



# Minutes

## Council Meeting

Monday 25 August 2025, 7:00 pm

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

[greaterdandenong.vic.gov.au](https://greaterdandenong.vic.gov.au)



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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.





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## 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.



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## 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.



## Supporting Documents

Attachments for reports included in these Minutes can be found within the corresponding Agenda document on Council's website <https://www.greaterdandenong.vic.gov.au/council-meetings>.

## 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.



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[greaterdandenong.vic.gov.au](http://greaterdandenong.vic.gov.au)



TTY: 133 677

Speak and listen: 1300 555 727

Online: [relayservice.gov.au](http://relayservice.gov.au)



TIS: 13 14 50



Acknowledging  
Bunurong Country

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## TABLE OF CONTENTS

<b>1</b>	<b>MEETING OPENING</b>	<b>8</b>
1.1	OPENING OF MEETING BY CHAIR	8
1.2	ATTENDANCE	8
1.3	ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS OF LAND	9
1.4	OFFERING OF PRAYER, REFLECTION OR AFFIRMATION	9
1.5	CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS	10
1.6	DISCLOSURES OF INTEREST	10
<b>2</b>	<b>OFFICERS REPORTS - PART 1</b>	<b>11</b>
2.1	PETITIONS AND JOINT LETTERS	11
2.1.1	Petitions and Joint Letters	11
2.2	STATUTORY PLANNING APPLICATIONS	12
2.2.1	Town Planning Application - No. 11 Joffre Street, Noble Park (Planning Application PLN24/0380)	12
2.2.2	Planning Delegated Decisions Issued – July 2025	45
<b>3</b>	<b>PUBLIC QUESTION TIME</b>	<b>46</b>
<b>4</b>	<b>OFFICERS REPORTS - PART 2</b>	<b>50</b>
4.1	OTHER	50
4.1.1	Community Hubs Advisory Committee Terms of Reference	50
4.1.2	Audit and Risk Committee Biannual Activity Report	56
4.1.3	Report on Matters Discussed at Councillor Briefing Sessions and Pre-Council Meetings	59
4.1.4	List of Registered Correspondence to Mayor and Councillors	63
<b>5</b>	<b>NOTICES OF MOTION</b>	<b>64</b>
5.1	NOTICE OF MOTION NO. 10 - WITHDRAWAL FROM ALTERED ELECTRONIC GAMBLING MACHINES PRECOMMITMENT TRIAL	64
<b>6</b>	<b>REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS</b>	<b>66</b>
<b>7</b>	<b>URGENT BUSINESS</b>	<b>71</b>
<b>8</b>	<b>CLOSE OF BUSINESS</b>	<b>72</b>



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## 1 MEETING OPENING

### 1.1 OPENING OF MEETING BY CHAIR

Cr Jim Memeti opened the Meeting at 7.00pm.

### 1.2 ATTENDANCE

#### **Apologies**

Cr Isabella Do, Cr Lana Formoso, Cr Bob Milkovic (LoA), Cr Loi Truong.

#### **Councillors Present**

Cr Jim Memeti, Mayor (Chair)

Cr Sophie Tan, Deputy Mayor

Cr Phillip Danh, Cr Rhonda Garad, Cr Alice Phuong Le, Cr Sean O'Reilly, Cr Melinda Yim.

#### **Officers Present**

Jacqui Weatherill, Chief Executive Officer; Sanjay Manivasagasivam, Executive Director City Futures; Peta Gillies, Executive Director Community Strengthening; Yuri Guzman, Chief Information Officer; Michael Tonta, Governance Advisor; Marjan Hajjari, Executive Manager Strategic Growth & Advocacy; Michelle Hansen, Chief Financial Officer.



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## 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

All remained standing as Cr Phillip Danh read the following on behalf of Ursula Aruma, a member of the Greater Dandenong Interfaith Network:

*" Lord Mayor, councillors, distinguished guests, respected and revered elders, this is the prayer from Sathya Sai Organisation of Australia and PNG. Taken from "Thought for the day 17th Feb 2011"*

*Do not develop opposition or differences amongst yourselves. Controversies give rise to many troubles. Even if somebody makes you angry, do not fight with him or her. Understand, that, by fighting with others, you actually harm yourself. Control your thoughts.*

*Along with education, acquire Educare.*

*Educare recognises that unity in multiplicity is the ultimate goal of education, resulting in a world which is a better place to live in, for people today, and for future generations. It will give you everything you need - health, happiness, peace and prosperity.*

*Everything will become good, if you make your heart pure.*

*From today onwards, yearn and take to the right path. You must strive for unity in all matters.*

*Sai Ram"*





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## 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.**

### MINUTE No.189

**Moved by: Cr Rhonda Garad**

**Seconded by: Cr Sophie Tan**

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

**CARRIED 7 / 0**

## 1.6 DISCLOSURES OF INTEREST

Nil.



## 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.*

#### MINUTE No.190

**Moved by: Cr Sophie Tan**

**Seconded by: Cr Rhonda Garad**

**That this report and its attachment be received and noted.**

**CARRIED 7 / 0**



## 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*

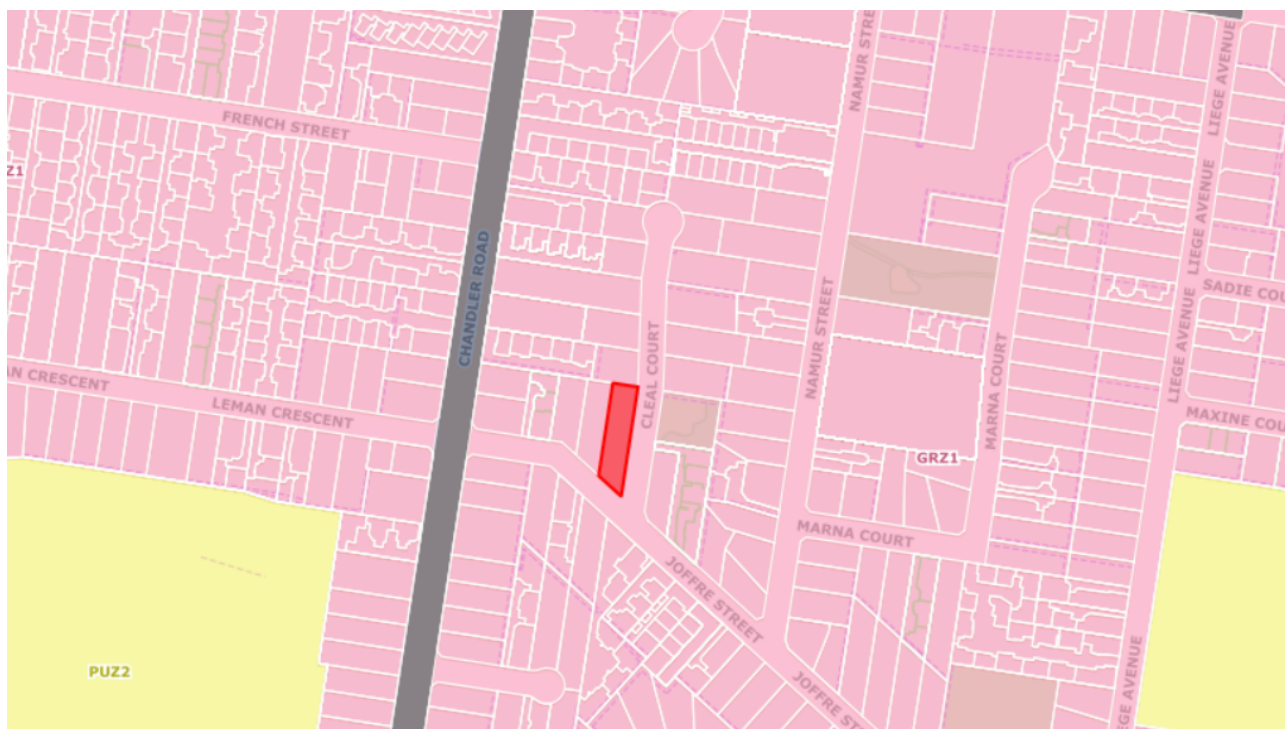
19. The site and surrounding land are located within the General Residential Zone, Schedule 1.
20. The surrounding development is a mixture of single and double storey in height.
21. Double storey multi-unit development exists within close proximity to the subject site, located at:
  - Approximately 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:

<b>Type of proposal</b>	Multi dwellings		
<b>Number of dwellings</b>	Four (4)		
<b>Number of bedrooms</b>	All units are four (4) bedrooms each		
<b>Levels</b>	All units are double storey		
<b>Maximum height</b>	7.88 metres		
<b>Oriented to</b>	Unit 1 to the south connecting to Joffre Street. Units 2 to 4 to the east connecting to Cleal Court.		
<b>External materials</b>	A mixture of render, light cladding and face brick across the development at both levels		
<b>Setbacks</b>	<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		
<b>Open Space Type</b>		<b>POS</b>	<b>SPOS</b>
	<b>Unit 1</b>	154.4 square metres	31.3 square metres (minimum dimension 5 metres), with convenient access from the living room.
	<b>Unit 2</b>	68.1 square metres	30 square metres (minimum dimension 5 metres), with convenient access from the living room.



	<b>Unit 3</b>	74.7 square metres	30 square metres (minimum dimension 5 metres), with convenient access from the living room.
	<b>Unit 4</b>	70.2 square metres	31 square metres (minimum dimension 5 metres), with convenient access from the living room.
<b>Vegetation</b>	<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 &amp; 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) &amp; 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 &amp; 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
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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>																																																																																



<b>Access</b>	<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>
<b>Front fence</b>	<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:**

<b>Provided</b>	38.8Z% or 360.2 square metres
<b>Required</b>	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 Joffe 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:**

<b>Planning scheme clause</b>	<b>Matter for which the permit has been granted</b>
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32.08-7	Construct two or more dwellings on a lot
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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.

#### **MINUTE No.191**

Moved by: Cr Phillip Danh

Seconded by: Cr Sophie Tan

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:

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- 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.**

**CARRIED 7 / 0**



## 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.

#### MINUTE No.192

**Moved by: Cr Sophie Tan**

**Seconded by: Cr Rhonda Garad**

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

**CARRIED 7 / 0**



### 3 PUBLIC QUESTION TIME

#### Question

##### **Brad Woodford, Noble Park**

Over a period of months, I have brought to Councils' attention multiple times the issue of a homeless individual who is obviously collecting and hoarding rubbish at their chosen sleeping spot in Springvale. This is in Springvale just on the outer fringe of the Springvale Business precinct and there are a number of restaurants in this vicinity. My latest report, via the Snap Send Solve app was submitted on August 18th. Often, the mess has been cleaned up only for the individual to be back at it a mere couple of days later and the cycle begins again.

While I acknowledge the individual likely has substance abuse and mental health issues, there has to come a point where broader community health and safety takes priority over the rights of one individual. Does Council have a strategy or any actions in place to seek a long term permanent solution to this issue rather than simply allowing the problem to repeat over and over and over again? There is no way this individuals actions is not having a detrimental effect on surrounding residents and small businesses.

#### Response

##### **Peta Gillies, Executive Director Community Strengthening**

This is a very complex and distressing situation for all involved.

Council is committed to managing these situations with a balance of community expectations and social responsibility.

As part of our Dandenong Zero partnership with Launch Housing, we are working towards a resolution while ensuring appropriate, long term support is made available.

We are also actively undertaking cleansing activities at the location and monitoring closely.

If you or your members ever feel unsafe at any time, I encourage you to contact Victoria Police on 000, who are best placed to respond to immediate safety concerns.

#### Question

##### **Prisha Singh, Dandenong**

Upon using the Keneally dog park I have noticed a shortage of seating for users. The dog park only has one seat bench and one picnic table for the whole dog park facility. These two seating areas is currently not enough for users and most times I attend this park, there is no free seating. Can Council please look at installing more seating for the increased need at this dog park?

#### Response

##### **Sanjay Manivasagasivam, Executive Director City Futures**

Council officers have recently reviewed the operation of this area, and due to its success and high utilisation rates, two additional seating areas will be installed in this park within the next month.



### **Question**

**Prisha Singh, Dandenong**

Keneally reserve has a dog park, picnic facilities, BBQ's and a large children's play area which has become a very popular area for residents. With all these facilities but no public toilets. This area is in desperate need of public toilets.

Can Council please investigate the installation and costing of installing this desperately needed facility in central Dandenong?

Keneally reserve has no lighting at its picnic area or dog park making these facilities unsafe.

Can Council please investigate the installation and provide a costing of installing lighting at these facilities?

### **Response**

**Sanjay Manivasagasivam, Executive Director City Futures**

Keneally reserve is designated as a local park as per the open space strategy. While it is acknowledged that it would be great to be able to provide toilets and lighting for all parks, local parks are not generally provided with these facilities due to the number of these parks across the municipality and the costs associated with these facilities.

Public toilets and lighting are generally only provided at larger Council parks, such as district parks. As such Council is not able to provide lighting or toilets at this location.

### **Question**

**Theo Maric, Dandenong**

There has been multiple articles written about alleged drug usage, criminal activity and violent situations may have happened at the Dandenong Council owned facility of the thunder soccer club.

After Council has learned about these alleged accusations at a Council owned facility what measures have they actively implemented to ensure residents and the children that use this facility they are safe?

### **Response**

**Peta Gillies, Executive Director Community Strengthening**

I would like to clarify that to our knowledge it has not been alleged that the activities referred to have taken place at the clubrooms or on Council-owned premises.

Throughout 2025, Council has engaged with the club, Football Victoria and Victoria Police to seek assurances that the club's Facility Hire Agreement is being complied with, which we have received.

We have no reason at this time to believe the club is not complying with the conditions of the current agreement. We will continue to monitor compliance with the facility hire agreement for this and all clubs. Any concerned member of the community with information about criminal activity should report it to Victoria Police.





### **Question**

#### **Phillip Lamaro, Dandenong**

Multiple vehicles have been spotted illegally driving and 4WD driving along the Dandenong Creek around the Woodcock and Keneally parklands. Council is aware of this and has installed bollards around the Allan Street bridge in the Keneally reserve parkland but the Woodcock parkland section along Webster Street has no bollards.

So now vehicles are using this section to access the parkland and creek which is still causing a risk of people's safety.

Can Council please install bollards in this section like all the other areas to ensure residents safety?

### **Response**

#### **Sanjay Manivasagasivam, Executive Director City Futures**

Any illegal use of these trails and parklands should be reported to the police.

We anticipate that use of these areas of open space will also alter following the Webster Street Level Crossing Removal and plan to monitor use following the project.

### **Question**

#### **Phillip Lamaro, Dandenong**

I formerly submitted a community flag request to Council on rising the pride flag at Dandenong and Springvale for pride month. This was submitted and stamped by Council but in over the last 3 months I have had no response from Council. This is in direct breach of Councils' flag policy and has indicated Councils' lack of support of the LGBTQIA+ community.

Can Council please clarify why this formal request was ignored by Council and its own policy and procedures were not followed as per the Council endorsed flag policy?

### **Response**

#### **Marjan Hajjari, Executive Manager Strategic Growth & Advocacy**

Council strongly supports the LGBTQIA+ Community and continues to adhere to Council's **Inclusive Statement** adopted by Council on 9 December 2019.

Council confirms no breach of the Flag Flying Policy occurred. The Progress Flag was flown in Harmony Square from 4 June for the remainder of the month, with a short delay due to Reconciliation Week and staff availability. The Pride Flag was also flown at Multicultural Place from 5 June to 1 July, despite the application not meeting all requirements (flag not supplied, late submission, and exceeding the 7-day limit). Council waived these conditions and confirms strong ongoing support for the LGBTQIA+ community.



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***The below two questions were raised and answered at the Council Meeting 14 July 2025 and therefore will not be read out or answered again.***

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**Question**

**Scott Peters, Dandenong**

Council is aware that a zoned green space on Canberra Avenue, Dandenong has been vandalized. That multiple Trees have been removed, and gravel was laid so this green space could be illegally used as parking for the attached mosque. This is vandalism of public property and is illegal.

What charges has Council laid on this deliberate vandalism of greenspace zoned public land?

The vandalized green space land on Canberra Avenue, Dandenong is still currently illegally being used as parking.

Why is Council still allowing this criminal act to continue to happen and has not enforced the law by stopping this illegal usage?



## 4 OFFICERS REPORTS - PART 2

### 4.1 OTHER

#### 4.1.1 Community Hubs Advisory Committee Terms of Reference

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

#### 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***

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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

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

42. 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

43. 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.

### MINUTE No.193

Moved by: Cr Rhonda Garad

Seconded by: Cr Sean O'Reilly

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.

**CARRIED 7 / 0**



## 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
20. 2025-29:
- A Council that demonstrates leadership, responsible use of public resources and a commitment to investing in the community.



## Legislative and Policy Obligations

21. 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*.

### MINUTE No.194

Moved by: Cr Rhonda Garad

Seconded by: Cr Melinda Yim

**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.**

**CARRIED 7 / 0**



### 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><b>General Discussion</b></p> <p>Councillors and Council officers briefly discussed the following items:</p> <ul style="list-style-type: none"> <li>a. Recent charity event; and</li> </ul> <p>Agenda items for the Council meeting of 28 July 2025.</p>	<b>Pre-Council Meeting (PCM) – 28 July 2025</b>
2	<p><b>Parking Fees and Charges Update (Part 2)</b></p> <p><b>CONFIDENTIAL under s 3(1) of the Local Government Act 2020.</b></p>	<b>Councillor Briefing Session (CBS) – 4 August 2025</b>
3	<p><b>Road Management Plan Review</b></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>	<b>Councillor Briefing Session (CBS) – 4 August 2025</b>
4	<p><b>Community Hubs Advisory Committee Terms of Reference</b></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>	<b>Councillor Briefing Session (CBS) – 4 August 2025</b>
5	<p><b>Greater Dandenong Australia Day Awards Event</b></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>	<b>Councillor Briefing Session (CBS) – 4 August 2025</b>
6	<p><b>Council Meeting Schedule Proposal 2025-26</b></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>	<b>Councillor Briefing Session (CBS) – 4 August 2025</b>
4	<p><b>General Discussion</b></p> <p>Councillors and Council officers briefly discussed the following items:</p> <ul style="list-style-type: none"> <li>a. Upcoming Mayoral attendance at events;</li> <li>b. Recent Media articles; and</li> </ul> <p>Agenda items for the Council meeting of 11 August 2025.</p>	<b>Councillor Briefing Session (CBS) – 4 August 2025</b>



Item		Councillor Briefing Session/Pre-Council Meeting
5	<p><b>General Discussion</b></p> <p>Councillors and Council officers briefly discussed the following items:</p> <ul style="list-style-type: none"><li>a. Advocacy priorities;</li><li>b. Changes to the pet registration process</li><li>c. Distribution of rates notices; and</li></ul> <p>Agenda items for the Council meeting of 11 August 2025</p>	<b>Pre-Council Meeting (PCM) – 11 August 2025</b>
6	<p><b>Audit and Risk Committee Biannual Activity Report</b></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>	<b>Councillor Briefing Session (CBS) – 18 August 2025</b>
7	<p><b>Greater Dandenong Economy and Place Strategy</b></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>	<b>Councillor Briefing Session (CBS) – 18 August 2025</b>
8	<p><b>Gloria Pyke Stadium</b></p> <p><b>CONFIDENTIAL under s.3(1)(a) of the Local Government Act 2020.</b></p>	<b>Councillor Briefing Session (CBS) – 18 August 2025</b>
9	<p><b>Child Safety Awareness Training</b></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>	<b>Councillor Briefing Session (CBS) – 18 August 2025</b>
10	<p><b>General Discussion</b></p> <p>Councillors and Council officers briefly discussed the following items:</p> <ul style="list-style-type: none"><li>a. Drum Theatre proposed options for use of rooms</li></ul> <p>Agenda items for the Council meeting of 25 August 2025.</p>	<b>Councillor Briefing Session (CBS) – 18 August 2025</b>



## 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.

### MINUTE No.195

**Moved by: Cr Sophie Tan**

**Seconded by: Cr Melinda Yim**

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

**CARRIED 7 / 0**



#### 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.

#### MINUTE No.196

Moved by: Cr Rhonda Garad  
Seconded by: Cr Sophie Tan

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

CARRIED 7 / 0



## 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.

#### **MINUTE**

Moved by: Cr Sophie Tan

Seconded by: Cr Alice Phuong Le

That Cr Phillip Danh be granted a two (2) minute extension to speak to the item.

**CARRIED 7 / 0**

#### **MOTION**

Moved by: Cr Rhonda Garad

Seconded by: Cr Sean O'Reilly

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.

**LOST 2 / 4**

**For - Cr Rhonda Garad and Cr Sean O'Reilly.**

**Against - Cr Phillip Danh, Cr Alice Phuong Le, Cr Jim Memeti and Cr Sophie Tan.**

**Abstained - Cr Melinda Yim.**





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## 6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS

### Comment

#### Cr Phillip Danh

I would like to note that the Reuse and Recycle Drop-Off Day went well again this past weekend. It is a great initiative, and I look forward to the next one on 15 November 2025.

I wish to raise concerns about an increase in illegally dumped rubbish around the neighbourhood, particularly in my ward. I am aware that trucks from the Hotspots Program are actively monitoring this issue, but I ask that we continue to keep an eye out for further dumping.

I attended the Association of Ukrainians, Noble Park function on Saturday night, celebrating the 34th anniversary of Ukrainian independence. I also had the opportunity to see the newly refurbished hall. Previously, there were issues such as a leaking roof, rundown toilets, and a dilapidated kitchen. These have all been renovated over the past month. I congratulate the Ukrainian community on celebrating their national heritage and independence, and my thoughts remain with their friends and family as they continue their struggle for freedom.

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**Cr Rhonda Garad left the meeting at 8.41pm.**

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### Comment

#### Cr Melinda Yim

I have attended the following events over the past few weeks:

- On Saturday 16 August 2025, the Dandenong Wetlands Community Planting Day.
- On Saturday 23 August 2025, the 34th anniversary of Ukraine's Independence Day, hosted by the Association of Ukrainians, Noble Park.
- Later that day, a joint celebration marking the 76th anniversary of the founding of the People's Republic of China and the 54th anniversary of Australia-China diplomatic relations.
- On Sunday 24 August 2025, the 15th anniversary and annual show of the Dandenong Fancy Pigeon Society.

### Comment

#### Cr Sophie Tan, Deputy Mayor

I have attended the following events over the past few weeks:

- On Sunday 17 August 2025, the Onam Festival hosted by the Kerala Hindu Society Melbourne.
  - On Wednesday 20 August 2025, the Interfaith Network's Annual Signing of the Common Statement, held jointly by the City of Greater Dandenong and the Interfaith Network.
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**Cr Sophie Tan presented a candle to Council from the Interfaith Network.**

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- Later that evening, I had the honour of formally witnessing 300 new citizens take part in the Citizenship Ceremony.
  - On Thursday 21 August 2025, the Greater Dandenong Manufacturing Board meeting.
  - On Saturday 23 August 2025, the 106th anniversary of Afghanistan's Independence Day, hosted by the Afghan Youth Association of Victoria.
  - On Sunday 24 August 2025, the Tama Duni Gala Night hosted by the Kenyan Community of Victoria.
-



- Later that day, the 76th anniversary of the founding of the People's Republic of China, the 53rd anniversary of Australia-China diplomatic relations, and the fifth anniversary of the Australia-China Commercial and Industrial Alliance.

### **Question**

#### **Cr Sophie Tan, Deputy Mayor**

A resident has advised that there is an ongoing issue with dumped rubbish along Lightwood Road, near Buckingham Avenue and Queens Avenue, Springvale, particularly behind the grocery store and restaurant. There is also a homeless person in the area. I understand this has been reported previously, but I ask that Council staff investigate and assist with this matter?

### **Response**

#### **Sanjay Manivasagasivam, Executive Director City Futures**

Dumped rubbish continues to be a challenge for Council. Our Hotspots Program operates five days a week, with two trucks covering the entire municipality. While we do our best, some areas are still missed. We will ensure staff monitor the area mentioned and explore long-term solutions.

### **Question**

#### **Cr Sean O'Reilly**

I would like to raise a matter that has been increasingly reported by Councillors and residents—dumped rubbish across the municipality. I request that the Director provide an estimate of the cost to potentially expand the Hotspots Program in the upcoming budget discussions.

The program has been successful in identifying and addressing dumping hotspots. However, at times, it feels as though the entire municipality is a hotspot. I would also like to request an analysis of the trends in dumped rubbish and how we might better meet community expectations.

Additionally, there have been increasing reports of nitrous oxide canisters being dumped. This appears to be a recent trend over the past few years. I request that Council investigate what is happening in this area.

Finally, there are regular reports of syringes being found in the stairwell of the No. 8 Balmoral multi-level car park, Springvale.

### **Response**

#### **Sanjay Manivasagasivam, Executive Director City Futures**

The Hotspots Program began eight years ago as a trial and has continued since then. As part of our strategic waste management approach, we are collecting data on the types of materials being dumped, the locations, and emerging trends.

We will use this data to inform discussions in the second half of the financial year about future options and strategies to minimise dumped rubbish and related issues.

### **Comment**

#### **Cr Alice Phuong Le**

I have attended the following events over the past few weeks:

- On Sunday 17 August 2025, I participated in the Onam Festival hosted by the Kerala Hindu Society Melbourne in Springvale.
- On Saturday 23 August 2025, the Afghanistan Independence Day celebration.
- Later that day, we gathered for a photo with fellow Councillors at Harmony Square to showcase the new Council logo.



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### Question

#### **Cr Alice Phuong Le**

I have received feedback from residents in Springvale regarding the need for a new drop-off and pick-up zone near the Springvale Shopping Centre. Many elderly residents find it difficult to carry shopping over long distances from the car park. They have requested a solution similar to the airport-style drop-off and pick-up zones to make shopping more accessible.

### Response

#### **Sanjay Manivasagasivam, Executive Director City Futures**

I will refer this matter to our Transport Team for investigation. They will assess traffic volumes and other relevant factors to determine possible solutions.

### Comment

#### **Cr Jim Memeti, Mayor**

I am looking forward to the formal opening of the new Keysborough Community Hub on Saturday, 5 September 2025. I understand that it has already had a soft launch, which has been a great success. Young people have been enjoying the outdoor play space and basketball hoops, while others have made use of the indoor study areas. I have heard that thousands of library items have been borrowed in just the first few weeks, keeping our library staff busy with restocking from Dandenong and Springvale branches.

Feedback from early visitors has been very positive. I was told that 340 people visited in just four hours yesterday. It is a beautiful facility located on Riversdale Road in Keysborough. Opening hours are available on our website, and I encourage everyone to visit if they have not already done so. Please keep in mind that the official opening will be held on Saturday 5 September 2025.

I would also like to share a sporting update. In the National Premier League, Dandenong City finished sixth on the ladder, and Dandenong Thunder finished third. This is the first time in the history of the NPL in Victoria that two Dandenong teams will play in the elimination finals. The match is scheduled for this Saturday, and we expect a crowd of 4,000 to 5,000 people. It is a great outcome for football fans in the Greater Dandenong region. Good luck to both teams—go Dandy!

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**Jacqui Weatherill, Chief Executive Officer tabled a listing of responses to questions taken on notice/requiring further action at the previous Council meeting. A copy of the responses is provided below.**

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## COUNCILLOR QUESTIONS TAKEN ON NOTICE/REQUIRING FURTHER ACTION

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response
28/04/25 CQT1	Cr Lana Formoso	<b>Letter to Uncle Mark Brown</b> There was disrespectful booing of Uncle Mark Brown during the Welcome to Country at Anzac Day ceremony at the Shrine of Remembrance. Can Mayor Jim Memeti write a letter of support to Uncle Mark Brown on behalf of Council?	Executive Manager Strategic Growth & Advocacy/ Mayors Office	15/08/2025	<b>Initial response provided 28/04/2025:</b> Yes, I can do that.  <b>CEO Jacqui Weatherill spoke verbally with Uncle Mark Brown regarding this matter.</b>  <b>COMPLETED</b>
12/05/25 CQT11	Cr Lana Formoso	<b>Timeline on demolition of Hennessy Scout Hall</b> Could I please have an update on the Hennessy Scout Hall demolition timeline? The building has become an eyesore with significant illegal dumping occurring in the area. When I contacted the <del>Bakhtar</del> Community several weeks ago about residents wanting to donate goods, they informed me they are no longer accepting donations at that facility. Where are we in the process of demolishing this building?	Executive Manager Strategic Growth & Advocacy	15/08/2025	<b>Initial response provided 12/05/2025:</b> This is an item that we are working on with the team, and we will update Councillors during the next few weeks on the next action on that property and the demolition.  <b>Further response provided 15/08/2025:</b> An email with an update has been sent.  <b>COMPLETED</b>
28/07/25 CQT7	Cr Melinda Yim	<b>International affairs</b> I understand that international affairs are outside Council's direct responsibilities, but I would like to raise concerns about the recent escalation in tensions between Thailand and Cambodia. This conflict is affecting some of our residents, particularly those with close family or cultural ties to the region. Some members of our community participated in a peaceful protest yesterday in response to the	Chief Executive Officer/ Manager Communications & Customer Experience		<b>Initial response provided 28/07/2025:</b> This is an important question. We understand that many residents from Cambodia and Thailand are being triggered by recent events. Council staff are currently exploring ways to provide access to counselling services and support groups, including culturally appropriate services for Cambodian and Thai communities. We will update our website with relevant information and reach out to community groups to share these resources.

Reports from Councillors/Delegates & Councillors' Questions – Questions Taken on Notice

1 / 2

Date of Council Meeting	Question Asked By	Subject & Summary of Question	Responsible Officer	Date of Completion	Summary of Response
		conflict, and some are present in the gallery tonight. The protest reflects how deeply this issue is being felt locally. I ask whether Council has considered how global events may be impacting our community's emotional wellbeing. Are there any formal or informal supports available to help affected residents feel seen and supported? Additionally, could Council consider a small gesture of solidarity to help ease fears and anxiety among residents during this time?			Regarding your suggestion for a gesture of solidarity, that is a matter for Council to consider. If you are interested in proposing a Notice of Motion, officers would be happy to assist you in drafting it for the next Council Meeting.  <b>FURTHER ACTION REQUIRED</b>
11/08/25 CQT5	Cr Lana Formoso	<b>Heatherton Road, Dandenong</b> I have received concerns from residents regarding Heatherton Road, Dandenong particularly at the intersection with Stud Road as you travel north towards Noble Park. The road is two lanes but narrows significantly just after Red Rooster, causing traffic congestion and near-miss accidents. Drivers often assume the road remains two lanes, which leads to confusion and unsafe merging.  This issue is likely to worsen with the construction of the new Wellbeing Centre. Could Council please write to VicRoads to request line marking or another solution to improve safety in this area?	Executive Director City Futures	18/08/2025	<b>Initial response provided 11/08/2025:</b> We are happy to advocate to VicRoads regarding the concerns raised about Heatherton Road. It is a state-managed road, and we understand the confusion and congestion caused by the narrowing section.  <b>Further response provided 18/08/2025:</b> Council officers have forwarded these concerns on to the Department of Transport and Planning. Officers will provide update and recommendations once the Department have completed their investigation.  <b>COMPLETED</b>

Reports from Councillors/Delegates & Councillors' Questions – Questions Taken on Notice

2 / 2



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## 7 URGENT BUSINESS

No urgent business was considered.



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## 8 CLOSE OF BUSINESS

The Meeting closed at 7.56pm.

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Signature