Hub Reference Group by resolution of Council at any time if it is found that the group is no longer beneficial to the needs of the Community.

13. Contact

City of Greater Dandenong
225 Lonsdale Street, Dandenong
PO Box 200
Dandenong 3175
Tel: 8571 1000
council@cgd.vic.gov.au

Community Hubs Reference Committee Terms and Conditions

I agree to:

- ✓ Provide ideas and suggestions on how to deliver programs or services to assist in delivery against relevant Strategic or Action Plans.
- ✓ Respect the ideas and beliefs of all members and provide an atmosphere where all members feel comfortable to participate.
- ✓ Contribute in a positive way to finding solutions to issues or concerns.
- ✓ At all times act in good faith, with honesty and integrity and apply the skills and expertise I possess with diligence and care.
- ✓ Represent the views of my organisation, interest group or community and not individual views at odds with my organisation or group.
- ✓ Notify Council of any potential conflict of interest that may arise with respect to my participation on the Community Hub Reference Group
- ✓ Allow my comments from the meetings to be noted in the written and recorded minutes.
- ✓ Not disseminate confidential or personal information that is discussed at the Community Hub Reference Group.
- ✓ Act in accordance with Council's Media Policy and not make any media comment on behalf of Council or the Community Hub Reference Group unless approved by the Media and Communications Department
- ✓ Adhere to the relevant Council Policies and Guidelines.

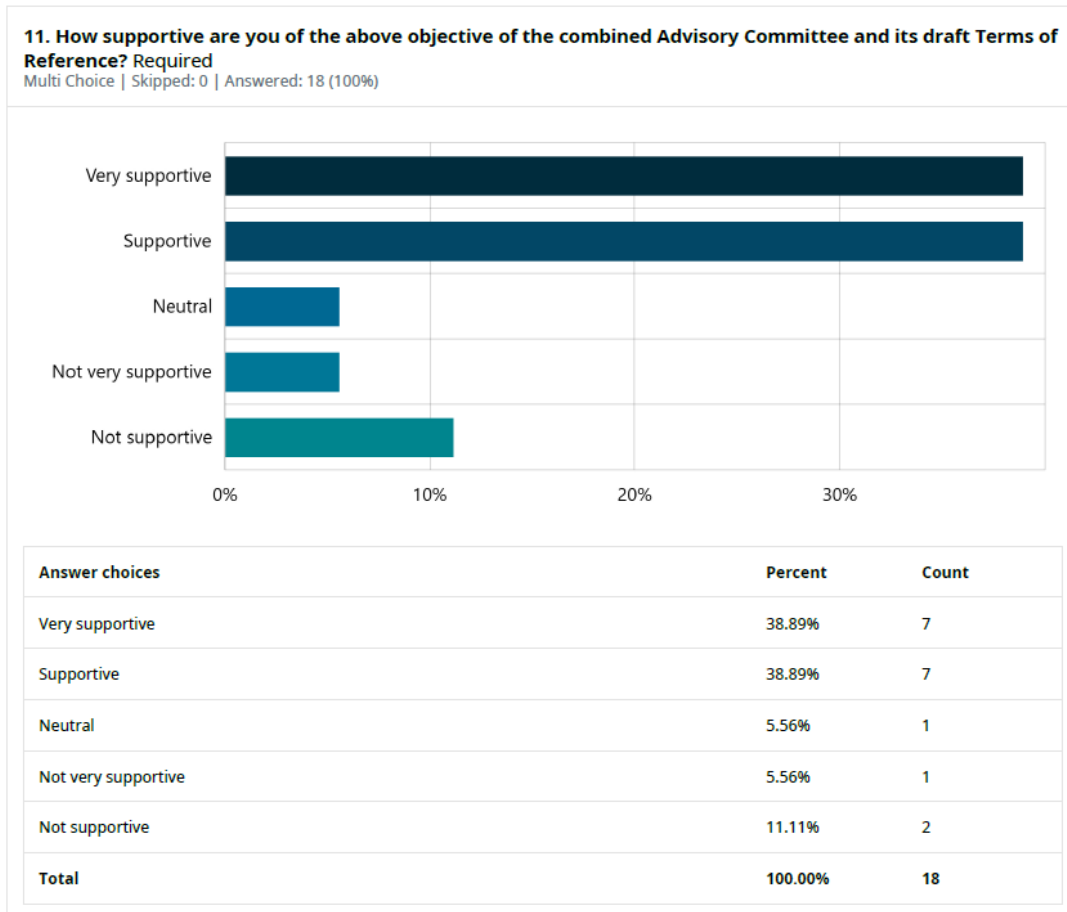
Signed:

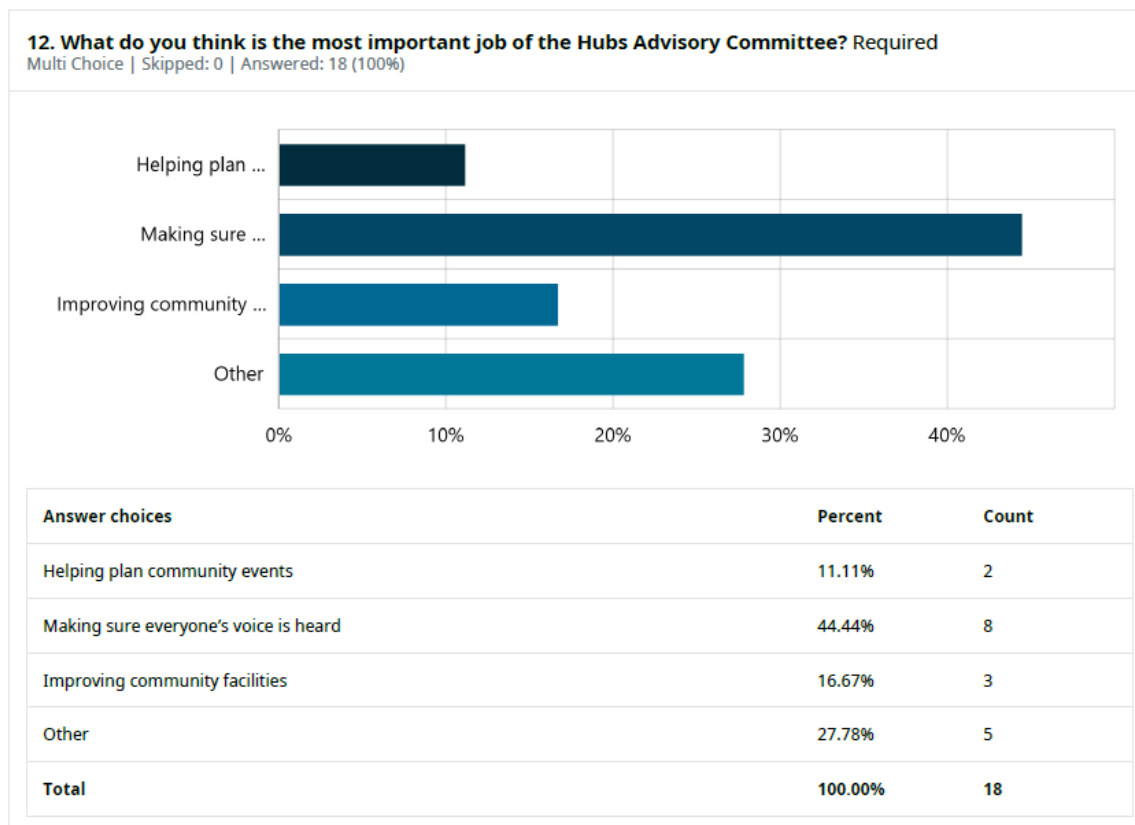
Name: _____ Date: _____

Community Consultation – Community Hubs Advisory Committee Terms of Reference

It should be noted that consultation on the Community Hubs Advisory Committee Terms of Reference was done in conjunction with feedback provided more broadly on Community Hubs, the below feedback data relates to the Advisory Committee. Other feedback will be provided in the review of the Community Hub Framework.

All responses are verbatim, unless otherwise indicated as redacted due to discriminatory or disrespectful behaviour.



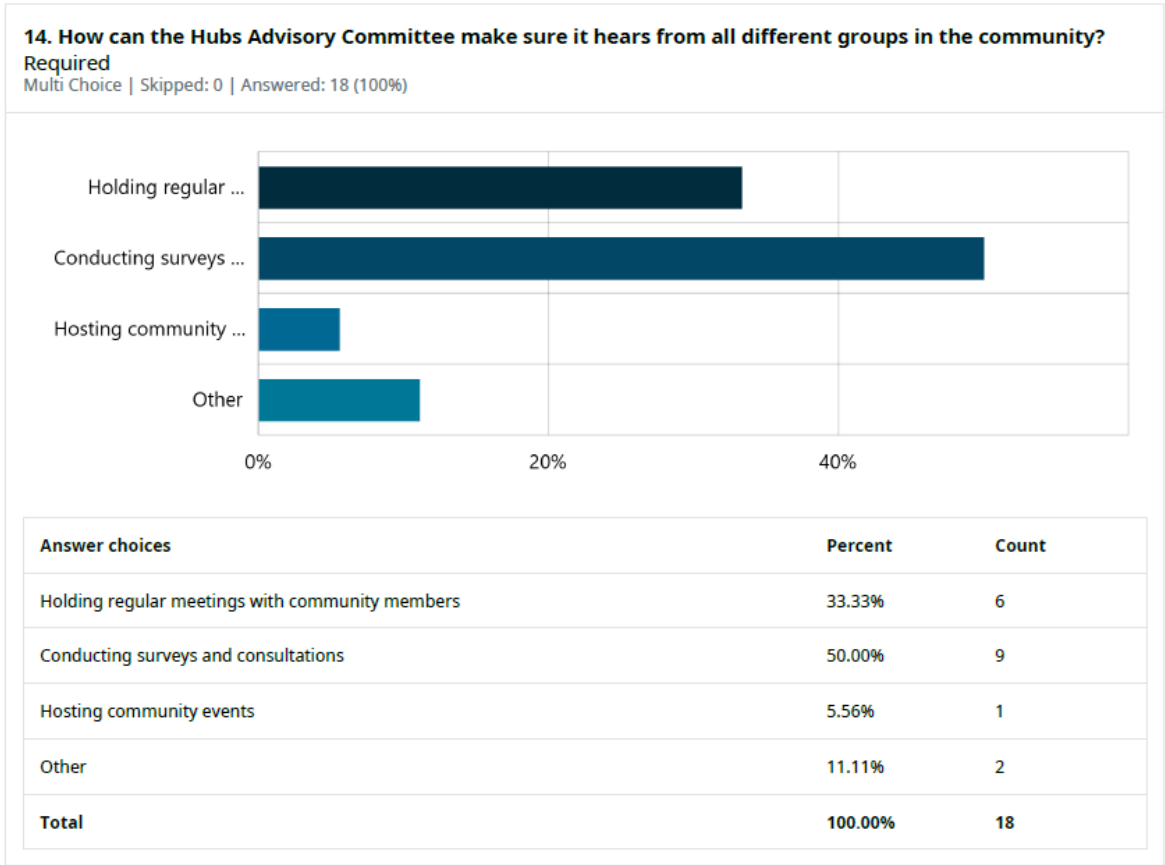


Q13 – What skills or experience should committee members have to represent the community well?

| Respondent feedback | Proposed Changes to Terms of Reference | Could a Community Reference Group also support this? |
|---|--|--|
| 1. Members should have broad skills and be involved in the community | Feedback is noted - Already incorporated into reference group membership process | Yes |
| 2. Experience as a user of community hubs, both as individuals and community groups | Feedback is noted - Already incorporated into reference group membership process | Yes |
| 3. <i>Represent a diverse community of race, culture which includes the LGBTQIA+ representation</i> | Feedback is noted - Already incorporated into reference group membership process | Yes |
| 4. <i>Live within the municipality and have a good understanding of what the community requires. Listen to community members and their opinions. A range of reps from all around CGD, i.e.: Springvale, N</i> | Feedback is noted - Already incorporated into reference group membership process | Yes |

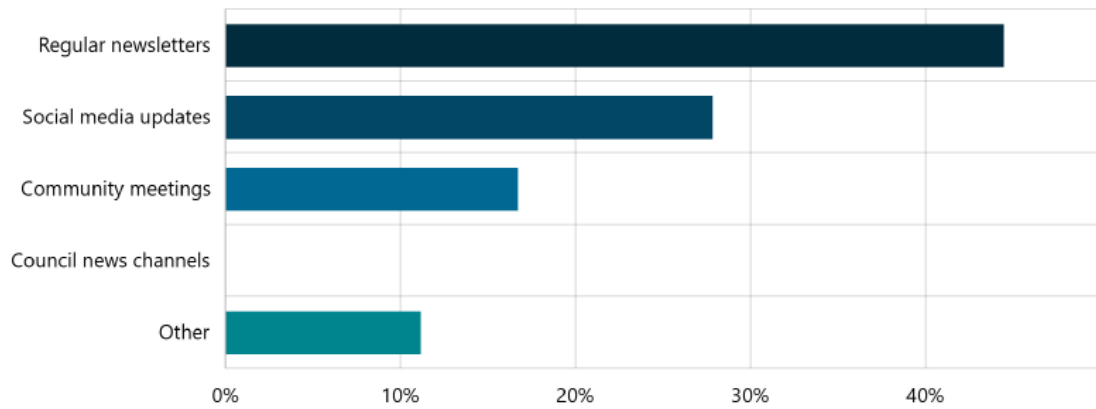
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| <i>Park, Dandenong, Keysborough, etc.</i> | | |
| 5. <i>Community leadership and involvement into community associations volunteering for at least 3 to 5 years plus Understand the Australian value (but also have the understanding of multicultural community value) Willing to serve and contribute for the benefit of the general public.</i> | No proposed changes – this element is incorporated into different aspects of the Terms of Reference, including Selection Criteria, Membership and Selection Process. | Yes, plus would support people with minimal experience within the community participating in the group. |
| 6. <i>This Committee has no decision-making power; they cannot represent anyone in the community. It is the Councillors who are elected to represent community. "Skills and experience" are not what is needed to represent. The Hubs operate within the Council policies; there are professional staff employed there with layers of management to be accountable to. They are doing a good job.</i> | Feedback is noted – no changes proposed | This feedback could be factored into gaining advice and ideas from the community in a more informal manner. |
| 7. <i>The proposed objective of the Committee within this structure cannot be achieved. All they could do is help with marketing, volunteer running their/their groups' events or programs - there is nothing strategic there.</i> | Feedback is noted – no changes proposed | Noted |
| 8. <i>Don't know</i> | No changes proposed | No |
| 9. <i>Lived experience in various cohorts, Range of social and leadership skills, Cultural knowledge, Business development experience</i> | Feedback is noted - Already incorporated in Selection Criteria for Community Members | Yes |
| 10. <i>Live local, Communicate well with others. Be enthusiastic about the local area and community.</i> | Feedback is noted - Already incorporated in Selection Criteria for Community Members | Yes |
| 11. <i>Connected to local community at grass roots level</i> | Feedback is noted - Already incorporated in Selection Criteria for Community Members | Yes – a community reference group could utilise more people more often, as membership would be open to more people. |
| 12. <i>Have experience working as a volunteer in a community organisation so they have the</i> | Feedback is noted - Already incorporated in | Yes – however would be open to all participating in the |

| | | |
|--|--|--|
| <i>knowledge and experience of catering to all members of the community.</i> | Selection Criteria for Community Members | Community Reference Group, no prior experience required. |
| 13. <i>Be able to communicate to the people of the community</i> | Feedback is noted - Already incorporated in Selection Criteria for Community Members | Yes |
| 14. <i>Non-judgemental, Supportive of all</i> | Feedback is noted – no changes proposed | Yes |
| 15. <i>Local resident common sense and a passion to hear everyone’s input and understanding and put words into action.</i> | Feedback is noted - Already incorporated in Selection Criteria for Community Members | Yes |
| 16. <i>Communication and Stakeholder Relations Experience</i> | Feedback is noted - Already incorporated in Selection Criteria for Community Members | Yes – however would be open to all participating in the Community Reference Group, no prior experience required. |
| 17. <i>Programming</i> | Feedback is noted – no changes proposed | Yes, community could provide more ideas and suggestions on how they can be involved. |
| 18. <i>Variety of age groups. With differing interests</i> | Feedback is noted – no changes proposed | Yes |



15. How can the Hubs Advisory Committee in partnership with Council keep the community informed and updated on their work and decisions? Required

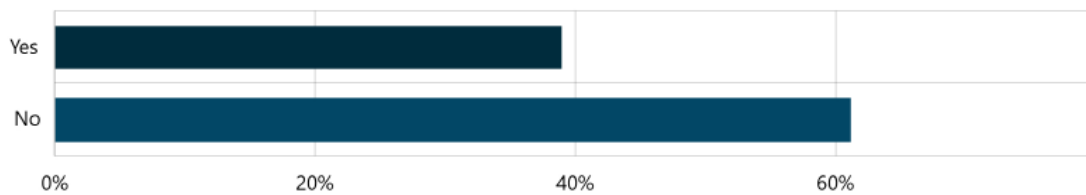
Multi Choice | Skipped: 0 | Answered: 18 (100%)



| Answer choices | Percent | Count |
|-----------------------|----------------|-----------|
| Regular newsletters | 44.44% | 8 |
| Social media updates | 27.78% | 5 |
| Community meetings | 16.67% | 3 |
| Council news channels | 0% | 0 |
| Other | 11.11% | 2 |
| Total | 100.00% | 18 |

16. Do you have any other suggestions or ideas for improving the Terms of Reference for the Hubs Advisory Committee? Required

Multi Choice | Skipped: 0 | Answered: 18 (100%)



| Answer choices | Percent | Count |
|----------------|----------------|-----------|
| Yes | 38.89% | 7 |
| No | 61.11% | 11 |
| Total | 100.00% | 18 |

Q17 – Yes (other suggestions):

| <i>Respondent Feedback</i> | <i>Proposed changes to draft Combined Community Hubs Terms of Reference</i> | <i>Could a Community Reference Group also support this?</i> |
|---|---|--|
| <i>Respondent 1</i> - A key purpose of the Committee should be to provide advice on how to increase hub usage and advise on barriers and constraints such as costs and opening hours. There should be full transparency provided on issues that prevent hubs being open outside of business hours. | Feedback is noted and no changes have been made to simplify the Objectives. | Yes |
| The committee should meet frequently (no less than fortnightly) in order to maintain momentum and ensure there is continuing opportunity for improvement to ensure hubs are accessible and affordable. | Feedback is noted and no changes recommended, all other Advisory Committees meet on a quarterly basis, any additional meetings may require additional budget to support meetings and resources. | Yes, more frequent meetings could be enabled from a community reference group, as the committee can meet without Council officers. |
| The framework should apply to all hubs in Greater Dandenong, not just Springvale Community Hub. | Feedback is noted and supported; the committee will support all Community Hubs. | Yes |

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| <p>Respondent 2 -</p> <p>1. PURPOSE Should add specifically strategic advice on how to increase usage.</p> <p>2. OBJECTIVES Should add specifically strategic advice on how to increase usage. Should remove "Promote a positive profile for all community hubs in the municipality" or at least reword. Community members are not there to be volunteer public relations agents of Council - they are not staff, but free agents motivated to improve hubs and being free to voice their opinions on what is working and not working.</p> <p>3. TERM OF APPOINTMENT Change to a full Council Term (4 years). Having it for only two years creates the needs for time consuming recruitment processes that lead to gaps where the committee is inactive.</p> <p>4. ROLE OF ADVISORY COMMITTEE This should be removed - "Recommendations proposed by the Committee are to be evidence based, meet the objectives of the Committee and to be within the authority constraints of the Committee" - not only does it restrict the autonomy of the committee but who is to judge whether this criteria is met? When presented to Councillors, Council officers have the ability to provide commentary on whether the recommendations align with these matters. All Recommendations should be brought to the direct attention of Councillors.</p> <p>5. MEMBERSHIP a) Membership Up to 3 Councillor representatives should now be allowed given that this committee will now represent hubs across the municipality.</p> | <p>Feedback is noted and some changes have been applied to the objectives of the committee.</p> <p>Feedback is noted and item not recommended. On reflection of other Council Advisory Committees, this item has been removed for consistency, as it is not present for other advisory committees.</p> <p>Feedback is noted but not recommended to ensure committee is community representatives.</p> <p>Feedback is noted, and items is slightly reworded.</p> <p>Feedback is noted. Council decision would be required to remove the members in breach of the Terms of Reference.</p> | <p>Noted.</p> <p>Membership would be more organic and allow people to join and move on as they choose what is relevant to them.</p> <p>Community Reference Group will enable the committee to make suggestions and then they can advocate to Council.</p> <p>Councillors are welcome to participate in Community Reference Group Meetings.</p> <p>Membership would not be limited, but rather open to the whole community.</p> |
|--|---|--|

| | | |
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| <p><i>b) Senior Council Officer Representative Role</i> <i>In line with the above, the role of the Senior Council Officer Representative Role should not be reviewing Committee recommendations but passing them onto Councillors. They should be assisting the Committee to develop recommendations.</i></p> <p><i>c) Resignation, Removal and Vacancies</i> <i>"Council reserves the right to remove members from their Advisory Committee positions when there is a demonstrated failure to meet the obligations outlined in the Terms of Reference" - what is the process by which this is done? If is by a Council meeting decision this is fine as that is how they were appointed. However otherwise it is not fair but could lead to arbitrary decisions.</i></p> <p><i>d) Co-opted Members and Non-Member Attendance</i> <i>Typo change "Advisory Group" to "Committee"</i></p> <p>7. CHAIRPERSON <i>It was identified early in the Springvale Hub Committee that a Deputy Chair was useful and that worked well without issue. This should be codified in the new Terms Reference.</i></p> <p>8. COMMITTEE MEMBER RESPONSIBILITIES <i>Authority Constraints</i> <i>"Consider any matter outside its area of reference" should be deleted as it is unnecessary and lead to debate. The Chair is responsible for keeping the advisory committee on track with its purpose anyway.</i></p> <p>9. SCHEDULED MEETINGS AND PARTICIPATION <i>The current Springvale Community Hub functioned best when meetings were bi-monthly. Quarterly meetings do not allow timely consideration of ideas and timely follow up of outstanding action items or processes outcomes of working groups. However, whether the committee meets monthly, bi-monthly or quarterly is best left up to the committee.</i></p> | <p>This has been updated to Advisory Committee It is not recommended to add a Deputy Chair to the Terms of Reference, as per all other Advisory Committees.</p> <p>No recommended changes as per all Council Advisory Committees.</p> <p>Feedback is noted and no changes recommended, all other Advisory Committees meet on a quarterly basis, any additional meetings may require additional budget to support meetings and resources. It is envisioned that working groups or Informal Community Reference Groups would meet more regularly to progress community ideas.</p> <p>Upon reflection of this feedback and consistency with other Advisory Committees the additional reporting items have been removed, and others are incorporated into the Terms of Reference elsewhere.</p> | <p>Council officers would support the group; members would be requested to leave the group if in breach of Terms and Conditions.</p> <p>The reference group as organic and moving, may choose to endorse a Deputy or just keep a chairperson to ensure whole of community participation.</p> <p>Group would be able to advocate to Council for anything outside of their resources / scope.</p> <p>Community Reference Group can choose its frequency and can meet without Council officers. Council officers would attend quarterly to provide any further assistance. Initiatives from the group may also have additional support from Officers.</p> |
|---|---|---|

| | | |
|--|---|---|
| <p><i>A better wording is the committee should meet at least quarterly, and more frequently if committee members deem it worth it so.</i></p> <p>16. REPORTING AND REQUIREMENTS <i>Referring to this "Periodic progress reports on the activities and outcomes of the Advisory Committee will be reported to a Councillor Briefing Meeting or via the Councillors weekly newsletter (Infosum)." As worded it is meaningless without defining a minimum period.</i></p> <p>17. POLICY ADHERENCE <i>The following section is contradictory. Confidentiality - Information discussed, received, used or created by the Community Hubs Advisory Committee deemed confidential, must not be disclosed to any person who is not a member of the committee. - Any member who discloses information that they know or should reasonably know to be confidential will be found in breach of the Terms of Reference. Either something is deemed confidential, or it is not. Members shouldn't be expected to be privacy experts.</i></p> | <p>No recommended changes as per all Council Advisory Committees.</p> | <p>Yes, minutes will still be listed on Council's website.</p> <p>Yes</p> |
|--|---|---|

| | | |
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| Respondent 3 - Ensure all people apply are not hateful to the LGBTQIA+ community due to religious or cultural reasons | Feedback is noted and will be considered during Community selection process. | Yes |
| Respondent 6 - Review the objectives of this committee considering there is no scope for strategic advice within the established policies on using Council facilities. Define what is meant by 'strategic advice' in this context. | Feedback is noted and changes have been made to the objectives of the committee. | Reference Group can provide more grass root support on emerging issues and opportunities. |
| Respondent 9 - Live local as they know the local community and can understand what's wanted in their area. | Feedback is noted and will be considered during Community selection process. | Yes |
| Respondent 10 - If community members are worthwhile members to the committee, then allow them to stay on committee. | Feedback is noted and will be considered during Community selection process. | Yes – membership would not have a term of appointment |
| Respondent 15 - Local people understand and will work better with other local residents. | Feedback is noted and will be considered during Community selection process. | Yes |
| <p>Respondent 18 - To ensure the most successful progress being made by having the committee meetings twice monthly.</p> <p>If Chair was absent to have a community member appointed as Deputy Chair.</p> <p>A purpose is necessary for the committee to be able to advise on how to maximise usage incorporating advising on any barriers including hours of usage and costs.</p> <p>Any recommendations the committee has should be brought to the direct attention of councillors and the committee is best not to have constraints on the wording and nature of the recommendations that it makes.</p> | <p>It is not recommended to add a Deputy Chair to the Terms of Reference, as per all other Advisory Committees.</p> <p>Feedback is noted and no changes recommended, as already included in Objectives.</p> <p>Feedback is noted and item not recommended. On reflection of other Council Advisory Committees, this item has been removed for consistency.</p> | <p>Community Reference Group can choose its frequency and can meet without Council officers.</p> <p>Council officers would attend quarterly to provide any further assistance. Initiatives from the group may also have additional support from Officers.</p> <p>Yes, minutes will still be presented to Council, listed on the website.</p> |



4.1.2 Audit and Risk Committee Biannual Activity Report

Responsible Officer: Manager Governance, Legal & Risk

Attachments: 1. ARC Biannual Activity Report September 2025 [4.1.2.1 - 3 pages]

Officer Recommendation

That Council RECEIVES, for information, the Greater Dandenong City Council's Audit and Risk Committee Biannual Report dated September 2025 (per Attachment 1), which describes the activities of the Committee (including its findings and recommendations) for meetings held Quarter 2 – Quarter 4 FY25.

Executive Summary

1. Under the *Local Government Act 2020*, the Audit and Risk Committee is required to table a report on its activities to Council twice per year. This bi-annual report covers the Committee's work for the meetings held on 13 December 2024, 6 March 2025 and 5 June 2025 and aligns with the Committee's Annual Work Plan in terms of the cyclical nature of its work.
2. The ARC must provide a copy of each report to the Chief Executive Officer for tabling at the next Council meeting.
3. The Chair of the Audit and Risk Committee attended the Councillor Briefing session held on 18 August 2025 to provide Councillors with an update and opportunity to ask questions and discuss matters of interest/relevance.

Background

4. Section 54(5) of the *Local Government Act 2020* requires that the Audit and Risk Committee tables a bi-annual report to Council.
5. The Audit and Risk Committee (ARC) plays an important role in providing oversight of Greater Dandenong Council's governance, risk management, internal control practices, internal and external audit functions. This oversight mechanism also serves to provide confidence in the integrity of these practices.
6. Section 53(1) of the *Local Government Act 2020* stipulates that a Council must establish an ARC. The City of Greater Dandenong's ARC comprises two Councillors and three independent members. The ARC meets at least four times per year.
7. This report covers the Committee's work for the meetings held on 13 December 2024 and 6 March 2025 and 5 June 2025 and aligns with the Committee's Annual Work Plan in terms of the cyclical nature of its work.
8. The report outlines the key activities carried out by the Committee during the period.

Key Issues and Discussion

9. The report recommends that Council notes the Audit and Risk Committee Performance Report.



Governance Compliance

Human Resource Implications (consider Workforce Planning and Service Statements)

10. The list of prescribed human rights contained in the Victorian Charter of Human Rights and Responsibilities Act 2006 has been reviewed. It is considered that the proposed actions contained in this report present no breaches of, or infringements upon, those prescribed rights.

Conflicts of Interest Disclosure

11. The Chair of the Audit and Risk Committee and Council officers who prepared this report have no general or material conflict of interest to declare.

Financial/Asset Resource Implications (consider Service Statements, Budget, Long Term Financial Strategy and Asset Plan)

Operating Budget Implications

12. Other than the Chair of the Audit and Risk Committee and Council officer time in preparing this report, there are no financial and resource implications associated with this report.
13. The sitting fees payable to independent members of the Audit and Risk Committee are provided for within the Governance Department's operational budget

Asset Implications

14. This item does not affect any existing assets.

Legal/Risk Implications

15. The Audit and Risk Committee, pursuant to Sections 54(4) and (5) of the Local Government Act 2020, is required to prepare a biannual Audit and Risk Committee report describing the Committee's activities and provide a copy of both reports to the Chief Executive Officer for tabling at the next Council meeting

Environmental Implications

16. There are no environmental implications relevant to this report.

Community Consultation

17. There was no requirement for community consultation.

Links to Community Vision, Council Plan, Strategy, Notice of Motion

18. This report is consistent with the following principles in the Community Vision 2040:
- Not Applicable
19. This report is consistent with the following strategic objectives from the Council Plan 2025-29:
- A Council that demonstrates leadership, responsible use of public resources and a commitment to investing in the community.



Legislative and Policy Obligations

20. This report has considered Council's legislative and policy obligations (where applicable) as outlined in the Report Considerations section detailed in the front of this Agenda. The applicable obligations considered and applied are:

- The Overarching Governance Principles of the *Local Government Act 2020*.

Greater Dandenong City Council Audit and Risk Committee – Biannual Activity Report September 2025

1. Role of the Audit and Risk Committee

The Audit and Risk Committee (the Committee) is an independent committee of Council. Its purpose is to support and advise Council in fulfilling its responsibilities related to external financial and performance reporting, maintenance of strong and effective governance and control frameworks, management of key risks and Council's compliance with legislation and regulation. The Committee has a prime responsibility in overseeing and monitoring Council's various audit processes.

2. Independence

An independent Audit and Risk Committee is a fundamental component of a strong corporate governance culture. Council's Committee is independent of management and is not involved in any operational decisions. Committee members do not have any executive powers, management functions or delegated financial responsibilities.

3. Reporting Period of this Report

This report covers the Committee's activity from 1 October 2024 to 30 August 2025, during which time the Committee met three times on 13 December 2024, 6 March 2025 and 5 June 2025. This report has been reviewed by the Committee Chair.

4. Committee Charter

The Committee's Charter is set by Council and following recent review will be presented to Council for approval in October 2025.

5. Committee Membership

Committee membership is comprised of five people appointed by Council, with two members being Councillors and three members being independent of Council. The independent members are required to have appropriate skill sets and experience as mandated in section 53 of the *Local Government Act 2020* (LGA). The LGA also requires that there must be a majority of independent members and that an independent member must be Chair of the Committee. All members have full voting rights.

Councillors not appointed to the Committee are welcome to attend meetings but do not have any voting rights. The independent members of the Committee appointed by Council are Geoff Harry (Chair), Suzanne Thoraval and Michael Shatter. Council resolved to appoint two independent members at the 25 November 2024 Council meeting - Ms Suzanne Thoraval and Mr Michael Shatter for a three-year term respectively. Current Councillor members are Mayor Jim Memeti and Cr Rhonda Garad. The Committee has benefited from new members joining the Committee in the reporting period, which has enhanced the ability of the Committee to provide a valued experience to officers. Members have been fully engaged in all meetings held during the reporting period and have made significant contributions to the work of the Committee.

6. Meeting Attendance

Details of membership and meeting attendance for the reporting period are summarised in the table below:

| Attendee | Role | Meeting | | |
|---------------------|--------------------|------------------|--------------|-------------|
| | | 13 December 2024 | 6 March 2025 | 5 June 2025 |
| Geoff Harry (Chair) | Independent Member | Attended | Attended | Attended |
| Suzie Thorval | Independent Member | Attended | Attended | Attended |
| Michael Shatter | Independent Member | Attended | Attended | Attended |
| Mayor Jim Memeti | Councillor Member | Apology | Attended | Attended |
| Cr Rhonda Garad | Councillor Member | Attended | Attended | Attended |

Council Officers

The Committee was strongly supported by Council's Executive Team and Senior Managers from Finance and Governance, all of whom have attended all meetings in the reporting period.

External Service Providers

The internal audit team from HLB Mann Judd and the agent of the Victorian Auditor General's Office (RSD Audit) have attended meetings in the reporting period as required.

7. Key Activities for the Reporting Period

The work of the ARC is guided by its Annual Workplan (AWP), and all matters listed in the AWP for the three scheduled meetings held have been addressed. The AWP is reviewed at the beginning of each meeting to ensure its continued relevance. Key activities of meetings held during the reporting period include reviewing the following:

- Council's Financial Plan.
- Council's Quarterly Performance reports.
- Risk Management activities.
- Recently released Integrity Body reports.
- Internal Audit Plans.
- Other matters in accordance with the Committee's Charter.

External Audit

The Victorian Auditor General's Office (VAGO) agent RSD Audit is appointed to undertake the annual external audit of Council's consolidated annual financial report and annual performance statement for the year ended 30 June 2025.

The committee considered the VAGO Interim Management Letter arising from the first audit visit for the 2024/25 financial year at the June 2025 meeting.

The Committee considered the External Audit Strategy for the audit of the consolidated annual financial report (Council, DMPL and SEL) and annual performance statement for the year ending 30 June 2025.

Internal Audit

HLB Mann Judd provides reports at the conclusion of each internal audit review which contain audit findings and recommendations for control improvements, together with management responses. These are presented to the Committee for review at each Committee meeting and the Committee monitors implementation of the recommendations.

Internal Control Environment and Compliance Management

Under its Annual Work Plan, the Committee considered several reports which reviewed current systems and controls during the reporting period.

Investigations by State Integrity Agencies (VAGO, IBAC, Ombudsman Victoria)

The Committee monitors reports released by State-based integrity agencies and receives officer briefings on any reports that may be relevant to Council. The Committee focusses on learnings for Council arising from these reports and monitors implementation of agreed improvements.

Matters for Consideration During the Next Reporting Period

In addition to business-as-usual matters and matters noted above for consideration at the next meeting, the Committee will consider a variety of matters across a number of risk areas at its upcoming meetings.

8. Assessment of the Committee's Performance

The Committee annually assesses its performance based on a survey completed by Committee members and officers who interact regularly with the Committee. Due to a significant change in Committee membership over the past year, it was decided to delay the assessment to enable detailed feedback from the current members. The assessment is currently underway and will be reported to Council in the next bi-annual report

Reporting to Council

Following review by the Committee Chair, unconfirmed Committee Meeting Minutes are forwarded to the next Council Meeting for endorsement. In addition, activity reports on Committee activities, findings and recommendations are provided to Council.

9. Officer Support

The Committee is able to fulfil its responsibilities outlined in the Committee Charter through discharge of the Annual Work Plan. The success of its work requires significant commitment from many senior officers in developing meeting agendas, assembling reports and other information, preparing minutes of meetings and disseminating information to Committee members between meetings. The Committee acknowledges these efforts and the strong support it receives from the officers involved.

10. Conclusion

The Committee is satisfied that it has fully discharged its responsibilities for the reporting period as set out in the Charter. The Committee believes that while Council has a strong control environment and prudent financial management practices are in place, there are still many improvement opportunities available to Council toward attaining best practice results.

Geoff Harry (Chair)

On behalf of the Audit and Risk Committee

Date: August 2025.



4.1.3 Report on Matters Discussed at Councillor Briefing Sessions and Pre-Council Meetings

Responsible Officer: Manager Governance

Attachments: Nil

Officer Recommendation

That Council RECEIVES and NOTES the information contained in this report.

Executive Summary

1. As part of Council's ongoing efforts to improve transparency in Council processes, matters discussed at Councillor Briefing Sessions & Pre-Council Meetings (other than those matters designated to be of a confidential nature) are reported on at Council meetings.
2. The matters listed in this report were presented to Councillor Briefing Sessions & Pre-Council Meetings during the period 28 July – 18 August 2025.

Background

3. The Executive Team and associated staff at Greater Dandenong City Council host Councillor Briefing Sessions and Pre-Council Meetings on a regular basis (weekly) to inform Councillors about the work officers are undertaking, share information, obtain feedback and discuss strategies and options for current and future work.
4. To ensure transparency in this process, matters discussed at Councillor Briefing Sessions and Pre-Council Meetings (other than those matters designated to be confidential under the *Local Government Act 2020*) are reported on at Council meetings. This report represents matters discussed at the Councillor Briefing Sessions & Pre-Council meetings during the period 28 July – 18 August 2025.



Matters Presented for Discussion

| Item | | Councillor Briefing Session/Pre-Council Meeting |
|------|--|--|
| 1 | <p>General Discussion</p> <p>Councillors and Council officers briefly discussed the following items:</p> <ul style="list-style-type: none"> a. Recent charity event; and <p>Agenda items for the Council meeting of 28 July 2025.</p> | Pre-Council Meeting (PCM) – 28 July 2025 |
| 2 | <p>Parking Fees and Charges Update (Part 2)</p> <p>CONFIDENTIAL under s 3(1) of the Local Government Act 2020.</p> | Councillor Briefing Session (CBS) – 4 August 2025 |
| 3 | <p>Road Management Plan Review</p> <p>Councillors were presented with the draft Road Management Plan. The draft Plan reflects recommended changes from the Municipal Association of Victoria, updates to road classifications, and improvements to service standards. The draft Plan will be publicly exhibited for 28 days before being presented at a future Council Meeting for adoption.</p> | Councillor Briefing Session (CBS) – 4 August 2025 |
| 4 | <p>Community Hubs Advisory Committee Terms of Reference</p> <p>Councillors were presented with the proposed creation of a new, combined Community Hubs Advisory Committee to replace the Springvale Community Hub Committee. The Terms of Reference, incorporating community feedback, were adopted, and membership recruitment will now commence. A recommendation on a combined Community Hubs Framework will be presented at a future Council Meeting.</p> | Councillor Briefing Session (CBS) – 4 August 2025 |
| 5 | <p>Greater Dandenong Australia Day Awards Event</p> <p>Councillors were advised that the 2026 Australia Day Awards Ceremony will be held on 26 January at Springvale Town Hall and will be open to the public, and the Awards Program has commenced.</p> | Councillor Briefing Session (CBS) – 4 August 2025 |
| 6 | <p>Council Meeting Schedule Proposal 2025-26</p> <p>Councillors were presented with two options for the 2026 meeting cycle: monthly Council Meetings with two Briefing Sessions, or the current fortnightly cycle. A decision will be made at the Annual Meeting in November.</p> | Councillor Briefing Session (CBS) – 4 August 2025 |
| 4 | <p>General Discussion</p> <p>Councillors and Council officers briefly discussed the following items:</p> <ul style="list-style-type: none"> a. Upcoming Mayoral attendance at events; b. Recent Media articles; and <p>Agenda items for the Council meeting of 11 August 2025.</p> | Councillor Briefing Session (CBS) – 4 August 2025 |



| Item | | Councillor Briefing Session/Pre-Council Meeting |
|------|---|---|
| 5 | <p>General Discussion</p> <p>Councillors and Council officers briefly discussed the following items:</p> <ul style="list-style-type: none">a. Advocacy priorities;b. Changes to the pet registration processc. Distribution of rates notices; and <p>Agenda items for the Council meeting of 11 August 2025</p> | Pre-Council Meeting (PCM) – 11 August 2025 |
| 6 | <p>Audit and Risk Committee Biannual Activity Report</p> <p>Councillors were presented with the Audit and Risk Committee's Biannual Report for meetings held between December 2024 and June 2025. The report outlines the Committee's key activities, findings, and recommendations in accordance with the <i>Local Government Act 2020</i>.</p> | Councillor Briefing Session (CBS) – 18 August 2025 |
| 7 | <p>Greater Dandenong Economy and Place Strategy</p> <p>Councillors were advised that development of the Greater Dandenong Economy and Place Strategy 2026–2031 has commenced. Community engagement has started and will inform the draft Strategy, with outcomes to be workshopped with Councillors later in 2025.</p> | Councillor Briefing Session (CBS) – 18 August 2025 |
| 8 | <p>Gloria Pyke Stadium</p> <p>CONFIDENTIAL under s.3(1)(a) of the Local Government Act 2020.</p> | Councillor Briefing Session (CBS) – 18 August 2025 |
| 9 | <p>Child Safety Awareness Training</p> <p>Councillor undertook the child safety awareness training which covered child safety obligations, legal requirements, appropriate conduct, and reporting responsibilities under relevant legislation and the Victorian Child Safe Standards.</p> | Councillor Briefing Session (CBS) – 18 August 2025 |
| 10 | <p>General Discussion</p> <p>Councillors and Council officers briefly discussed the following items:</p> <ul style="list-style-type: none">a. Drum Theatre proposed options for use of rooms <p>Agenda items for the Council meeting of 25 August 2025.</p> | Councillor Briefing Session (CBS) – 18 August 2025 |



Apologies

5. Councillor Phillip Danh, Councillor Jim Memeti and Councillor Loi Truong submitted apologies for the Pre-Council Meeting on 28 July 2025.
6. Councillor Jim Memeti and Councillor Loi Truong submitted apologies for the Councillor Briefing Session on 4 August 2025.
7. Councillor Phillip Danh, Councillor Jim Memeti and Councillor Loi Truong submitted apologies for the Pre-Council Meeting on 11 August 2025.
8. Councillor Jim Memeti and Councillor Bob Milkovic submitted apologies for the Councillor Briefing Session on 18 August 2025.

Legislative and Policy Obligations

9. Section 9 of the *Local Government Act 2020* (LGA2020) states that a Council must in the performance of its role give effect to the overarching governance principles.
10. Reporting on matters discussed at Councillor Briefing Sessions and Pre-Council Meetings gives effect to the overarching governance principles (in particular, section 9(i) of the *Local Government Act 2020*) in that the transparency of Council actions and information is ensured.



4.1.4 List of Registered Correspondence to Mayor and Councillors

Responsible Officer: Manager Governance, Legal & Risk

Attachments: 1. List of Registered Correspondence to Mayor and Councillors [4.1.4.1 - 2 pages]

Officer Recommendation

That the listed items for the period 4 August to 15 August 2025 provided in Attachment 1 to this report be received and noted.

Executive Summary

1. Subsequent to past Council resolutions in relation to the listing of registered incoming correspondence addressed to the Mayor and Councillors, Attachment 1 to this report provides a list of this correspondence for the period 4 August to 15 August 2025.

Objective

CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 04/08/25 & 15/08/25 - for officer action - total = 5

| Correspondence Name | Correspondence Dated | Date Record Created | Objective ID | User Assigned |
|---|----------------------|---------------------|--------------|----------------------------|
| A complaint from the City of Casey Transparency Advocate regarding a councillor's social media posts. | 4-Aug-25 | 4-Aug-25 | fA356839 | Mayor & Councillors Office |
| A letter from the Australian Friends of Palestine Association (AFOPA) requesting mayors not attend the Australian Mayors Summit Against Antisemitism. | 4-Aug-25 | 4-Aug-25 | fA356931 | Mayor & Councillors Office |
| A letter from a resident expressing concerns regarding pedestrian and vehicular access to Dandenong Stadium. | 5-Aug-25 | 5-Aug-25 | fA357047 | Mayor & Councillors Office |
| A complaint for a resident regarding traffic, safety and cleanliness issues around Dandneong Market. | 6-Aug-25 | 6-Aug-25 | fA357204 | Mayor & Councillors Office |
| A letter from a member of the public requesting a response to questions regarding a councillor's social media posts. | 8-Aug-25 | 8-Aug-25 | fA357204 | Mayor & Councillors Office |

NB: Users assigned may have changed by the time of the Council Meeting. Correct at time of report production only.

Objective

CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 04/08/25 & 15/08/25 - for information only - total = 3

| Correspondence Name | Correspondence Dated | Date Record Created | Objective ID | User Assigned |
|---|----------------------|---------------------|--------------|----------------------------|
| An invitation from Gippsland Climate Change Network for the Mayor and CEO to attend the Gippsland New Energy Conference. | 4-Aug-25 | 4-Aug-25 | A12260643 | Mayor & Councillors Office |
| An email from a member of the public informing the passing of a former City of Springvale councillor. | 6-Aug-25 | 6-Aug-25 | A12271580 | Mayor & Councillors Office |
| An invitation from Box Hill Center of Learning for the Mayor to attend the A877 Chinese Community Centre Community Talent Show. | 7-Aug-25 | 7-Aug-25 | A12276319 | Mayor & Councillors Office |

NB: Users assigned may have changed by the time of the Council Meeting. Correct at time of report production only.



5 NOTICES OF MOTION

5.1 NOTICE OF MOTION NO. 10 - WITHDRAWAL FROM ALTERED ELECTRONIC GAMBLING MACHINES PRECOMMITMENT TRIAL

Responsible Officer: Executive Manager Strategy Growth & Advocacy

Author: Cr Rhonda Garad

Preamble

1. On 25 July 2025, The City of Greater Dandenong Council welcomed the Victorian Government's plan for a mandatory precommitment trial, requiring patrons to use YourPlay cards and set loss limits before playing—designed to effectively reduce gambling harm. (Premier of Victoria, SCCG Management, IAG).
2. However, the trial has been altered—without explanation—to a voluntary test using the existing YourPlay system. While available since 2015, this system is fundamentally optional (except at Crown Casino) and does not ensure loss limits are enforced. Voluntary systems are known to be far less effective because gamblers can disregard or override their self-set limits. (Justice Victoria, yourplay.com.au, Tom Cummings).
3. Removing the mandatory component undermines the trial's harm-minimisation purpose and offers no meaningful new protection, making it inconsistent with Council's policy and community expectations.

Commitment Noted

4. That Council notes its 25 July 2025 media statement welcoming a mandatory precommitment trial, consistent with Council's Gambling Policy which supports harm-minimisation.

Material Change Noted

5. That Council notes the trial has been changed, without explanation, from mandatory precommitment to a voluntary system using existing YourPlay infrastructure.

Harm-Minimisation Standard Reaffirmed

6. That Council affirms this change removes the essential enforcement mechanism (mandatory setup of limits), weakens protections, and contradicts our commitment to reducing gambling harm.

Motion

That Council:

1. **WITHDRAWS** support for the altered trial immediately;
2. **DIRECTS** the CEO to formally notify the Minister, Victorian Gambling and Casino Control Commission, Department of Justice and Community Safety Victoria, local venues, and partners of withdrawal;
3. **STOPS** promoting and providing non-statutory data to the voluntary trial and removes messaging from its channels;



4. **CONTINUES** working with the Alliance for Gambling reform and urges the Government to reinstate a mandatory precommitment pilot, with independent evaluation and a clear statewide roll-out plan, alongside complementary harm-reduction measures (e.g., reduced operating hours and fewer machines in high-harm areas); and
5. **ISSUES** a public statement explaining the withdrawal and reaffirming its commitment to substantive harm-minimisation reform.



6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS

The principal purpose of this item in the Council Meeting Agenda is for Councillors to report on their attendance, observations or important matters arising from their liaison or representation with groups for which the Councillor has been formally appointed by Council. In accordance with the documented 'protocol' that applies to either liaisons or representatives, Councillors should raise matters of importance during this item. Other matters may also be reported.

If a Councillor chooses to speak, the name of the conference/event and the Councillor will be noted in the Minutes for that meeting. If a Councillor requires additional information on the conference/event to be listed in the Minutes, they must submit it in writing to a Governance staff member by 12.00pm the day following this Council Meeting.

Question time is provided to enable Councillors to address questions to members of Council staff. The guidelines for asking questions at a Council meeting are included in the current Governance Rules.

Councillors have a total of 15 minutes each to report on their attendances at meetings, conferences or events and to ask questions of Council staff.



7 URGENT BUSINESS

No business may be admitted as urgent business unless it:

- a) relates to or arises out of a matter which has arisen since distribution of the Agenda; and
- b) cannot safely or conveniently be deferred until the next ordinary meeting and unless agreed to by a majority of those Councillors present at the meeting.



8 CLOSE OF BUSINESS